

AGENDA
MINNETONKA ECONOMIC DEVELOPMENT AUTHORITY

Monday, June 16, 2008
5:00 p.m.

Boards & Commissions Room
Minnetonka City Hall, Lower Level

1. Call to Order.

2. Roll Call: Ellen Cousins Brad Wiersum
 Dan Duffy Tony Wagner
 Bunny Robinson Bill Yaeger
 Peter St. Peter

3. Approve minutes of May 13, 2008 EDA meeting.

BUSINESS ITEMS

4. CommonBond funding request of \$4,000 for Crown Ridge Advantage Center programming.

 Action recommended is to recommend approval of the request.

5. Community Survey Results.

 Action recommended is to receive the information.

6. Staff Report.

7. Other Business.

 The next regular EDA meeting will be Tuesday, July 8, 2008.

8. Adjourn to Joint Study Session.

**The mission of the Economic Development Authority is to advise
the City Council on matters related to affordable housing, redevelopment,
and economic development.**

**Unapproved
MINNETONKA ECONOMIC DEVELOPMENT AUTHORITY
MEETING MINUTES**

**May 13, 2008
6:00 p.m.**

**Boards and Commissions Room
Minnetonka City Hall, Lower Level**

Prior to the start of the meeting, the EDA and staff met in the Lakewinds Natural Foods parking lot at Minnetonka Blvd. and Co. Rd. 101 and toured the area to look at and discuss the public and private improvements that were made at that intersection. After the tour, the meeting was held in the Boards and Commissions Room, Minnetonka City Hall.

1. CALL TO ORDER

EDA President Peter St. Peter called the meeting to order at 6:31p.m.

2. ROLL CALL

EDA commissioners present: Peter St. Peter, Dan Duffy, Bunny Robinson, Tony Wagner, Brad Wiersum, Bill Yaeger

EDA commissioners absent: Ellen Weishar Cousins

Staff Present: Ron Rankin, Julie Wischnack, Elise Durbin, Stephanie Scott-Sims

3. APPROVE MINUTES OF MARCH 17, 2008 MEETING

Wiersum moved, Yaeger seconded a motion to approve the March 17, 2008 meeting minutes. All voted yes. Motion passed.

BUSINESS ITEMS

4. ELECTION OF OFFICERS

Robinson moved, Wagner seconded a motion to elect Peter St. Peter as President and Dan Duffy as Vice President. All voted yes. Motion passed.

5. DISCUSSION ON ECONOMIC DEVELOPMENT COMPONENT OF THE COMPREHENSIVE PLAN UPDATE

Rankin introduced the item stating that enclosed in the agenda packet was a draft copy of the economic development and redevelopment component of the

comprehensive plan update for EDA review and discussion. Durbin and Scott-Sims presented the main points of the component. Commissioners discussed the draft.

Wagner asked whether staff knows the next largest city that people work in. Wiersum stated that there are likely less people in the Minnetonka labor force because Minnetonka has more seniors and one-income families than cities that have more families and dual incomes, such as Eden Prairie and Plymouth.

Wiersum stated that businesses should include a plan for staggered work shifts in their TDM plan. In the Ridgedale/I-394 corridor, TOD is important and it is important to have some objectives for TOD and walkability.

Wagner requested more information on where "transit corridors" should be located.

Wiersum stated that the plan should have more on traffic demand management (TDM).

Duffy stated that the plan should include bikeability as well as walkability, especially in Opus.

Wagner asked whether the city should take a more active role in recruiting businesses or whether the market should decide where businesses go.

St. Peter stated that the city should be more proactive in determining the mix and type of development that should occur in order to get more service commercial businesses to locate near housing, especially in Ridgedale and the Westridge Market area.

Wiersum stated that if the city were not more proactive in planning for businesses, a hodgepodge of nice buildings in commercial areas like at Minnetonka Blvd/Co. Rd. 101 may occur. Areas like these have a lot of potential. The city should make its vision/goals for commercial areas known to developers and business owners.

St. Peter asked why Shady Oak Rd. was not mentioned in the draft. Wischnack stated because most of the commercial area on Shady Oak Rd. is in Hopkins, and also that a station area study for the LRT will be occurring soon.

Duffy stated that the city should give incentives and/or encouragement to reach its goals.

Robinson asked for a definition of Minnetonka's identity. Minnetonka's commercial districts are all different without uniformity. There is no downtown like in Hopkins. Wiersum stated that the variations in the commercial districts

make both the districts and their surrounding neighborhoods distinctive and unique.

Wiersum stated that it is good for the city to do business outreach and to let businesses know that they are important and that the city values them.

Wiersum asked how the city could be more proactive in promoting “green” and sustainability, especially purchasing goods and services from local businesses.

St. Peter stated that the city should provide a forum for online networking for businesses.

Duffy stated that the city should encourage sustainability for new construction and redevelopment design.

St. Peter stressed the connection of retail and service commercial to housing and health care facilities.

Wagner asked what level of communication does the city have with corporate headquarters located in Minnetonka and how can the city get them involved in planning and sponsoring events. Yaeger stated that now would be a good time to do this, coinciding with the comprehensive plan update.

Wiersum mentioned the idea of doing an idea session with key city officials to discuss business outreach.

St. Peter mentioned that the concept of housing preservation is missing in both this chapter as well as the Housing chapter.

6. STAFF REPORT

Scott-Sims reviewed the staff report items including Opus Station Area Study, Southwest LRT DEIS Study, LEED Article, Glen Lake Streetscaping and The Exchange Building update, HRA Levy, and upcoming events.

Commissioners discussed The Exchange Building and requested that staff monitor and provide the EDA with the number of rented units and market rate rents for the residential and commercial units.

7. OTHER BUSINESS

8. ADJOURN

Duffy moved, Robinson seconded a motion to adjourn the meeting. All voted yes. Motion passed. The meeting adjourned at 8:35 p.m.



TO: EDA Commissioners

THROUGH: Julie Wischnack, AICP, Community Development Director

FROM: Stephanie Scott-Sims, Community Development Coordinator

DATE: May 30, 2008

SUBJECT: CommonBond funding request of \$4,000 for Crown Ridge Advantage Center programming

Background

In November 2007, CommonBond requested \$10,000 in funding for the Crown Ridge Advantage Center. At that time the EDA approved \$6,000 of the funding request. The EDA also encouraged CommonBond to explore additional funding sources, and gave them the option of returning to the EDA to request the remaining \$4,000 if additional funding sources could not be obtained. Minutes from the November 13, 2007 EDA meeting are attached. Also attached are the June 2008 CommonBond request for remaining funds, updated occupancy report, and Advantage Center programming information.

Current Occupancy and Programming

As of April 28, 58 of the 64 units at Crown Ridge are occupied, including 5 of 6 Hollman units and 24 of 25 Tax Credit units, and they continue to advertise locally in order to fill the remaining vacant units.

School year programming at the Advantage Center is wrapping up and summer programming will begin shortly. Study Buddies continued throughout the year with 11 pairs of students and mentors. Additionally, this year, the homework center was open one day per week for help and use of the computers. The Campfire club is held on Friday afternoons. ECFE was discontinued last year due to low participation. However, a story hour took its place.

Summer programming will include: a story hour in place of ECFE, summer youth recreation three days per week, camp scholarships, youth enrichment opportunities in partnership with Hopkins Schools and the Northwest YMCA, and National Night Out.

In addition to the youth activities, programs are also geared towards adults. The Career Advantage program helps residents look for jobs. Though the program is no longer offered on-site, residents are encouraged to take part in the program at a Minneapolis or a Saint Paul location. Residents can receive bus fare to travel to these locations.

Detailed information about the programming and occupancy rates are attached.

Funding Request

CommonBond has submitted a request for the remaining \$4,000 for Crown Ridge Advantage Center funding.

Loss of Funding

As expected, the Local Collaborative Time Study (LCTS) funds from the Hopkins School District are no longer available due to the reduction in federal funding. For many years, CommonBond received LCTS funding up to \$10,000 per year for Crown Ridge. The Hopkins School District has opted to use the remaining LCTS dollars to fund consortiums rather than individual projects.

Open Funding Requests

Since November, CommonBond has continued to explore other funding sources as well as recruit additional volunteers. Currently, CommonBond has submitted funding requests to General Mills, Target, US Bank, and Piper Jaffray.

Oak Knoll Church has indicated their willingness to become more involved with Crown Ridge beyond providing volunteers for the Study Buddies program.

Recommendation

Semi-annually a group of elected city officials, city staff, CommonBond staff, and Hopkins School District staff meet to discuss what is happening at Crown Ridge.

Additionally, at the direction of the EDA in November, CommonBond staff has continued to search for additional funding sources and other partnerships to gain volunteers. While the other funding and volunteer requests are pending, contact has been made with these organizations and the process is underway. Because CommonBond has made an effort to gain additional funding and volunteers, staff recommends the EDA recommend approval of the additional \$4,000 in Crown Ridge Advantage Center funding.

**MINNETONKA ECONOMIC DEVELOPMENT AUTHORITY
MEETING MINUTES**

**November 13, 2007
6:00 p.m.**

**Boards and Commissions Room
Minnetonka City Hall, Lower Level**

1. CALL TO ORDER.

EDA Vice President Dan Duffy called the meeting to order at 6:02 p.m.

2. ROLL CALL.

EDA Commissioners present: Dan Duffy, Bunny Robinson, Tony Wagner, Bob Walker, and Bill Yaeger.

EDA Commissioners absent: Peter St. Peter, Al Thomas, and Ethan Lang.

Staff present: Ron Rankin and Elise Durbin

Others present: Nellie Johnson, Marilyn Nelson, Jesse Hendel, and Janet Lindbo.

3. APPROVE MINUTES OF SEPTEMBER 18, 2007 EDA MEETING.

Walker moved, Robinson seconded a motion to approve the September 18, 2007 EDA meeting minutes. All voted yes. Motion passed.

BUSINESS ITEMS

4. COMMONBOND FUNDING REQUEST FOR CROWN RIDGE ADVANTAGE CENTER; CONTRIBUTION OF \$6,000 TO COMMONBOND FOR RENT PAYMENTS OF EXPANDED ADVANTAGE CENTER; AND MEMORANDUM OF UNDERSTANDING BETWEEN COMMONBOND, THE HOPKINS SCHOOL DISTRICT, AND THE CITY OF MINNETONKA.

Durbin reviewed the report and highlighted the programming that is occurring at Crown Ridge for youth and adults. She said that staff just learned today that the Hopkins School District will no longer be providing Early Childhood Family Education (ECFE) classes at Crown Ridge due to small numbers attending the programs. Durbin said there are now only two items that Commissioners need to make recommendations on: the contribution of rent payments in 2008 for the expanded Advantage Center and the 2008 funding request for the Crown Ridge Advantage Center. She said staff's recommendation is for \$6,000 towards the rent payments of the expanded Advantage

Center and \$6,000 for the Crown Ridge Advantage Center, with the opportunity to come back for the remaining \$4,000 later in the year.

Nellie Johnson said while the Hopkins School District will no longer be on-site for the ECFE program CommonBond/Crown Ridge still intend to continue the partnership. She said room 107 allows additional opportunities for programming that would be unavailable without the space. Johnson said the \$10,000 grant for the Crown Ridge Advantage Center does help to leverage funds from other organizations.

Robinson asked why the number of children has dropped so significantly in the past year. Durbin said there has been a change in demographics with fewer families.

Robinson asked about the status of funding from other foundations. Marilyn Nelson said approximately \$2.1 million is raised each year for CommonBond, and there are 33 pending requests for approximately \$330,000. She said there are about 84 supporters each year in addition to the individual funders. Nelson said they continually are doing prospective research for more grant, and they have 80 that they are going to pursue at this time. Specifically, for Crown Ridge, she said General Mills at the end of November will make their decisions on funding. In the past, General Mills has given Crown Ridge \$15,000. Nelson said the Jack & Clara Dollan foundation is in flux and she is scheduled to meet with a trustee from the foundation later this month. She said they do solicit communities of faith. Nelson also added that in addition to financial donations they do look for volunteers, such as the GE Global Day and other individual volunteers.

Walker inquired about the hit rate on grants and the average amount. Nelson said they receive approximately one grant for every 10 they apply for, and on average they are \$7,500.

Yaeger asked about the demographics of Crown Ridge. Johnson replied there are fewer families due to changes in marketing, and there are now more college students.

Yaeger asked about the use of room 107 and if ECFE was using that room. Johnson said ECFE was using one bedroom of room 107 for storage and was one of several primary users. Yaeger asked how CommonBond intends on using this room 107 now that ECFE is gone. Johnson said they will continue to use it to serve their population and intensify the homework center.

Duffy asked what percentage of room 107 was used for ECFE. Jesse Hendel said about half of the room was for ECFE, and now that ECFE will not be using the room, they will be looking at how to rearrange and use that space for other programs.

Wagner asked if it would be possible in the future to get room 107 back if the population fluxes back to more children. Rankin said that demographics have changed in the past year, but it is difficult because ECFE is held during the day when many parents are at work or there are other children to look after.

Wagner said he is fine now with providing the funds for the room 107 space; however, if it is not being utilized in the future, then he will want to reconsider the city contribution of funds. Walker supported Wagner's comment.

Walker moved, Wagner seconded a motion to recommend approval of the \$6,000 contribution towards the expanded Advantage Center at Crown Ridge and a \$6,000 partial grant for the Crown Ridge Advantage Center with the opportunity to come back for the remaining \$4,000. All voted yes. Motion passed.

5. HOMES WITHIN REACH REQUEST FOR FUNDING.

Durbin gave the report, highlighting Homes Within Reach's work over the past year. She said HWR is requesting \$230,000 in grant funds for 2008, and similar to last year's request, there is no distinction between acquisition/write down costs and operations fund and a per-project administrative fee will be collected. Durbin said HWR plans to purchase five to six units with this funding. She said staff recommends the EDA recommend approval of the \$230,000 in grant funds.

Yaeger asked how much money is available in the Livable Communities account. Durbin replied over \$2 million.

Wagner said he previously asked staff to come back with information regarding the Livable Communities and Development accounts in order to see how much money is available for affordable housing. Rankin said the discussion with the city manager is that this will happen in the spring before the next budget cycle.

Wagner said it would be beneficial to understand the location of the HWR properties in the city. Durbin replied that staff does keep a list and will include that in the next EDA packet.

Walker asked if the city is tracking the overhead cost of city staff's time on the HWR program. Rankin said no—not specifically for HWR, but for selected other programs such as the CDBG program.

Janet Lindbo, in response to Wagner's request of location of HWR properties, said that before HWR purchases a property in Minnetonka, it first talks with staff to see if the location is okay. She said HWR is finishing their strategic planning and reviewing the ground lease, which is currently \$30 per month. Lindbo said the board is not going to increase the amount because it was never intended to completely fund the overhead. She said in some cases, if the ground lease amount increased, then it may make home ownership unattainable for some buyers. Lindbo said the organization is working at becoming sustainable.

Duffy asked if the lease fees are the same whether the buyer owns a townhouse or a single-family house. Lindbo said yes, but that HWR will be moving to a roving system for lease fees.

Walker asked how other cities provide funds. Lindbo said it is similar to Minnetonka, but in a slightly different form. She said in 2007, HWR branched out to two new cities—Edina and Deephaven, and in 2008 they hope to get to Maple Grove. Lindbo said they continue at working to grow the organization, for example in 2006 50 percent of the homes HWR had were in Minnetonka, but in 2007 that number dropped to 39 percent. She said one area they have not tracked well is connections of their buyers to the community, and now they will start tracking this better.

Walker asked after Maple Grove, where does HWR intend to go. Lindbo said it is the board's desire to grow an additional five communities in the next five years. She said most communities want to participate, but funding is an issue. Lindbo said Brooklyn Park is one possibility, and they also want to continue working in the existing communities.

Duffy asked if single-family homes are becoming more affordable. Lindbo said entry-level single-family homes have not become as affordable. She said most of their buyers want a yard. Wagner asked how much the single-family homes are going for. Lindbo replied \$225,000 to \$240,000 and then HWR writes them down to \$130,000 to \$150,000.

Walker asked if it was possible for HWR to take a piece of raw land and build a single-family home on it. Lindbo said with a buy down and a universal design then it is a possibility. She said it is definitely possible though to put a twinhome.

Wagner said he does not want to see HWR get too townhouse heavy.

Wagner moved, Robinson seconded a motion to recommend approval of \$230,000 for Homes Within Reach. All voted yes. Motion passed.

6. STAFF REPORT.

Rankin reviewed the staff report items including: foreclosures, Cedar Hills townhouses, Minnetonka Boulevard/County Road 101, Glen Lake, Comprehensive Plan focus groups, Nestle/Novartis, and upcoming events.

7. OTHER BUSINESS.

The December EDA meeting date will need to be changed due to a council work session that evening. A date will be set if there is a need to conduct business.

8. ADJOURN.

Walker moved, Robinson seconded a motion to adjourn the meeting. All voted yes. Motion passed. The meeting adjourned at 7:18 p.m.

Memo

To: Julie Wischnack, Community Development Director

From: Jessie Hendel, Director of Family Programs and Interim Vice President,
CommonBond Communities

CC: Elise Durbin, Stephanie Scott-Sims

Date: 6/10/2008

Re: Crown Ridge Advantage Center Funding Request

I am pleased to report that services are running strong at the Crown Ridge Advantage Center. The April 08 report to the Crown Ridge Collaborative team is attached and will give an overview of activities over the last quarter.

In November 2007 CommonBond Communities requested \$10,000 of funding for the Crown Ridge Advantage Center through the Minnetonka Economic Development Commission. We were pleased to be awarded \$6,000 of this request and invited to return mid-year to update the commission on our fundraising progress.

Since November we have continued to search for sources of funding to close this budget gap. A request is in to General Mills for increased funding and we are waiting on their response. Carlson Companies was identified as a potential funder; however, they ended up funding a site that serves a higher number of youth. Requests are also out to Target, US Bank and Piper Jaffray. We appreciate the continued support of the City of Minnetonka and hope that you will provide the additional support of \$4,000.

Crown Ridge Occupancy

As of April 28, 2008

Total Units	Hollman	Home	Tax Credit	Market	
1 Bedroom	N/A	3	4	5	
2 Bedroom	3	7	15	11	
3 Bedroom	3	4	6	3	
	6	14	25	19	64

Occupied Units	Hollman	Home	Tax Credit	Market	
1 Bedroom	N/A	4	5	4	
2 Bedroom	2	7	15	8	
3 Bedroom	3	4	4	2	
	5	15	24	14	58

Units Occupied with Vouchers	Hollman	Home	Tax Credit	Market	
1 Bedroom	N/A	2	2	1	
2 Bedroom	0	1	1	2	
3 Bedroom	0	1	3	0	
	0	4	6	3	13

Hollman Units:	Pay 30% of their income for rent		
Home Units:	Income is 50 or 60% of median income and rent is considerably lower than		
Tax Credit Units:	Income is 50 or 60% of median income and rent is lower than market, but		
Market Units:	Pay a market rent comparable to other complexes in the area.		

We are 90% as of May 1st and will be 100% as of 6/12/2008
 I expect to maintain 100% the remainder of 2008
 We are staffed with a Manger, on site care taker and now a FT Maintenance employee

Pam Schmidt, Regional Manger

CROWN RIDGE ADVANTAGE CENTER

April, 2008

CURRENT Youth Programs

- **Study Buddies** at Oak Knoll Church on Monday afternoons and is staffed by Karen Libra or Sirak Kelati, Americorps Staff. The program served fourteen youth and eleven adult mentors this year.
- **Campfire Youth Club** is held in Apt 107 on Friday afternoons and is staffed by Ryan Dunnigan, Americorps Staff and Marcie(Camp Fire staff).
- **Homework Center** is on Thursday afternoons from 4:00-6:00 in Apt 107. This program started for the academic year in mid-September and will end on May 22nd. This school year, we had 20 youth registered and four volunteers assisting to support the program. Youth, kindergarten and up, come to the Advantage Center for help on homework, to use the computer lab, read books and work on academic goals.
- **ECFE** discontinued services last year because of low participation due to parents working during the daytime hours. **Story Hour** was substituted during the same time for pre-school children from 3-5 years of age. A story is read to the children, an activity is done and snack is served during 1:00-2:00 p.m. Five children have consistently participated in the program. The ECFE toy library continues to operate out of Apt 107. Families may checkout special toys to bring home for their children to use and return the next week.
- **Oak Knoll Church** has provided scholarships for children to attend pre-school classes several mornings per week at the church. There are 5 children attending pre-school due to the congregation's generosity.
- **Teen Outreach** – Ryan has been inviting the teens to use the computer lab before HWC on Thursdays to assist teens with homework assignments.
- **Reading Is Fundamental** book distribution takes place three times a year and we had two distributions during the school year. Each child from 0-18 years old gets one free book if they attend the distribution. A literacy project is done during the distribution and a parent volunteer has to attend.

Adult Programs

- **Career Advantage/Assisted Placement** – CommonBond's employment program, has changed to offering the program at two main locations, one in Minneapolis and one in Saint Paul. Crown Ridge residents are encouraged to join the program and receive bus fair to travel to the Minneapolis location. On site support is available on work readiness tasks and job search between trips to the main Minneapolis location as well as to those residents who do not wish to participate in Career Advantage.
- **New Resident Orientation and Welcome Packet-** As new residents move in to Crown Ridge, Karen has done new resident orientation visits to explain Advantage Center Programs and services with these families.
- **Individual Services** — Karen assists residents with housing advocacy, short term counseling to address personal and neighbor issues, community resource referrals to other agencies (food, emergency assistance). Karen is on-site Monday, Tuesday and Thursday mornings, and Fridays to be available to residents for one-on-one assistance.

- **Computer Training** – Ryan and Sirak assist residents with computer skills when they come in to use the computer lab.
- **Monthly Newsletter and Calendar**

Summer Programs

- **Story hour** - Advantage Center staff will continue to offer a story hour each week for children ages 3-5 in place of ECFE.
- **Summer Youth Recreation**-Karen, Ryan and Sirak are presently working to coordinate our summer youth recreation program. It will meet three afternoons a week for 4 hours during the afternoon for 9 weeks. The program will include literacy activities, crafts, camp fire club, cooking projects, recreational fieldtrips, computer time and outdoor active games.
- **Summer Camp Scholarships/Engagement in positive activities**- Crown Ridge youth aged 8-15 will be invited to register for weeklong overnight camp programs for the summer funded through a grant from the Pohlard Family Foundation. In addition, Advantage Center staff will work with parents of kids enrolled in current youth programs to encourage them to involve their children in summer school and provide information on other youth enrichment opportunities in the area.
- **CampFire** is hosting several camp opportunities this year. They are hosting a Family Camp Day for parents to attend with their children to see Camp Tanadoona, meet staff and participate in activities. Youth will be able to attend camp for overnight stays this summer.
- **Summer Kick off**- In June there will be a summer kick off celebration at Crown Ridge when parents will register their youth for summer programs. We are hoping to be able to offer youth enrichment opportunities with Hopkins Schools and the Northwest YMCA as we did last summer.
- **National Night Out**- Advantage Services and Property management staff hope to partner with residents to host a community National Night Out event. This will offer a great opportunity for neighbors to get to know each other.

Pursuing Future Funding

The fund development department continues to pursue funding sources for Crown Ridge. Proposals are out to General Mills, Carlson Companies, Moneygram, GMAC and many others. While we remain hopeful that funding will be granted we are also cognizant about the current economy and the cutbacks that corporations are making. We have seen our funding decrease as corporations and foundations struggle with layoffs, decreased sales, etc. We continue to search for new funding sources and work with new partnerships. We are thankful for the City of Minnetonka's support of Crown Ridge and would like to request the remaining \$4,000 of our November 2007 funding request.

Residents

	<u>January 2008</u>	<u>April 2008</u>
# of families	43	45
# of total residents	131	136
# of youth	49	49
Ages 0-5	22	21
Ages 6-12	19	21
Ages 13-18	8	7

\$21,840 average income

Current Partners:

Camp Fire USA

Ridgedale YMCA

City of Minnetonka

First Book

Hopkins ECFE

Hopkins Family Resource Center

Hopkins School District

ICA Food Shelf

Minnetonka Parks and Rec

Minnetonka Police and Fire Departments

Oak Knoll Lutheran Church

Pohlad Scholarships

Reading is Fundamental

Ridgedale Library

Second Harvest Food Bank

Tanglen Elementary



TO: EDA Commissioners

FROM: Stephanie Scott-Sims, Community Development Coordinator

THROUGH: Julie Wischnack, AICP Community Development Director

DATE: May 29, 2008

SUBJECT: Community Survey Results (as Excerpted from the City Manager's Report)

Every year, the city retains a consultant to conduct a Community Survey of residents. The results provide feedback to the city council and staff on the quality of city services and what's important to our residents. The information is calculated into the city's organizational MERIT grade and is considered when policy and budgetary decisions are made.

In March 2008, Decision Resources Ltd. (DRL) conducted a random sample attitudinal phone survey of Minnetonka residents. The survey results pertaining to Development and Redevelopment are provided below:

Balancing Rights with Public Interest

An impressive 71% believe the City of Minnetonka has been successful in maintaining a balance between the rights of individual property owners to reasonably develop their properties, with the desire of the wider community to preserve the natural environment and its surroundings. However, this is lower than in previous years: 76% in 2007; 77% in 2006; 77% in 2005 and 79% in 2004. Only 10% rate the City as unsuccessful, while five percent think the City has been neither. This is comparable to previous years.

Policy Consideration

In assessing four potential policies the City of Minnetonka could consider with respect to the natural environment and development, two garner majority support, one receives a narrow plurality, and one is narrowly opposed. By a 61%-32% margin, residents support "preventing the cutting down of any trees in privately-owned wooded areas." By a 53%-39% margin, residents also support "only preventing the cutting down of larger, high-quality trees in privately-owned wooded areas." A narrow plurality of 49%-43% supports a policy mandating

“when a new home is built, preventing the cutting down of trees outside of the area for the house and driveway.” Finally, by a narrow 48%-43% result, residents oppose “preventing the cutting down of trees to make room for an addition onto an existing home.”

Development and Redevelopment Issues

Sixty-three percent prefer two separate homes on a large residential lot, while only six percent favor one larger building, perhaps a duplex, on a large residential lot. Twenty-three percent prefer neither, while nine percent are uncertain.

Sixty-four percent see residents as having appropriate opportunities for input into the zoning and development decision-making process, down 15% from the 2007 study and comparable to previous years; 14% feel residents do not, while 23% are also uncertain. Critics would like to see “earlier communications about projects,” and “decision-makers listening more.”

Forty-six percent of the residents would be “more likely” to support a higher density development if the buildings were clustered to protect more of the environment, consistent with the last study. Thirty-nine percent are “less likely” to do so under this condition, while 12% report it makes no difference to them. These figures were the same in 2007 and comparable to those in previous years.

- 46% “more likely”, 39% “less likely” and 12% “no difference” in 2007
- 51% “more likely”, 39% “less likely”, 13% “no difference” in 2006
- 54% “more likely”, , 33% “less likely”, 9% “no difference” in 2005
- 45% “more likely”, , 36% “less likely”, and 10% “no difference” in 2004

Sixty-one percent are “less likely” to support redevelopment in Minnetonka if it would be near their home; but, 22% report they would be “more likely” to do so. Three major concerns are expressed about redevelopment projects: impact on the natural environment, loss of open space, and traffic.

Ten years from now, 69% foresee themselves living in their current homes. Twelve percent expect to live in a different home in Minnetonka, while nine percent see themselves in a different home outside of Minnetonka. Among the small group expecting to be in a different home in the community, 57% will move to a single-family home, and 25% will opt for a condominium. They split in seeking a yard, cited by 37%, or maintenance-free living, preferred by 33%. Amenities in the home motivate 16%.

By a 46%-46% split, Minnetonka residents split in their support of the City approving new apartments, condominiums and senior housing. Supporters split 55%-42% in preferring apartments, condominiums, and senior housing located in higher traffic areas instead of being located throughout the city. Among the 42%

preferring locating this type of housing throughout the community, 66% would still support the approval of apartments, condominiums, and senior housing if it were built in or near their neighborhood, while 33% would not support this location.

And, by a 69%-24% margin, supporters would limit this type of housing to three or four stories rather than eight or nine stories to allow for more open space around the complex.

This item is being provided for your information.



TO: EDA Commissioners

FROM: Julie Wischnack, AICP, Community Development Director
Elise Durbin, AICP, Community Development Supervisor
Stephanie Scott-Sims, Community Development Coordinator

DATE: June 2, 2008

SUBJECT: Staff Report for June 16, 2008 EDA Meeting

1. Opus Station Area Study

A committee, made up from staff from Minnetonka, Hopkins, St. Louis Park, Eden Prairie, and Hennepin County interviewed four proposers on May 16 for the LRT Station Area Study (which includes the Opus Station and the Shady Oak Road Station). The committee selected a consultant, and Hennepin County is moving forward in finalizing an agreement with them. The Hennepin County Board will be reviewing the selection at a June meeting, at which time, the name of the consultant selected will be announced.

2. Southwest LRT DEIS Study

Hennepin County and a committee of technical staff, including city staff interviewed three consultants on June 5. The selected consultant, once an agreement has been finalized and the County Board has approved the agreement, will begin work on the DEIS immediately.

3. The Exchange Building

The city has begun issuing certificates of occupancy for the commercial tenant spaces. Commercial tenants will be moving from the existing shopping center to The Exchange soon. All commercial tenant spaces have been leased and 13 of the 52 apartment units have been leased to date. Planning for the demolition of the shopping center is underway. The demolition will take place by the end of the month in compliance with the terms of the TIF agreement.

4. Glen Lake Streetscaping and Plaza

The city has entered into an agreement with Close Landscape Architecture to develop concepts for the plaza area. The city engineering staff is currently working with

engineering consultants to develop construction drawings for the sidewalks, streetlights, and landscaping.

5. Hennepin Technical College “Green” Home

Each year, students from the Hennepin Technical College (HTC) Eden Prairie campus construction and carpentry program work with professionals throughout the school year to construct a new home.

Earlier this year HTC approached the city of Eden Prairie about constructing their 2008-2009 school year home in Eden Prairie. However, the site in Eden Prairie located for the project is not available, so HTC approached Minnetonka about working to build a “green” home in Minnetonka.

One of the considerations for the site selection of the project is the ability for the home to have significant southerly exposure in order for the home to benefit from passive solar energy. After reviewing the lots that the city owns, the site at 5425 Spring Lane was identified as a potential location. The city purchased this home in 1996 during a time when expansion of Purgatory Park was being considered, and since that time the city has been renting this home. Since there are no longer plans to expand Purgatory Park, staff believes this is an appropriate location for the home which, when completed, would be sold to a private household.

HTC’s goal with the project is to receive LEED (Leaders in Energy Efficient Design) certification for the home.

The process proposed for this project is very similar to what HTC has done with other communities in the past, including Eden Prairie, Bloomington, and Robbinsdale. HTC will begin the construction in late August by pouring the foundation of the new home. This foundation will be ready so that when the students return to school in the fall, the home is ready to begin construction. Throughout the school year, the students as well as the professionals will work on the construction and landscaping of the home. During this time, the city will retain ownership of the land. Once the home is complete, the home will be sold to the city at “cost” which based on past projects is approximately \$100 per square foot for materials and subcontracted work. There is no labor charge for the work done by HTC. The city will then have the ability to sell the home to a private household sometime during the summer of 2009 for a price that the city feels is appropriate in order to recover the costs of the project.

City council reviewed the project at its May 19 meeting, including proposed elevations and floor plans, and authorized the execution of a joint powers agreement with HTC, which will allow HTC to move forward with the project.

Upcoming Events

- | | |
|--------------------------|--|
| Monday, June 16, 2008 | Joint City Council, Boards and Commissions
Comprehensive Plan Update work session
Council Chambers
6:30 p.m |
| Wednesday, June 25, 2008 | Sensible Land Use Coalition Program
“Strategies for Optimizing Our Evolving
Regional Economy”
Speaker: Stacy Becker, Project Director,
Citizens League MAP 150
DoubleTree Hotel—St. Louis Park
11:30 a.m. -1:30 p.m. |

Please let Stephanie know by June 17 if you wish to attend

- | | |
|-----------------------|---|
| Tuesday, July 8, 2008 | Regular EDA meeting
Minnetonka City Hall
Boards & Commissions Room
6:00 p.m. |
|-----------------------|---|

Attachments

- Sensible Land Use Coalition program flier



A forum to promote awareness of emerging land use issues.

June 25, 2008

Strategies for Optimizing Our Evolving Regional Economy

Job creation, economic competitiveness, taxes, work-force development, mortgage crises, and energy costs are challenges facing the Twin Cities economy. While these topics get plenty of news coverage today, there has been little public dialogue on how we address these complex challenges as a region, and in what ways residents, government and businesses can work together to regain our economic momentum.

Stacy Becker will provide insights into how businesses, government, and citizens can work together to address these challenges as a region. In her consulting practice, Ms. Becker advises local and state governments, foundations, and nonprofits on strategic, financial and organizational matters, and will share her first hand experiences in helping clients come to agreement on often controversial and seemingly intractable issues.

Questions she will address include:

- ▶ How do we transcend special interests and gridlocked politics to create viable solutions to improve our economy?
- ▶ What process and approach can we use to improve the economic competitiveness of our region?
- ▶ How do we develop tax policy to improve the Twin Cities business climate?
- ▶ What is the role of regionalism in addressing these challenges?
- ▶ How might we think differently about what the region means?

Speaker

Stacy Becker

Project Director for the Citizen's League MAP 150

See reverse side for speaker information.

Registration Options

Strategies for Optimizing Our Evolving Regional Economy

June 25, 2008, 11:30 AM–1:30 PM

Cost (add \$10 after 4:00 pm on June 23)

	Members	Non-members
Cost	\$35	\$45

This session will be recorded.

Cancellation and other program policies available at www.sensibleland.org

Program location (map on reverse):

Double Tree Park Place
1500 Park Place Blvd, St. Louis Park, MN

CRE and AICP application pending.
AESLAGID credits available.

Registration Form

Strategies for Optimizing Our Evolving Regional Economy • June 25, 2008

Register 11:15 AM • Program 11:30 AM–1:30 PM

Attendees

1. _____ 2. _____

3. _____ 4. _____

5. _____

Company/Agency _____

Phone _____

Email _____

Sorry, no PO's. Vegetarian meal preferred

Please retain a copy of your registration form for your records.

Seating is limited. All reservations must be received in our office no later than 4:00 PM, June 23, 2008.

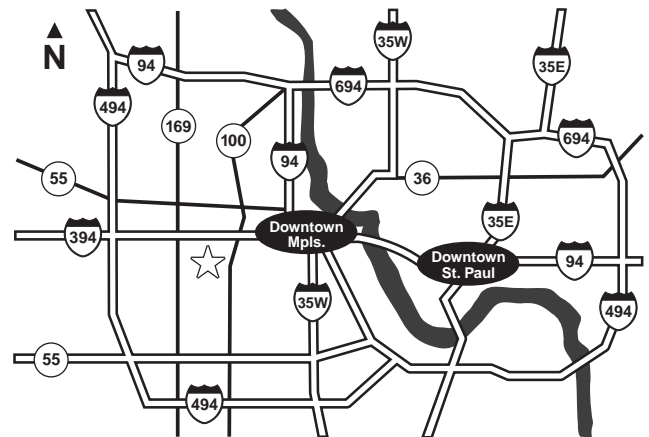
Save the date for our next program: July 30, 2008

June 25, 2008

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Landform	Westwood Professional
Larkin Hoffman Daly & Lindgren	WSB
	Xcel Energy

Location: DoubleTree Park Place



1500 Park Place Blvd, St. Louis Park. Phone: 952-542-8600

Questions? Call **Pat Arnst**, executive director at (952) 474-3302 or email admin@sensibleland.org

Meet the Speaker

More speaker bio information at www.sensibleland.org

Stacy Becker

Project Director for Citizen's League MAP 150



Stacy's independent consulting practice, Becker Consulting, advises local, regional and state governments, foundations, policy groups and nonprofits on strategic, financial and organizational matters. She has published on subjects as diverse as education finance, road reconstruction and gender pay equity. Many of her projects have received national attention.

Stacy comes from a background in local government. She served as Public Works Director for the City of Saint Paul

where she was the first non-engineer to hold the title. In this capacity, she streamlined the department, improved its credit rating, improved citizen participation, and resolved long-standing controversies around key infrastructure projects.

Stacy has served as Budget Director for the City of Saint Paul and the City and County of San Francisco. Stacy has a B.A. from Macalester College, a Master of Public Policy from the John F. Kennedy School at Harvard University, and a Master of Science in Urban Design from the London School of Economics, which she attended as a Bush Leadership Fellow.

Questions? Call **Pat Arnst**, Executive Director at (952) 474-3302 or email admin@sensibleland.org