

AGENDA
MINNETONKA ECONOMIC DEVELOPMENT AUTHORITY

Monday, September 8, 2008

Please note day, time, & locations

6:00 p.m.



Community Room
Minnetonka Community Center, 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 August 12, 2008 EDA meeting.

BUSINESS ITEMS

4. 2009 HRA Levy.

Action: adopt the resolution.

5. Staff Report.

6. Other Business.

Set a date for a possible special meeting before the end of September.

The City-Wide Open House will be Tuesday, October 7 from 5-8 p.m.

The next regular EDA meeting will be Tuesday, October 14, 2008.

7. Adjourn.

**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**

**August 12, 2008
6:00 p.m.**

1. CALL TO ORDER

EDA President Peter St. Peter called the meeting to order at 6:04 p.m.

2. ROLL CALL

EDA commissioners present: Peter St. Peter, Dan Duffy, Tony Wagner, Ellen Weishar Cousins, Bill Yaeger, Brad Wiersum

EDA commissioners absent: Bunny Robinson

Staff Present: Julie Wischnack, Elise Durbin, Stephanie Scott-Sims, Merrill King

Others Present: James Hiller, Anne Malm Hossfeld, Ivan Fox

3. STAFF REPORT

St. Peter moved up the Staff Report item on the agenda because a quorum was not present early in the meeting to take action on the July 17, 2008 meeting minutes.

Scott-Sims reviewed the items including: Glen Lake, Glen Lake streetscaping and plaza, Comprehensive Plan update, Minnetonka Blvd. /Co. Rd. 101 landscaping update, The Oaks at Glen Lake occupancy update, foreclosures in Minnetonka, and upcoming events.

Wischnack stated that St. Therese, a non-profit organization, again met with staff to express interest in redeveloping Site A (also known as Phase III or the Glenhaven Shopping Center site) in Glen Lake. St. Therese wants to move forward quickly, which may result in Phase III becoming Phase II and vice versa.

Weishar Cousins expressed concerns about the maintenance responsibility for the streetscaping that is planned for installation at Minnetonka Blvd. /Co. Rd. 101. She stated that the city should get the business owners to accept their responsibility to maintain the planted areas prior to the city installing plantings. Durbin explained that staff has met with the business and property owners several times reiterating that they will be responsible for the upkeep and that they should establish a special services district to ensure that every property owner

takes part in the maintenance of the landscaping. Durbin stated that discussions with the area business and property owners would continue regarding the establishment of a special services district in this area.

4. APPROVE MINUTES OF JULY 17, 2008

Wagner moved, Duffy seconded a motion to approve the July 17, 2008 meeting minutes. St. Peter, Duffy, Wagner, Weishar Cousins and Yaeger voted yes. Weirsum abstained. Motion passed.

BUSINESS ITEMS

5. HRA LEVY DISCUSSION

Wischnack introduced the item. Wischnack provided historical background on the establishment of the city's Development and Livable Communities Funds. She stated that there is currently no mechanism in place to replenish these funds. Durbin stated that city council is meeting in August to discuss the 2009 preliminary budget and set the tax levy, taking into consideration such realities as state enacted levy limits for 2009 through 2011, budget uncertainties due to the downturn in the economy and the housing market and increasing costs.

Durbin explained that an HRA levy is a mechanism used by many cities to fund economic and housing development activities. The EDA acts as the City's HRA and is authorized under law to adopt an HRA levy to be approved by the city council. The 2008 legislature increased the maximum HRA levy rate to 0.0185 percent of a city's taxable market value, which represents about \$1.6 million in Minnetonka. Durbin presented levy information for neighboring cities and graphs showing the gradual decline in the funds' balances.

Wischnack stated that now is the time to enact such a levy because the current market availability of foreclosed homes would allow them to be purchased by either the West Hennepin Affordable Housing Land Trust (WHAHLT) or the city at lower costs than in the recent past; and, the city could ensure that funds are available to it for use in future developments. Per the EDA's request at the July 17, 2008 meeting, staff developed two levy options, as well as goals for the levied funds. Durbin presented Option A that would raise a program amount of \$500,000, generated through a .0070% levy and would cost a \$350,000 home \$22 in property tax increase. She also presented Option B that would raise a program amount of \$800,000, generated through a .0100% levy that would cost a \$350,000 home \$34 in property tax increase.

Durbin presented two options for the use of these funds: Option A would allocate \$270,000 to WHAHLT to write down the cost of land, \$30,000 to Affordable Housing Support Programs such as programs at Crown Ridge or Minnetonka

Heights, and \$200,000 to New Initiatives such as pedestrian and bicycle connections as identified in the update to the Comprehensive Plan. Option B would also allocate \$270,000 to WHAHLT, \$30,000 to Affordable Housing Support Programs, but devote \$500,000 to new initiatives.

Wischnack stated that staff recommends that the EDA recommend the city council adopt a 2009 HRA levy of 0.007 percent to generate \$550,000. Wischnack provided a comparison of levy amounts from neighboring cities. The recommended budget for the 2009 HRA levy includes a \$270,000 allocation to WHAHLT, \$30,000 allocation to Affordable Housing Support Programs, \$200,000 to new initiatives, and \$50,000 to administrative costs.

Wiersum asked whether St. Louis Park or Bloomington anticipates increasing their levy in response to the 2008 levy limit increase. Durbin stated that she was unsure. Wischnack stated that she has not heard anything about an intended increase.

Wagner asked whether staff has historical information pertaining to the amounts levied by St. Louis Park and Bloomington. Durbin responded, no, but that staff would obtain such information.

Yaeger asked what the difference is between an HRA and an EDA levy. Durbin replied that the EDA levy falls within the levy limits and the HRA levy falls outside of the levy limits.

King stated that because the HRA levy would be a separate levy from the city's general levy, it would require a separate audit. Wagner stated that he assumed that the levied funds would pay for such costs. King stated that they would.

Referring to the graphs showing the fund balances over time, Wiersum asked where the funds came from that increased the balance in the past, as well as whether staff anticipates more of that type of funding in the future. King stated that the funds came from the early retirement and repayment of bonds. Currently, the only way the funds are increasing is through interest payments. She stated that the some TIF funds may return to the city from the Glen Lake redevelopment, but that is uncertain at this point.

Wischnack stated that there is concern that there will be major projects coming into the city at the point when the funds are at their lowest balances.

Yaeger asked when the funds would become available if the levy is adopted. King stated that while the funds would not become available until May 2009, the city is in the position where it could start spending against those funds immediately.

Duffy asked whether the goal is to fund both the Development and the Livable Communities accounts. King replied yes. The city would have to establish a separate account for the HRA levied funds and then transfer money out of that account to the two accounts. How this would work has not been determined yet.

Wiersum stated that he is concerned that the current economic conditions are putting a squeeze on the day-to-day costs of residents and that the city must be prudent when thinking about raising taxes at a time when costs are rising and incomes are not keeping pace.

Wiersum stated that affordable housing is a must-have and that the city should focus on increasing it rather than focusing on trail connections due to increased opportunities to purchase housing at lower costs in this market.

Wagner stated that he would hate to put all of the money into the livable communities account now devoting it to housing when there may be a need for the money later for development opportunities, at which point, there will not be any money left.

Wiersum stated that the city should use the money to leverage private financing for people to purchase homes.

St. Peter stated that the Metropolitan Council will not give the city credit for fixing up homes.

Duffy asked what the consequences are for not meeting the Metropolitan Council's goals. Durbin stated that the only consequence is that the city would not be eligible to receive certain grant funds.

Wiersum stated that the EDA should recommend to city council Option B because the need is great and the EDA must be bold. He stated that if the EDA recommends a lower amount, then the council may not increase the recommended amount in the future.

Duffy stated that he does not want the city to buy a bunch of scattered affordable homes then when a developer comes in with plans for a large, well-designed, multi-use project with density; the city has no money to contribute.

Weishar Cousins expressed concern that the residents will not see the need for a tax increase for affordable housing because it will not benefit them directly. Weishar Cousins stated that she sees the need for walkways and pedestrian connections and wonders how the city can balance the need for affordable housing with these improvements.

Wiersum moved, Weishar Cousin seconded a motion to recommend that city council adopt an \$800,000 HRA levy. St. Peter, Duffy, Wagner, Wiersum, Weishar Cousins voted yes. Yaeger voted no. Motion passed.

6. OTHER BUSINESS

7. ADJOURN

Weirsum moved, Yaeger seconded a motion to adjourn the meeting. All voted yes. Motion passed. The meeting adjourned at 7:36 p.m.

**EDA Agenda Item #5
Meeting of September 8, 2008**

Brief Description: 2009 HRA Levy

Recommended Action: Adopt the resolution

Background

At the July 17 and August 12, 2008 EDA meetings, Commissioners discussed an HRA levy to support affordable housing and other development/redevelopment projects. It was recommended by the EDA at the August 12 meeting, that a preliminary HRA levy of \$800,000 be set. The monies from the EDA recommended HRA levy of \$800,000 would be used for the following projects:

PROJECT	
West Hennepin Affordable Housing Land Trust	\$270,000
Affordable Housing Support Programs	\$30,000
New Initiatives, including affordable housing/land purchases and pedestrian/bicycle connections	\$500,000

August 18 Council Study Session

On August 18, the city council held a study session where a preliminary discussion on the 2009 budget, including an HRA levy, was discussed. The EDA's recommendation of an \$800,000 levy with the budget was presented. While the council agreed that the Livable Communities and Development account funds are decreasing and something must be done to make sure there are funds available in the future, it is important that any funds levied are identified for a specific project. Therefore, the council was supportive of adopting a preliminary HRA levy of \$400,000 in order to support the current programs of Homes Within Reach and the affordable housing support programs at Crown Ridge and Minnetonka Heights.

Next Steps

Previously, at the August 12 EDA meeting, the impact of a levy at \$500,000 and \$800,000 was shown. The table below shows the impact of a levy at \$400,000 and how it compares to what the EDA has seen before.

Proposed Program Amount	\$400,000	\$500,000	\$800,000
Proposed Percent Levied	.0046%	.0058%	.0093%
Annual Cost to a \$350,000 home	\$16	\$20	\$32

In order to formally set the 2009 preliminary HRA levy, the EDA must adopt a resolution that sets the preliminary levy. On September 15, the city council will adopt a preliminary property tax levy as well as a preliminary HRA levy. Once the preliminary levy is set, this is the maximum that can be levied when the final levy is adopted later in the year. Therefore, if a preliminary levy of \$400,000 is adopted, then the maximum amount that can be adopted for the final levy is \$400,000; however, less than the amount set during the preliminary levy may be adopted as the final levy.

Near the end of the year, likely in November, the EDA will be asked to hold a hearing and adopt another resolution setting the 2009 final HRA levy and budget. Additionally, the city council will be adopting a final property tax levy and a final HRA levy in December.

Recommendation

Staff recommends the EDA adopt a resolution (page A1-A2) setting the 2009 preliminary HRA tax levy at \$400,000.

Submitted through:

Julie Wischnack, AICP, Community Development Director

Originated by:

Elise Durbin, AICP, Community Development Supervisor

E.D.A. RESOLUTION NO. 2008-001

RESOLUTION SETTING A PRELIMINARY 2009 H.R.A. TAX LEVY AND BUDGET

BE IT RESOLVED by the Economic Development Authority (EDA) of the City of Minnetonka, Minnesota, as follows:

Section 1. Background.

- 1.01. On May 2, 1988 by Resolution 88-8637 and amended on May 9, 1994 by Resolution 94-9715, the city council established the Economic Development Authority (EDA) of the City of Minnetonka, and effective June 15, 1988, transferred to the EDA the control, authority and operation of all projects and programs of the city's Housing and Redevelopment Authority (HRA).
- 1.02. Minnesota Statutes 469.033, Subdivision 6 authorizes housing and redevelopment authorities the power to levy a tax upon all taxable property within its district to finance housing and redevelopment programs subject to the consent of the city council.
- 1.03. The law and council resolutions further require the EDA to file a budget in accordance with the budget procedure of the city in the same manner as required of executive departments of the city and all actions of the authority to be approved by the city council.
- 1.04. State law requires the city to certify to the county a preliminary HRA tax levy by September 15, 2008, and a final HRA budget and levy to be adopted, approved and certified to the county by December 29, 2008.

Section 2. Findings.

- 2.01. The EDA finds that an annual budget and tax levy of \$400,000 for levy in 2008, collectible in 2009, will fund housing and redevelopment activities of the authority in 2009.

Section 3. Authorization.

- 3.01. The preliminary 2009 HRA budget and tax levy is hereby approved.
- 3.02. The city council is requested to consent and approve by resolution the preliminary 2009 HRA budget and tax levy and to direct the City Clerk to transmit a certified copy of the resolution to the Hennepin County Director of Property Tax and Public Records.

Adopted by the Economic Development Authority of the City of Minnetonka, Minnesota, on this 8th day of September 2008.

Peter St. Peter, President

ATTEST:

Julie Wischnack, Secretary

ACTION ON THIS RESOLUTION:

Motion for adoption:

Seconded by:

Voted in favor of:

Voted against:

Abstained:

Absent:

Resolution adopted.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the City Council of the City of Minnetonka, Minnesota, at a duly authorized meeting held on the 8th day of September 2008.

Julie Wischnack, Secretary

Elise Durbin

From: Elise Durbin
Sent: Monday, August 25, 2008 10:30 AM
To: Elise Durbin
Subject: FW: taxes

From: Cynthia Irrgang [mailto:cyngang@yahoo.com]
Sent: Monday, August 25, 2008 9:15 AM
To: Terry Schneider; Janis Callison; James Hiller; Bob Ellingson
Subject: taxes

Dear Mr. Schneider:

I object to my city taxes being raised to fund other people's housing. I am a single mother paying my own bills. I expect the same from others. Please make this a voluntary fund or cut another city fund (like landscaping) if necessary. The total tax burden is unacceptable to the average working person.

Thank you,

Cindy Irrgang
Creekside Circle, Mtka.

Elise Durbin

From: Elise Durbin
Sent: Monday, August 25, 2008 10:32 AM
To: Elise Durbin
Subject: FW: Property tax increase:

From: Janis Callison
Sent: Thursday, August 21, 2008 9:59 AM
To: 'TONY HONAN'
Cc: John Gunyou
Subject: RE: Property tax increase:

Dear Tony,

Thank you for the email regarding the proposed HRA levy. I have copied the city manager on this response so that he can share your concerns with members of the Economic Development Authority and city council.

I believe the process for considering this issue is set out in state law (and would ask the city manager to correct me if I am wrong). The recommendation for the levy must come from the Minnetonka Economic Development Authority but the levy can only be implemented by the city council. The EDA will be holding the public hearing. But the city council will set the tax levy for 2009. The final decision on this issue will not be made by individuals who have not been elected.

I'm sure the discussion before both bodies will include many of the points that you have raised and I recognize the burden that many property owners are bearing. I also appreciate the fact that you have shared your opinion with me. Thank you.

Very truly yours,

Jan Callison
Mayor

From: TONY HONAN [mailto:TONYHONAN@comcast.net]
Sent: Wednesday, August 20, 2008 12:14 PM
To: Janis Callison
Subject: Property tax increase:

Dear Jan:

I just read the proposal in the Lakeshore Weekly newspaper in regard to a property tax increase to cover the cost for affordable housing. The proposal is another recommendation from a non-elected body. I take it the Minnetonka City Council might have been too frightened to initiate this themselves. Jan, tell the Economic Development Authority Commissioners I have to pay for my home, I just don't have any extra money to pay for another home. We are taxed to the hilt in Minnesota. They cannot just keep coming back to us time and again for more money. I'd bet the Economic Development Authority Commissioners and their like have hundreds of good ideas. I have a lot of good ideas I want to do too. But I have children to send off to college, house repairs, car repairs, saving for retirement, two trees in my yard that have to be cut down, don't forget four dollar gas and heating bills are to double this coming winter. The list goes on and on. The Economic Development Authority Commissioners are going to have to get in line before I can give them any more money. They should realize in addition to the list above, I have to pay sales tax,

property tax, state income tax, school bonds, federal income tax, road tolls, Social Security income tax, and a lot more.

Tell the Economic Development Authority Commissioners they are too late. All the money has been spent on their previous projects. They should disband and go home to their families.

With best regards,
Tony Honan
15405 Robinwood Dr.
Minnetonka, MN 55345

**EDA Agenda Item #5
Meeting of September 8, 2008**

Brief Description: Staff Report

Glen Lake Streetscaping and Plaza

The city received bids for the construction of the Glen Lake streetscaping project. On August 25, the city council awarded the bid to Thomas & Sons, nearly \$175,000 under the engineer's estimate for a total cost of \$655,739. Engineering staff will be holding a preconstruction meeting on September 8 with the construction company and consultants.

Also on August 25, the city council awarded a bid to Odessa II to complete a new cedar fence around the Xcel Substation. Xcel Energy, Mr. Wartman, and the city will be paying for the costs of the fence. Materials have been ordered to complete the project, and once the materials arrive, within the next month or so, construction will begin immediately.

On August 20, Community Development and Public Works staff held a neighborhood meeting in the plaza to review the plaza concept plans. Approximately 30 residents attended and provided feedback and comments. See attached summary. The city will ask the landscape architect consultant to integrate these comments into the Circular Gardens and the Promenade concepts to develop a hybrid concept.

Glen Lake Redevelopment

The counsels for both the city and the developer have been meeting to discuss the redevelopment agreement for the Glen Lake redevelopment. Action by the EDA on these matters is not yet available; however, action may be requested prior to the end of the September. Dates for a possible special meeting by the EDA to review matters related to the Glen Lake redevelopment will be discussed at the meeting.

Hennepin Technical College House Update

The house on Spring Lane was demolished in August. The city held a preconstruction meeting with project coordinators, students who will be working on the construction of the new house and city building inspectors to discuss the construction process on August 28. The building permit is nearly ready to be issued, and construction will begin immediately.

ULI-MN Opportunity City Pilot Program Update

On September 4, city staff participated in the kick-off workshop for the ULI-MN Opportunity City Pilot Program. The workshop allowed city staff to meet with staff of the other communities chosen to participate in the program (Rosemount, Richfield, Brooklyn Park and Shoreview) and discuss tools used to expand affordable housing opportunities currently in use/not in use in each community.

The consultants will continue to collect demographic and housing data from each city to develop a "Change Report" which will provide each city with demographic information tied to the property level to help cities understand their community growth patterns, demographic trends, and housing market changes. The overall program goal is to identify community needs, gauge the perceived success of existing housing tools and strategies and discuss outcomes and implementation methods to support a full range of housing choices in the city. Community participation and public body review is a part of this program and will occur early next year.

The goal of the Opportunity City Pilot Program is to build on collaborative relationships among Regional Council of Mayors (RCM) and Urban Land Institute (ULI) professionals to identify and implement best practices that support a full range of housing choices for economic stability and regional prosperity. By working together and learning from each other, they are hoping to provide an approach that will serve as a model for other cities, and that in the future can be implemented at the regional level.

The Opportunity City Pilot Program is funded by the ULI, Family Housing Fund, the Metropolitan Council, and a small match by the City of Minnetonka.

Minnetonka Blvd./Co. Rd. 101 Landscaping

On August 6, engineering and community development staff met with neighborhood business owners and residents to discuss the city's installation of landscaping in this area. Fred Rozumalski of Barr Engineering presented a proposed landscaping plan. The plan is an extension of a larger streetscaping plan for Co. Rd. 101 from Minnetonka Blvd. south to Hwy. 7. The proposed plantings at 5/101 are scheduled for partial installation this fall and will be completed in spring 2009.

DEIS/Station Area Study

The scoping meetings for the DEIS study have been set for October 7 in Minneapolis, October 14 in St. Louis Park, and October 23 in Eden Prairie. Additionally, Hennepin County will be taking comments on the proposed and other alternative alignments via email, website, and phone. Information on the DEIS can be found on the Southwest Transitway website at www.southwesttransitway.org.

The Station Area Study is still in the information collecting stage, and small visioning groups will be formed with property owners near each station to gain additional background information. These visioning meetings will be held in October and November before a larger public open house is held.

Citywide Open House

The city of Minnetonka will host its annual Fire Department and City Open House on Tuesday, October 7 from 5 p.m. – 8 p.m. at the Minnetonka Civic Center Campus. This year's theme is "Celebrating 150 years of Statehood" as Minnetonka recognizes the Minnesota's sesquicentennial. The EDA will again have a booth this year focusing on past transit in Minnetonka and looking to the future for new transit options, with a focus on the LRT study. Please let us know if you are interested in staffing the booth.

Foreclosures Update

According to information from the Hennepin County Sheriff's Sales website and Finance and Commerce's Foreclosure Report for Hennepin County, there were 70 foreclosures in Minnetonka in 2007 and 166 foreclosures in 2008 (as of August 28).

Upcoming Events

Wednesday, October 1, 2008	Sensible Land Use Coalition Program "Leave No Child Inside: Preserve or Create Natural Areas Close to Home" Double Tree Park Place Hotel, St. Louis Park 11:30 a.m. – 1:30 p.m.
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Please let Stephanie know by September 23 if you wish to attend

Tuesday, October 7, 2008	Citywide Open House Minnetonka Civic Campus 5:00 – 8:00 p.m.
Tuesday, October 14, 2008	Regular EDA meeting Minnetonka City Hall Boards & Commissions Room 6:00 p.m.

Attachments

- EDA Project Update
- Sensible Land Use Coalition program flier

- Glen Lake Plaza comments summary
- “Noah’s Ark” (from Peter St. Peter-to be provided at meeting)

Submitted through:

Julie Wischnack, AICP, Community Development Director

Originated by:

Stephanie Scott-Sims, Community Development Coordinator

EDA PROJECT UPDATE

Affordable Housing

Livable Communities Act Goals

(The results to date include all affordable units approved by the City Council; however, some units have not been built yet).

	Goals (1995-2010)	Results to Date	Percent of Goals
Owner-Occupied New Construction	180 units	223 units	124%
Rental New Construction	324 units	213 units	65%
TOTAL	504 units	436 units	86%

Project Updates

Project	Total Units	Affordable Units	Update
Sanctuary	23	4	Third affordable unit sold to WHAHLT on 4/19/07—WHAHLT sold to homebuyer on 4/23/07. Fourth unit is pending.
Meadowwoods	17	2	The affordable units are complete. WHAHLT purchased the units in May and has sold one of the units.
Glen Lake	197	33	C of Os have been issued for both residential and commercial tenants at The Exchange. Many commercial tenants have moved in. Out of a total of 54 units, there are 22 occupied residential units: 15 market rate and 7 “affordable” units.
HWR (WHAHLT)			33 Minnetonka units, 57 units total; 56 units have been leased to homebuyers. 1 Resale in Minnetonka.

Transit

Metro Transit

- Route 612 (Minnetonka Heights/7-HI/Glen Lake/Downtown Hopkins) was reinstated in June 2008.

Dial-a-Ride

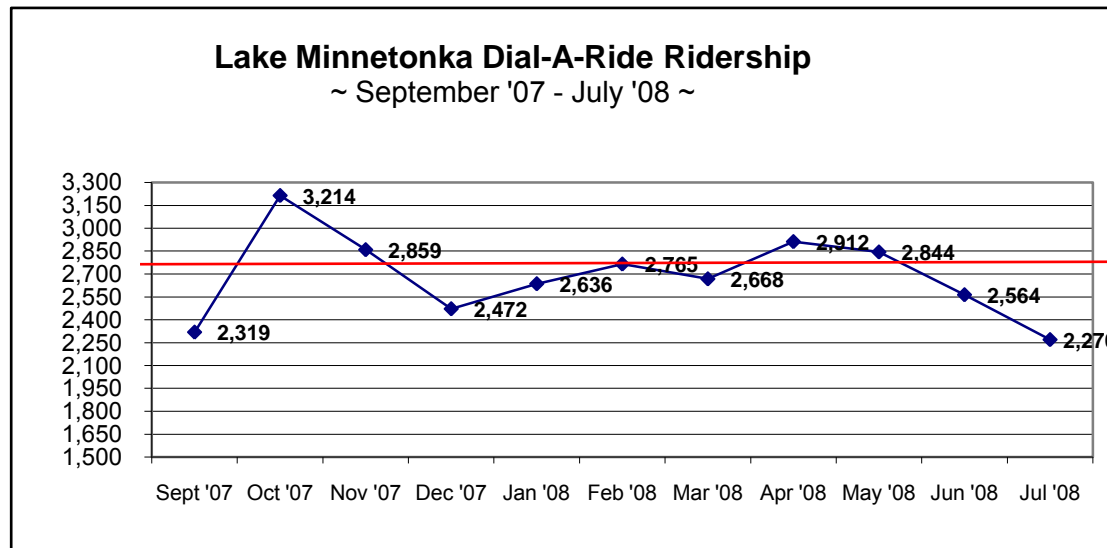
- See attached update

Economic Development/Business

- Minnetonka • 101 Business Association
 - Discussions continue on the establishment of a special services district.

Lake Minnetonka Dial-a-Ride Ridership

	Sept '07	Oct '07	Nov '07	Dec '07	Jan '08	Feb '08	Mar '08	Apr '08	May '08	Jun '08	Jul '08	Monthly Average	Total
Total Passengers	2,319	3,214	2,859	2,472	2,636	2,765	2,668	2,912	2,844	2,564	2,270	2,684	29,523
Total No Shows	209	417	375	319	120	137	89	56	50	36	34		
# of D-A-R Vehicle Trips	2,528	3,631	3,234	2,791	2,756	2,902	2,757	2,968	2,894	2,600	2,304		



Average number of rides per month is 2,684



In cooperation with: ULI Minnesota; Embrace Open Space; Minnesota Recreation and Parks Association; Trust for Public Land; BATC; MnAPA; and MN ASLA

October 1, 2008

Leave No Child Inside: Preserve or Create Natural Areas Close to Home

The “leave no child inside” movement is gaining momentum with city planners and developers as they work together to provide easy access to natural areas for recreation and enjoyment. Why is this necessary? Recent studies show that:

- ▶ children now spend 90% of their time indoors;
- ▶ on average 8-18 year-olds spend 6 hours or more each day with electronic media and 91% of parents believe this is the reason for their children’s disinterest in the outdoors.
- ▶ The apparent disconnect from outdoor play has produced health problems including obesity, depression and other life-long conditions.

Program objective: to provide data emphasizing the importance of providing open space close to home as part of comprehensive development processes.

This program will:

- ▶ Expand your understanding of the impact, current research and practical applications related to preservation or creation of natural areas close to home;
- ▶ Explain the growing Children and Nature Network;
- ▶ Address the perception of “stranger danger” and designing our neighborhoods to overcome the “fear factor”;
- ▶ Discuss the increased academic achievement resulting from regular outdoor play;
- ▶ Bring you up-to-date on what planners, developers, schools and others are doing to get more young people outside.

Planners, builders, end users and others will want to attend this program to hear the latest trends and the innovative strategies for change.

See reverse side for speaker information.

Registration Options

Leave No Child Inside— Preserve or Create Natural Areas Close to Home
October 1, 2008, 11:30 AM–1:30 PM

	Members	Non-members
Cost (add \$10 after 4:00 pm on August 25)	\$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

Leave No Child Inside— Preserve or Create Natural Areas Close to Home • October 1, 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

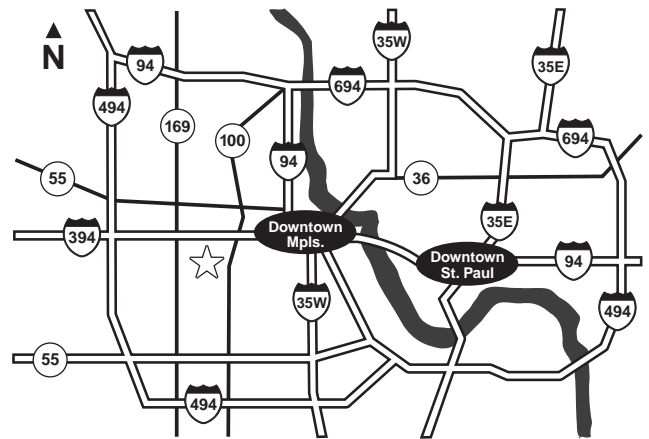
Please retain a copy of your registration form for your records.

October 1, 2008

2008 Sponsors

Bancor Group	Leonard Street & Deinard
Bonestroo	Loucks & Associates
Campbell Knutson	Pentom Land Co.
CenterPoint Energy	Pfeffer Co.
Ehlers Assoc.	Pulte Homes
Iteris	Putman Planning & Design
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

Robert Engstrom, Robert Engstrom Companies

Mary Vidas, director of Tamarack Nature Center

Megan O'Hara, Megan O'Hara Communications and
Children & Nature Network contact

Randy Quale, manager of Parks and Recreation, Bloomington



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

Feature	Yes	No
Water feature	21	1
Fountain	19	3
Stream	13	8
Arbor (entry)	15	5
Performance area	21	2
Native plantings	17	0
Benches	26	0
Hillside seating	19	3
Formal gardens	15	6
Gardening opportunities	6	9

Other Comments

Prefer Circular Garden without the stream feature (other water feature by arbor is ok). Native and sustainable plantings! I like the concept of the hillside naturalized in the Promenade design. Please research if a performance area would be used enough to warrant installation.

Seniors need access to shopping center. Either a ramp or steps.

More access for walkers to cross Excelsior Boulevard.

Better pedestrian connection (ramp access) to liquor store parking lot. Sustainable, native plantings that save maintenance costs and set good example for residents to incorporate in their own yards. Like non-pooling water features.

Prefer the Circular Garden plan because it is more natural and green with water running. Need a hedge along the road to quiet traffic.

What a waste of money and needless destruction of trees. Fix the existing fountain, the park is charming as is. No bulldozers. Put a stairs to the grocery store parking lot.

Walkway needed from plaza to grocery store. No water in order to avoid certain maintenance problems.

Pedestrian connection needed from plaza to shopping center.

Keep mature trees wherever possible.

Prefer the Circular Garden and entry design. Less concrete, more brick. Adequate seating with shade.

Prefer the Circular Garden concept. Like a water feature that attracts and entertains children. Easy access to the shopping center would be nice.

Prefer the Circular Garden concept.

Ramps to parking lot by Caribou.

Steps from plaza to parking lot by grocery store. Keep present trees.

Better connection to shopping center. If possible incorporate both a fountain and stream. Performance area and hillside seating should be incorporated into one area.

Prefer Promenade concept. Shade is important. Easy to care for plants. Could any brick paths be worked in?

Maintenance, maintenance, maintenance. Let's not do more than we can care for. No pavers, they become loose and become stumbling blocks. No Japanese lilacs.

Steps or path to the grocery store. Like the Circular Garden concept better. Bicycle path.

Ramp or sidewalk access to the rear stores from the sidewalk that comes from the fountain or hillside area.

Prefer the Circular Garden concept. Want a ramp/stairs to the grocery store.

As green and natural as possible. Green hedge along road. Stream is good. Arbor is nice.

Steps and ramp from park to shopping area. Tall shrubs along Excelsior Boulevard to help reduce traffic noise.

Elise Durbin

From: Linda A. Carlson [lcarlson@fmcbank.com]
Sent: Monday, August 25, 2008 1:52 PM
To: Julie Wischnack
Cc: James Hiller; Elise Durbin; Perry Vetter
Subject: Glen Lake Plaza

Hello. Here are my thoughts regarding the proposed plans for Glen Lake Plaza:

- Maintenance is a major concern with any water feature, as it is with a vine covered trellis that needs continual pruning and painting.
 - Are certain types of water features less likely to require maintenance? (I saw a variety of water features here: <http://www.sgcity.org/parks/communityparks/townsquare.php>)
 - When these things need repair, how long will it take?
 - How will it look when the water feature is not working (all winter)? The last thing we want is another eye sore!
- Water features are expensive elements.
 - If a water feature is eliminated, what other details could be enhanced? Could more money be spent on adding a unique piece of art and moveable furniture, such as handicap accessible picnic tables beneath sail-like fabric shade structures?
- It would be nice to see more zones so all age groups could enjoy the park
 - A simple play structure for children—perhaps something like the “Spring Hummer” except with a streetcar design.
 - Keep the checkerboard tables—just add some shade overhead
 - Inactive places that feel “safe” to just sit and read or socialize
 - I love the potential that the enhanced performance area offers! Just remember AV equipment needs.
 - Ample and varied seating is desired: on walls, steps, planters, pool edges, lawns, in addition to benches in groups and alone.
- Terracing the hillside for seating makes good use of that area if it can be easily maintained.
- A flatter elevation helps give the park a sense of destination rather than being a space to just a walk through. Materials need to work for senior using walkers, and deter skateboarders from using the space inappropriately.
- A structure/seating area too close to the intersection (as shown in the Circular Garden design) will not be conducive to people lingering. (Remember how many times the City’s presentation stopped due to road noise? And we were situated further into the park!)
- I like the round anchoring element of the Circular Garden, because I think of this area as the “entry” to the park. It needs to look good, but it won’t be used much. We need it to be a buffer for all the activities that will happen behind the “front door.” (Have you seen the entrance to Jackson Hole Town Square?)
- Would it be possible to have a signature tree that could be decked out with lights in the winter and be a focal point for community gatherings/photos?
- If you go with the Promenade plan, could it have something vertical to anchor it where it ends in the middle of the park? Perhaps the signature tree, a clock tower or flag poles?
- How about including a display board that highlights the history of Glen Lake, special events and/or the “string of pearls” within this three-block area?
- The small area east of the bank building is not included in the redesign (nor is the area adjacent to the new power pole) . The ground here is soggy and the trees overgrown to the point of being a security concern to the bank. How might that space be put to better use? Maybe this is where the checkerboard tables could go.
- I support a walking ramp down to the shopping area over in the NE corner. I doubt people will go all the way around to the main shopping center entrance.
- These current renderings do not provide a perspective showing how visible the bank building will be from Excelsior. Visibility is another major concern. Too many existing trees are overgrown and just plain ugly. Please trim or remove prudently.

- Most of the shade is around the edge of the park and to enjoy the space, more shade is needed in the center. I'm just concerned about the eventual height of any trees that get planted.
- For low maintenance, keep the plantings simple, native, and add punch with pots of seasonal color. Think K.I.S.S. (keep it simple).
- I'm learning toward a formal appearance because it's more reminiscent of a small town's main park square, which seems right for this community.

I hope you find this is helpful. Please let me know if you want further explanation. One last question: how will you weigh all the feedback you get?

Thank you,

Linda Carlson
Marketing Officer
First Minnetonka City Bank
Minnetonka, MN 55345
952/465-0301

www.fmcbank.com



Please consider the environment before printing this message.

From: Stephanie Scott-Sims
Sent: Friday, September 05, 2008 1:41 PM
To: Stephanie Scott-Sims
Subject: FW: Next EDA Meeting Handout

From: Peter St.Peter [mailto:pstpeter@hotmail.com]
Sent: Thursday, August 14, 2008 7:00 PM
To: Julie Wischnack
Subject: Next EDA Meeting Handout

As Pogo once said: "We have met the enemy and he is us!"
NOAH

In the year 2008, the Lord came unto Noah,
who was now living in the United States , and said:
Once again, the earth has become wicked and over-populated,
and I see the end of all flesh before me.
Build another Ark and save 2 of every living thing
along with a few good humans.
He gave Noah the blueprints, saying:
You have 6 months to build the Ark before I will start
the unending rain for 40 days and 40 nights.

Six months later,
the Lord looked down and saw Noah weeping in his yard -
but no Ark.

Noah! He roared, I'm about to start the rain! Where is the Ark ?
Forgive me, Lord, begged Noah, 'but things have changed.

I needed a building permit.

I've been arguing with the inspector
about the need for a sprinkler system.

My neighbors claim that I've violated the neighborhood zoning
laws by building the Ark in my yard and exceeding the height
limitations. We had to go to the

Development Appeal Board for a decision.

Then the Department of Transportation demanded a bond be posted for the future costs of moving power lines and other overhead obstructions, to clear the passage for the Ark 's move to the sea. I told them that the sea would be coming to us, but they would hear nothing of it.

Getting the wood was another problem. There's a ban on cutting local trees in order to save the spotted owl. I tried to convince the environmentalists that I needed the wood to save the owls - but no go!

When I started gathering the animals, an animal rights group sued me. They insisted that I was confining wild animals against their will. They argued the accommodations were too restrictive, and it was cruel and inhumane to put so many animals in a confined space.

Then the EPA ruled that I couldn't build the Ark until they'd conducted an environmental impact study on your proposed flood.

I'm still trying to resolve a complaint with the Human Rights Commission on how many minorities I'm supposed to hire for my building crew.

Immigration and Naturalization are checking the green-card status of most of the people who want to work.

The trades unions say I can't use my sons. They insist I have to hire only Union workers with Ark-building experience.

To make matters worse, the IRS seized

all my assets, claiming I'm trying to leave the country illegally with endangered species.

So, forgive me, Lord, but it would take at least 10 years for me to finish this Ark.

Suddenly the skies cleared, the sun began to shine, and a rainbow stretched across the sky.

Noah looked up in wonder and asked, 'You mean you're not going to destroy the world?'

'No,' said the Lord. 'The government beat me to it.'

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