

AGENDA
MINNETONKA ECONOMIC DEVELOPMENT AUTHORITY

Please note date & location Wednesday, November 12, 2008
6:00 p.m.



Council Chambers
Minnetonka Community Center, Upper Level

1. Call to Order.

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

BUSINESS ITEMS

3. Hold public hearing regarding proposed HRA Levy

Action: Recommendation to City Council

4. Staff Report.

5. Other Business.

The next regular EDA meeting will be Tuesday, December 9.

6. Adjourn.

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

EDA Agenda Item #3
Meeting of November 12, 2008

Brief Description: 2009 HRA Levy

Recommended Action: Hold the public hearing and recommend approval of a 2009 HRA levy to the City Council

Background

Since the 1990's, Minnetonka has maintained a development fund and a livable communities fund to help channel resources to redevelopment/economic development projects and to affordable housing initiatives. Because these funds are being depleted without a sustainable source of revenue, the city is considering establishing an HRA levy.

Development Fund. Minnetonka's development fund was established in 1993 with the proceeds from early retirement of bonds issued for the original Glen Lake and Carlson Center projects. With a beginning balance of \$2.2 million, the development fund has been used to assist various redevelopment and economic development projects, such as relocating the Alano facility and the upcoming Glen Lake streetscaping, as well as other smaller predevelopment costs such as traffic studies and appraisals.

Livable Communities Fund. In 1997, there was special legislation to establish the Livable Communities Fund. This fund allowed the city to retain monies remaining after early decertification of the RidgePoint-Cliffs housing TIF district. The special legislation was approved with the provision that the money could only be used for housing activities and directly-related public improvements. Typical expenditures from this fund have been ongoing support for Homes Within Reach (WHAHLT) and program support at Minnetonka Heights and Crown Ridge.

2009 Preliminary Budget and Tax Levy

In August and September, the City Council discussed the 2009 preliminary budget and set the tax levy. The levy included provisions for a preliminary HRA levy of \$200,000. Some points that the council took into consideration is listed below:

- The 2008 State Legislature enacted artificial levy limitations for local governments over 2,500 in population. For the years 2009 through 2011 (three years), the city may not increase its levy each year by more than 3.9 percent.
- The city faces some significant budget uncertainties related to development revenues. The downturn in the real estate market and its impact upon the

economy has diminished permit fees to the city, which is critical because they constitute over ten percent of the city's revenue to its General Fund.

- The city continues to face exceptional cost pressures such as new labor contracts yet to be negotiated, double digit increases in employee health insurance, state-mandated increases in pension contributions, increasing court costs, and increases in energy costs.

Why adopt an HRA levy now?

An HRA levy is a mechanism commonly used by many cities to fund economic development activities. In Minnetonka, the EDA acts as the city's HRA, and is authorized to adopt an HRA levy to be approved by the city council. State law limits such levies, and the 2008 legislature increased the maximum rate to 0.0185 percent of a city's taxable market value. This represents about \$1.6 million in Minnetonka. Many other communities in the western suburbs have already adopted HRA levies to support their development related activities.

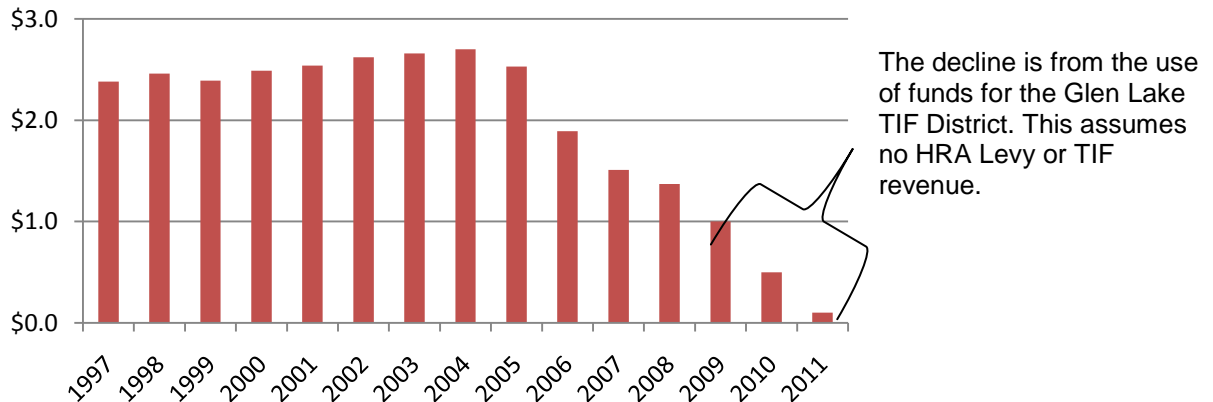
City	Levy	Uses	Percent Levied
Bloomington	\$1,700,000	Housing, preservation, redevelopment	.0144%
St. Louis Park	\$1,200,000	Redevelopment and infrastructure	.0144%
Plymouth	\$524,000	Housing subsidies, staff, overhead	.0055%
Brooklyn Center	\$265,000	Redevelopment, staff, overhead	.0124%
Crystal	\$229,000	Housing, redevelopment, staff	.0126%
Eden Prairie	\$200,000	Housing and redevelopment	.0021%

As property owners' budgets become tighter with the increases in costs for fuel and groceries it can be difficult to make a recommendation that the EDA move forward with an HRA levy. However, there are various reasons why now is an appropriate time to adopt an HRA levy.

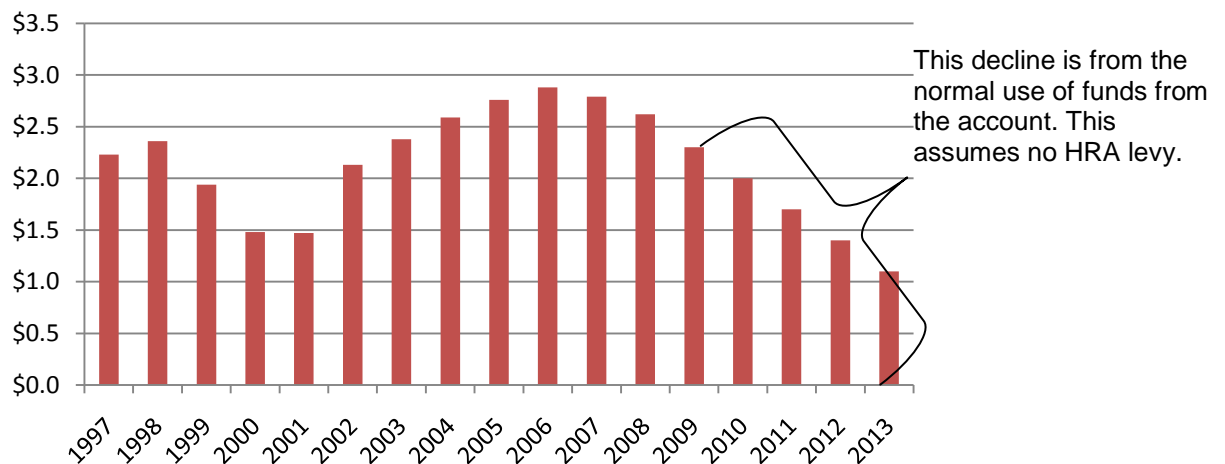
- **No ongoing sources of funding for the Livable Communities and Development funds.** In the past, it has been possible to accommodate the occasional unreimbursed projects without significant impact to the fund balance. Similarly, the capacities of the funds have been sufficient to make advances to housing and redevelopment projects in anticipation of future reimbursements, such as through TIF or other grants. The primary shortcoming of the two funds is the lack of a reliable, ongoing revenue source. At present, the funds are largely dependent on reimbursements, where those have been arranged, and limited investment earnings.

The graphs below show the livable communities and development fund balances for the past, as well as projections for upcoming years if no HRA levy is adopted.

Development Fund Balances (millions)



Livable Communities Fund Balances (millions)



- **Current market availability.** With the recent decrease in housing values, now has become an opportune time to purchase homes or properties for less than it has cost in the recent past. These properties could be purchased by WHAHLT for their program. Additionally, the number of foreclosures in Minnetonka has reached nearly 200 homes in 2008.
- **The ability for the city to position itself for future projects.** The livable communities and development funds have served the city well for the smaller scale applications historically supported by the two funds. However, if any expanded uses are to be considered to support expected future affordable housing and redevelopment demands, a more permanent funding source must be available. A lack of a reliable source of revenue makes the livable communities and development funds less capable of assisting these expected future housing and redevelopment activities.

- Support for long term planning policies.** The comprehensive plan identifies housing policies which include Minnetonka's regional role in accommodating 383 units of affordability within its increase of 811 units of housing between 2011 and 2020. Opportunities in regional and commercial centers are natural areas for the additional housing; however, new development types will be possible in areas along the proposed light rail line. The city must begin to position itself to facilitate and assist in executing these redevelopment activities.

Proposed 2009 HRA Levy

The proposed levy amount is \$200,000. Below is a table which identifies the impact the median house value in Minnetonka:

Proposed Program Amount	\$200,000
Proposed Percent Levied	.002343%
Annual Cost to a \$350,000 home	\$8 per year

The proposed use of funds would be to support the efforts of WHALT. WHAHLT is a local, non-profit community land trust that purchases properties, writes down the cost of the land and sells the house to a qualified buyer for an affordable price. WHAHLT retains ownership of the underlying land creating the affordable sale of the house and also the permanent affordability of the property.

A proposed allocation of the \$200,000 levy will help to purchase and write down the land costs of five to six homes. WHALT is requesting a total of \$250,000 of funding for 2009. The EDA recommended full funding of their request. Therefore, the additional \$50,000 would be allocated from the livable communities fund. It is important to note the city's money leverages other funding sources for WHAHLT, such as county HOME funds, Metropolitan Council funds, and Family Housing Fund funds. Past funding for WHAHLT is as follows:

Year	Amount	Purpose	Homes Acquired
2001	\$169,650	acquisitions/write down/administration	
2002	\$200,000	acquisitions/write down	7
2003	\$200,000	acquisitions/write down/administration	4
2004	\$200,000	acquisitions/write down/administration	4
2005	\$220,000	acquisitions/write down/administration	5
2006	\$230,000	acquisitions/write down/administration	3
2007	\$230,000	acquisitions/write down/administration	6
2008	\$230,000	acquisitions/write down/administration	To Date: 4 Anticipated: 6
2009 Request	\$250,000	acquisitions/write down/administration	Anticipated: 6-7

Another point to consider is all of the types of affordable housing that have been developed, outside of the scope of WHALT. The attached table, found on page A1, indicates that the city has only incrementally added more affordable housing over the last several years. For example, the city did not add any new affordable rental units in 11 years. The production of owner occupied affordable housing has also been challenging in that many years only 1 or 2 units are created. The solution for additional creation of affordable housing must be an approach which includes consistent funding and public/private partnerships.

Recommendation

Staff recommends the approval of the 2009 HRA levy of .0023% percent to generate \$200,000. The recommended budget for the 2009 HRA levy includes West Hennepin Affordable Housing Land Trust at an amount of \$200,000.

Originated by:

Julie Wischnack, AICP, Community Development Director
Elise Durbin, AICP, Community Development Supervisor

**AFFORDABLE HOUSING PRODUCTION
 1996-PRESENT**

AFFORDABLE OWNER-OCCUPIED NEW CONSTRUCTION

Project	Year Completed	Affordable Units
Gables of West Ridge Market	1996-1997	90
Habitat for Humanity	1999	4
Ridgebury	2000	56
The Enclave	2002	1
The Sanctuary	2005-2008	4
Lakeside Estates	2006	1
Cloud 9 Sky Flats	2006	34
Wyldeewood Condominiums	2006	8
Deephaven Cove	2006-2007	2
Meadowwoods	2007	2
34 th Circle West (Mtkka Drive)	2007	1
Glen Lake	2008-2010	20
TOTAL		223

AFFORDABLE RENTAL HOUSING NEW CONSTRUCTION

Project	Year Completed	Affordable Units
Excelsior Court Apartments	1996	24
West Ridge Retirement	1997	45
Boulevard Gardens	1997	46
Crown Ridge Apartments	1997	46
Minnetonka Mills	1997	30
Cedar Pointe Townhouses	1997	9
Glen Lake	2008	13
TOTAL		213

AFFORDABLE HOUSING PRESERVATION—OWNER-OCCUPIED UNITS

Project	Year Completed	Affordable Units
West Hennepin Affordable Housing Land Trust	2002-Present	35
TOTAL		35

AFFORDABLE HOUSING PRESERVATION—RENTAL UNITS

Project	Year Completed	Affordable Units
Minnetonka Heights	1999	172
Elmbrooke	2001	46
Metro Family Affordable Housing Program	2001-Present	14
Cedar Hills Townhouses	2007	30
TOTAL		262

**EDA Agenda Item #4
Meeting of November 12, 2008**

Brief Description: Staff Report

Glen Lake Streetscaping and Plaza

The concrete work is now substantially complete. Beginning the week of November 3 the brick pavers along the sidewalks and in the medians were installed. The street lighting is progressing, and the new lights will be installed once they arrive. Due to the favorable weather conditions this fall, the landscaping originally scheduled for planting next spring was installed beginning the week of November 3. The anticipated completion date of this project is November 26.

On August 20, residents reviewed concepts for the renewal of the plaza area. Based upon the input received, a refined concept was drawn, and next the City Council will review and be asked to approve this concept. This review is tentatively scheduled for the November 24 council meeting.

The contractor began installation of the substation's new cedar fence the week of November 3.

The Oaks Glen Lake Update

As of October 31, there were:

- Affordable units leased: 12; Available: 1 (just one studio unit remains available)
- Market units leased: 22; Available: 17
- **TOTAL:** 34 leased units; 18 vacant units

DEIS/Station Area Study

The formal comment period (also known as scoping) closed on Friday, November 7. Three public meetings were held in October and comments were also taken via email, website, fax, and mail. The next step is for the consultants to compile the comments and respond to each one of the comments. The comments will be used to refine the purpose and need statement, refine alignment alternatives and identify environmental areas to be further studied. Information on the DEIS can be found on the Southwest Transitway website at www.southwesttransitway.org.

Minnetonka Boulevard Corridor Study

The consultants are working on putting together ideas and a draft document incorporating the comments heard at the October 21 open house. Materials from the open house are available on the city's website under the Minnetonka Boulevard Corridor Study project page.

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 189 foreclosures in 2008 (as of October 31).

Crown Ridge Update

Staff attended the semi-annual Crown Ridge meeting with Minnetonka Police, CommonBond and Hopkins Schools staff. Occupancy is at 95 percent and various programming for students and adults continues. A more detailed update is attached.

Livable Communities Housing Performance Scores

Each year the Metropolitan Council asks the city to complete a housing survey for housing activities the city has done in the past two years. The scores are used in the evaluation of the competitive funding programs for Livable Communities Act dollars. Minnetonka's 2008 Housing Performance Score (for activities in 2006 and 2007) is 83 out of 100 points. This ties the city's highest point total (also received in 2003, 2005, and 2007) and ranks Minnetonka 9th in the metropolitan area. The ranking is attached.

Upcoming Events

Thursday, November 13, 2008 at 5:00 p.m.
Neighborhood Meeting for the St. Therese concept – Glen Lake area.
Community Center

Thursday, November 20, 2008 at 6:30 p.m.
Planning Commission meeting
Concept review of St. Therese senior housing proposal in Glen Lake
Council Chambers

Tuesday, December 9, 2008 at 6:00 p.m.
Regular EDA meeting
Boards and Commissions Room

Wednesday, December 10, 2008 from 11:30 a.m.—1:30 p.m.
Sensible Land Use Coalition Program
“Twin Cities Housing—2008 report...2009 outlook”
Double Tree Park Place Hotel, St. Louis Park
Please let Elise know by December 3 if you wish to attend

Attachments

- 2008/2009 EDA meeting schedule
- EDA Project Update
- Sensible Land Use Coalition program flier
- Crown Ridge update
- LCA Housing Performance Scores—metro rankings
- November 2008 Glen Lake newsletter

Submitted through:

Julie Wischnack, AICP, Community Development Director

Originated by:

Elise Durbin, AICP, Community Development Supervisor

2008/2009 EDA Meetings

Updated October 31, 2008

Meeting Date Meetings at 6:00pm unless otherwise noted	Item Description	Room/Special Notes
<i>Wednesday, November 12</i>	Regular EDA Meeting	Council Chambers • HRA Levy
Tuesday, December 9	Regular EDA Meeting	Boards and Commissions
Tuesday, January 13	Regular EDA Meeting	Gray's Bay Room
Tuesday, February 10	Regular EDA Meeting	Shady Oak Room
Tuesday, March 10	Regular EDA Meeting	Boards and Commissions
Tuesday, April 14	Regular EDA Meeting	Boards and Commissions
Tuesday, May 12	Regular EDA Meeting	Boards and Commissions • Election of officers
Tuesday, June 9	Regular EDA Meeting	Boards and Commissions
Tuesday, July 14	Regular EDA Meeting	Boards and Commissions
Tuesday, August 11	Regular EDA Meeting	Boards and Commissions
Tuesday, September 15	Regular EDA Meeting	Shady Oak Room
Tuesday, October 13	Regular EDA Meeting	Boards and Commissions
Tuesday, November 17	Regular EDA Meeting	Boards and Commissions
Tuesday, December 8	Regular EDA Meeting	Boards and Commissions

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. At the Oaks at Glen Lake: As of September 30, out of a total of 54 units, there were 31 occupied residential units: 20 market rate and 11 “affordable” 1 BDRM units. There are 2 “affordable” studio apartments vacant.
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. Ridership numbers have been much lower than anticipated. Nevertheless, Metro Transit has expressed interest in applying for additional grant funds for 2009 for the continued operation of Route 612.

Economic Development/Business

- Minnetonka • 101 Business Association
 - Meeting regarding garbage enclosures on south side of Spasso/Lakewinds area.



December 10, 2008

Twin Cities Housing—2008 Report...2009 Outlook

Understanding the housing market is vital for making short-and long-term real estate decisions. Ryan Jones, Director of Metrostudy's Twin Cities Division will utilize the country's largest database or primary housing real market information to provide the facts building industry leaders must have to compete in today's market.

Program objective: This program will address the current challenges in the housing market and will help participants understand the short and long term real estate conditions. The presenter will give an analysis of the Twin Cities' economy including an examination of housing trends for new homes, resale, and housing inventory. The presentation will review new home pricing statistics and distribution, existing market conditions and a summary of housing inventory and lot supply.

Mr. Jones' Twin Cities Region Presentation will focus on:

- ▶ Twin Cities economy;
- ▶ Twin Cities resale market (MAAR);
- ▶ New home trends & analysis;
- ▶ New home price statistics & distribution;
- ▶ Current housing inventory and lot supply;
- ▶ Touch base on national and regional housing numbers;
- ▶ Discuss what 2009 might look like in the Twin Cities.

You cannot afford to miss this important program!

See reverse side for speaker information.

Registration Options

Twin Cities Housing—2008 Report...2009 Outlook
December 10, 2008, 11:30 AM–1:30 PM

Cost (add \$10 after 4:00 pm on December 8)	Members	Non-members
	\$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

Twin Cities Housing—2008 Report...2009 Outlook • December 10, 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. Reservations must be received in our office no later than 4:00 PM, December 8, 2008.

Save the date for our next program: January 28, 2009

Crown Ridge Occupancy

As of October 20, 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	5	
2 Bedroom	2	6	13	8	
3 Bedroom	3	5	5	3	
	5	15	23	16	59

Units Occupied with Vouchers	Hollman	Home	Tax Credit	Market	
1 Bedroom	N/A	2	2	1	
2 Bedroom	1	2	1	2	
3 Bedroom	0	1	3	0	
	1	5	6	3	15

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 96% occupied as of November 01, 2008
 I expect to maintain the upper 90% through spring 2009
 We are staffed with a FT Property Manager and one FT Maintenance/Caretaker on site as well

Michael Trombley Property Manger
 Pam Schmidt, Regional Manger

Note from October 28 meeting: They went through a recent rent increase because there are no longer any rent concessions being offered. This did not seem to deter people. Also, occupancy is at 61 units, not the 59 noted.

CROWN RIDGE ADVANTAGE CENTER

September, 2008

Fall Program

- **Study Buddy Program** will start on Monday, October 6th with the “kick-off” event for families and the volunteer mentors. Study Buddies will be held this year on Mondays at Crown Ridge instead of at Oak Knoll. Holding Study Buddies at Crown Ridge allows Karen Libra, Advantage Center Manager, to hold Study Buddies from 4:00-7:00 (rather than 4:00-5:00). This expanded program time gives interested youth and volunteers more options and will hopefully have a positive impact on recruitment. Oak Knoll has been very supportive in letting us use the church classrooms and continues to be supportive in trying this new system.

Karen has 19 youth signed up so far and has 12 volunteer mentors. Some volunteer mentors are working two-1 hour shifts to work with two different youth. Karen has four new youth who have moved in over the summer starting Study Buddies and because of the change in hours, there are four youth who are able to participate because of the later hours. Karen and CommonBond volunteer services staff are working hard to recruit additional mentors to pair with the students who are without mentors.

- **Homework Center** is not being offered at Crown Ridge this year due to not having AmeriCorps staffing available onsite this year. Karen is focusing her attention on helping families connect with homework completion resources through the Hopkins Library and their schools.
- **Campfire Youth Club** is held in Apt 107 on Wednesday afternoons and is staffed by the CampFire Program. A former CommonBond Americorps staff person is the Club Leader. Youth from Kindergarten to 8th grade attend and participate in games, outdoor activities and crafts.
- **Oak Knoll Pre-School** has accepted 4 children from Crown Ridge through their scholarship program. Karen continues to work closely with the school administrator by referring eligible children who would benefit from their program.
- **Reading Is Fundamental** book distribution takes place three times a year and we had one distribution this summer. 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 offers their 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 fare 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 does new resident orientation visits to explain Advantage Center Programs and services. There have been eight new families who have moved in over the summer. Karen has met most of the new families and had the opportunity to give an overview of services and register youth for the fall programs.

- **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, Wednesday mornings, Thursday, and Fridays to be available to residents for one-on-one assistance.
- **Computer Training** – Karen is working on setting up a previous volunteer to assist residents with computer skills when they come in to use the computer lab.
- **Monthly Newsletter and Calendar**

Residents

	<u>April 2008</u>	<u>July 2008</u>	<u>October 2008</u>
# of families	45	42	44
# of total residents	136	135	141
# of youth	49	61	62
Ages 0-5	21	30	31
Ages 6-12	21	23	24
Ages 13-18	7	8	7

\$21,198 average income

Partners

Camp Fire USA
 NW YMCA
 City of Minnetonka
 First Book
 Hopkins Family Resource Center
 Hopkins School District
 ICA Food Shelf
 Minnetonka Parks and Rec
 Minnetonka Police and Fire Departments
 Oak Knoll Lutheran Church
 Pohlads Scholarships
 Reading is Fundamental
 Ridgedale Library
 Second Harvest Food Bank
 Tanglen Elementary

Other items discussed at October 28 meeting:

- Target Corporation sent 200 volunteers out this summer for a one-day clean (landscaping, painting, etc.)
- Volunteers for Study Buddies program come from Boulevard Gardens and Benilde St. Margarets
- The property manager and maintenance person both live on site
- School supplies were donated by General Mills
- Have a monthly newsletter, which provides information on local agencies such as ICA and the family resource center

Final Housing Performance Scores, 2008

Community	Score	Community	Score	Community	Score	Community	Score
Minneapolis	99	Chanhassen	58	Cologne	20	Corcoran	7
St. Paul	98	Watertown	56	Belle Plaine	20	Louisville Twp.	7
Chaska	91	Norwood Young America	55	Hilltop	19	Birchwood Village	7
Anoka	89	Crystal	55	Eureka Twp.	19	Marine on St. Croix	7
Oakdale	89	Farmington	50	Randolph	19	St. Marys Point	7
Coon Rapids	86	Rogers	50	Excelsior	19	Benton Twp.	6
Rosemount	86	Savage	49	Maple Plain	19	Camden Twp.	6
South St. Paul	85	St. Paul Park	48	Empire Twp.	18	Blakeley Twp.	6
Bloomington	83	Ramsey	47	Wayzata	18	San Francisco Twp.	5
Minnetonka	83	Golden Valley	47	Ham Lake	17	Young America Twp.	5
Waconia	82	Newport	47	Carver	17	Nininger Twp.	5
Burnsville	82	St. Anthony	46	Vermillion	16	Greenfield	5
Lakeville	80	Circle Pines	45	Loretto	16	Greenwood	5
Hastings	79	Mahtomedi	44	Jackson Twp.	16	Tonka Bay	5
Forest Lake	79	Orono	39	Lake Elmo	16	Gem Lake	5
Roseville	78	Victoria	37	Spring Park	15	Helena Twp.	5
St. Louis Park	76	Centerville	35	Bayport	15	Baytown Twp.	5
Fridley	75	Mayer	35	Lilydale	14	Grey Cloud Island Twp.	5
Apple Valley	75	Andover	33	Shorewood	14	Nowthen	4
New Brighton	75	Spring Lake Park	32	Linwood Twp.	13	Dahlgren Twp.	4
New Hope	74	Hassan Twp.	32	Oak Grove	13	Waconia Twp.	4
Robbinsdale	74	Oak Park Heights	32	Sunfish Lake	13	Medicine Lake	4
White Bear Lake	74	Hopkins	31	Coates	12	Sand Creek Twp.	4
Woodbury	74	Maplewood	31	Mendota	12	St. Lawrence Twp.	4
Eden Prairie	73	North St. Paul	31	Dayton	12	Afton	4
Inver Grove Hts.	72	Mendota Heights	29	Elko New Market	12	Denmark Twp.	4
Brooklyn Park	72	Lauderdale	29	Grant	12	May Twp.	4
Maple Grove	71	Lino Lakes	28	Lake St. Croix Beach	12	Watertown Twp.	3
Plymouth	71	Hamburg	28	Hancock Twp.	11	Independence	3
Mounds View	69	New Germany	28	New Trier	11	Cedar Lake Twp.	3
Cottage Grove	69	Minnetrista	28	Pine Springs	11	New Market Twp.	3
Columbia Heights	68	Arden Hills	28	Lakeland	10	Spring Lake Twp.	3
Edina	68	Vadnais Heights	28	Greenvale Twp.	9	Dellwood	3
Prior Lake	68	Landfall	28	Hampton Twp.	9	Stillwater Twp.	3
West St. Paul	67	East Bethel	27	Sciota Twp.	9	West Lakeland Twp.	3
Shoreview	67	Willernie	27	Waterford Twp.	9	Laketown Twp.	2
Shakopee	66	Lexington	26	Medina	9	Deephaven	2
Brooklyn Center	64	St. Francis	26	Scandia	9	Credit River Twp.	2
Champlin	64	Hampton	26	Douglas Twp.	8	Lakeland Shores	2
Blaine	63	Long Lake	26	Marshan Twp.	8	Minnetonka Beach	1
Eagan	63	Jordan	26	Miesville	8	Woodland	1
Mound	62	Columbus	25	Randolph Twp.	8		
Osseo	62	Little Canada	25	North Oaks	8		
Stillwater	62	Castle Rock Twp.	22	Belle Plaine Twp.	8		
Richfield	60	St. Bonifacius	22	Hollywood Twp.	7		
Falcon Heights	60	White Bear Twp.	22	Ravenna Twp.	7		
Hugo	60	Bethel	20	Vermillion Twp.	7		

GLEN LAKE UPDATE

City of
minnetonka

November 2008 Edition

Published by the city of Minnetonka
for Glen Lake residents and businesses.

Dear Glen Lake Neighbor:

Welcome to the seventh edition of the Glen Lake Update, providing you with information on the many projects underway in your neighborhood. For more information, visit the Glen Lake project page at www.eminnetonka.com.

Streetscaping

Construction on the Excelsior Boulevard streetscaping improvements, including installing new sidewalk, lighting and landscaping, began in mid-September. The concrete work is now substantially complete. The week of November 3, installation of brick pavers along the sidewalks and in the medians began. Due to the favorable weather conditions this fall, the landscaping originally scheduled for planting next spring is also being



Streetscaping improvements continue along Excelsior Boulevard.

installed the week of November 3. This project is scheduled for completion by November 26.

New streetlighting will also be installed as part of the streetscaping project. The electrical work associated with the new streetlights is progressing, and the new lights will be installed once they arrive.

The old bus shelter located along the south side of Excelsior Boulevard, just east of Eden Prairie Road, was recently removed. A new, lighted shelter will be installed in the same place as the old shelter.

Plaza

On August 20, residents reviewed concepts for renewal of the plaza area. The concepts included a water feature, arbor, performance area and



The city council will review plans for renewing the plaza.

seating. Based on the input received, a refined concept was drawn, and next the Minnetonka City Council will review and be asked to approve this concept. This review is tentatively scheduled for the November 24 council meeting.

New streetlights will be similar in style to this rendering.



Xcel Substation Fencing

Odessa II, the selected contractor, started the substation fencing on Monday, November 3. The fence is cedar and will be between eight and ten feet high.



Installation of the new fence began Nov. 3.

If you have questions about the substation fencing, please contact Perry Vetter, parks and trails manager, at (952) 988-8412 or email pvetter@eminnetonka.com.

Private Redevelopment

St. Therese Southwest is proposing to develop a 150-unit senior assisted living project on the former site of the Glenhaven Shopping Center, site A of the Glen Lake redevelopment project, located at the southwest corner of Woodhill Road and Tree Street. A concept drawing for the project includes 67 senior independent, 59 assisted living and 24 memory care units along with associated common use facilities and underground parking. A neighborhood meeting is set for November 13 from 5 to 6 p.m. at the Minnetonka Community Center dining room, 14600 Minnetonka Boulevard. The Minnetonka Planning Commission is tentatively scheduled to review a project concept plan at its meeting Thursday, Nov. 20. This meeting will be an informal discussion to solicit issues or concerns prior to final plan drawing development. After final plans have been submitted, the city will again contact the neighborhood.

Since its completion this past spring, The Exchange retail and residential spaces have been leasing up. All retail spaces, with the exception of the east end space, have been leased. The one remaining retail space will eventually be filled by the Gold Nugget restaurant. The residential component (Oaks Glen Lake Apartments) is also leasing up. As of October 31, 34 of the 52 units were occupied.

Gold Nugget

A retail space at the east end of The Exchange building has been reserved for the relocation of the Gold Nugget restaurant. In an agreement between developer Tom Wartman and the city, the Gold Nugget is to re-open by January 31, 2009. If the restaurant is not completed by that time, a penalty will be assessed.

More Information

Visit the city's Web site at www.eminnetonka.com and click on the Glen Lake link under "Projects" on the home page. Consider signing up for "MyMinnetonka" in order to automatically receive all the latest news about this and other projects taking place in the city. Or, contact Elise Durbin, community development supervisor, at (952) 939-8285 or via email at edurbin@eminnetonka.com.