

**MINUTES  
MINNETONKA ECONOMIC DEVELOPMENT AUTHORITY  
MONDAY, SEPTEMBER 13, 2010**

**1. CALL TO ORDER.**

President Schneider called the meeting to order at 6:30 p.m.

**2. PLEDGE OF ALLEGIANCE.**

All joined in the Pledge of Allegiance.

**3. ROLL CALL**

EDA Members Amber Greves, James Hiller, Tony Wagner, Bob Ellingson (arrived at 6:34 p.m.), Dick Allendorf, and Terry Schneider were present. Brad Wiersum was excused.

**4. APPROVAL OF AGENDA**

Greves moved, Allendorf seconded a motion to accept the agenda. All voted "yes." Motion carried.

**5. APPROVAL OF MINUTES: April 5, 2010**

Greves moved, Allendorf seconded a motion to approve the April 5, 2010 minutes. All voted "yes." Motion carried.

**6. BUSINESS ITEMS**

**A. Items related to use of tax increment for the St. Therese project from Boulevard Gardens District**

Community Development Director Julie Wischnack gave the staff report. She indicated the Boulevard Gardens was the original TIF district. The city has been working with St. Therese on a 150 unit senior building that would qualify for TIF funds. Staff is proposing to use \$100,000 from the unused TIF balance from Boulevard Gardens for the payment of the water hookup fees.

Steve Bubul, bond consultant, explained the city could allocate TIF funds for water hookup fees due to the recent Minnesota Jobs Bill. He indicated this was a short-term bill from the state and construction must begin prior to July 1, 2011. The funds being proposed for St. Therese met all of the requirements.

Wagner questioned what would happen to the funds if not used for this development. Bubul indicated the funds would be placed into the Boulevard Gardens District if not used prior to July 1, 2011.

Allendorf asked if the SAC/WAC fees would be paid for prior to July 1, 2011. Wischnack explained the fees would be paid when the building permit was applied for with the city.

Wagner moved, Hiller seconded a motion to adopt Resolution No. 2010-037 approving a spending plan for redevelopment tax increment financing district no. 2. All voted "yes." Motion carried.

**B. Items related to use of tax increment for the St. Therese project**

Wagner moved, Hiller seconded a motion to adopt Resolution No. 2010-038 approving a temporary TIF authority assistance agreement between the Economic Development Authority and the city of Minnetonka and Glen Lake Senior Housing LLC. All voted "yes." Motion carried.

**C. 2011 Preliminary HRA Levy**

Wischnack gave a summary on the 2011 preliminary HRA levy. The recommendation was that \$175,000 be levied for 2011, with \$90,000 being used for housing programs. The additional \$85,000 would be used for village center master planning. City Manager John Gunyou indicated if the levy was approved, it would be the same as the current levy.

Allendorf commented if the levy was not approved it would reduce the burden on the taxpayers by around one-half of a percent.

Schneider questioned if special action was needed to allocate the funds later. Wischnack indicated more detailed information would come back to the EDA as village center areas come up on the list. The housing rehab program would first go to the EDAC for feedback on the program before being presented to the EDA. Gunyou noted the preliminary levy was the maximum that could be levied. In December the final levy would be set. Schneider said he attended the initial Southwest Light Rail Steering Committee meeting. There will be a lot of focus on making the whole light rail system work. He said the approach was to set up a formal joint powers agreement with some expectation that all the parties would contribute a share of the cost of doing the study. He noted this was a logical area that the funds could be used for the joint powers arrangement.

Allendorf said he was reluctant to levy \$90,000 without knowing where specifically it was going to go.

Greves asked if the plan was to send the rehabilitation program to the EDAC for more discussion before it came back to the council. Wischnack indicated that was correct.

Wagner said the city has taken a long-term approach to planning. There are some questions about timing on the housing programs but the levy was a commitment for how the city would implement the comprehensive plan.

Wagner moved, Greves seconded a motion to adopt Resolution No. 2010-039 approving a preliminary 2011 HRA levy and budget of \$175,000. All voted "yes." Motion carried.

**7. STAFF REPORT**

There was no report.

**8. ADJOURNMENT**

Greves moved, Wagner seconded a motion to adjourn the meeting at 6:48 p.m. All voted "yes." Motion carried.

Respectfully submitted,

David E. Maeda  
City Clerk