



Agenda
Minnetonka Economic Development Authority
Monday, March 21, 2022
Following the 6:30 p.m. regular meeting
Council Chambers

1. Call to Order
2. Roll Call: Wilburn-Calvert-Schaeppi-Coakley-Kirk-Schack-Wiersum
3. Approval of Agenda
4. Approval of Minutes:
 - A. February 7, 2022 meeting minutes
5. Business Items:
 - A. Amira Minnetonka “The Pointe” at 801 Carlson Parkway
Recommendation: Adopt the resolution (4 votes)
6. Adjourn

**Minutes
Minnetonka Economic Development Authority
Monday, February 7, 2022**

1. Call to Order

Wiersum called the meeting to order at 8:44 p.m.

2. Roll Call

Commissioners Rebecca Schack, Kimberly Wilburn, Deb Calvert, Bradley Schaeppi, Kissy Coakley, Brian Kirk and President Brad Wiersum were present.

3. Approval of Agenda

Kirk moved, Calvert seconded a motion to approve the agenda, as presented.

All voted "yes". Motion carried.

4. Approval of Minutes:

A. Jan. 24 meeting minutes

Calvert moved, Kirk seconded a motion to approve the minutes, as presented.

All voted "yes". Motion carried.

5. Business Items:

A. Minnetonka Station (10400 Bren Road)

Economic Development and Housing Manager Alisha Gray gave a report on the item.

Kirk moved, Calvert seconded a motion to adopt EDA Res. 2022-003 approving the execution and delivery of a subordination agreement for VREC III LSI Minnetonka Station SPE LLC.

All voted "yes". Motion carried.

6. Adjournment

Calvert moved, Kirk seconded a motion to adjourn the meeting at 8:49 p.m.

All voted "yes". Motion carried.

Respectfully submitted,

Becky Koosman
City Clerk



**Economic Development
Authority Agenda Item 5A
Meeting of March 21, 2022**

Title: Amira Minnetonka “The Pointe” at 801 Carlson Parkway
Report From: Alisha Gray, EDFP, Economic Development and Housing Manager
Submitted through: Mike Funk, Acting Executive Director
Julie Wischnack, AICP, Community Development Director

Action Requested: Motion Informational Public Hearing
Form of Action: Resolution Ordinance Contract/Agreement Other N/A
Votes needed: 4 votes 5 votes N/A Other

Summary Statement

This action modifies the funding source of the \$400,000 loan for Amira Minnetonka “The Pointe”.

Recommended Action

Adopt the resolution.

Strategic Profile Relatability

Financial Strength & Operational Excellence Safe & Healthy Community
 Sustainability & Natural Resources Livable & Well-Planned Development
 Infrastructure & Asset Management Community Inclusiveness
 N/A

Statement: N/A

Financial Consideration

Is there a financial consideration? No Yes [Enter estimated or exact dollar amount]
Financing sources: Budgeted Budget Modification New Revenue Source
 Use of Reserves Other [Enter]

Statement: This action modifies the funding source for the \$400,000 approved loan to Amira Minnetonka.

Background

On June 8, 2020, the [city council](#) and [EDA](#) approved the contract for private development and a \$400,000 loan for the Pointe, now named “Amira Minnetonka,” located at 801 Carlson Pkwy. The developer, United Properties, agreed to provide 19 affordable units, and the city committed \$400,000 in assistance through the development fund to assist with maintaining the affordability of the units for 30 years.

On [Nov. 23, 2020](#), the city council approved the establishment of the affordable housing trust fund and transferred nearly \$5 million in accrued tax increment financing, pooling dollars for affordable housing efforts. Staff recommends that the council and EDA approve the attached resolution to change the funding source for the project from the development fund to the affordable housing trust fund. The use of the affordable housing trust fund balance preserves the development fund utilized for redevelopment studies, reports, consulting fees, and other uses not allowed through the affordable housing trust fund. The affordable housing trust fund has a balance of \$6.2 million.

EDA Resolution No. 2022-

Resolution changing the source of funds for a \$400,000 loan from the Economic Development Authority in and for the City of Minnetonka to The Pointe of Minnetonka LLC in connection with a multifamily housing development

Be it resolved by the Board of Commissioners (the "Board") of the Economic Development Authority in and for the City of Minnetonka, Minnesota (the "Authority") as follows:

Section 1. Background.

- 1.01. The Authority was created pursuant to Minnesota Statutes, Sections 469.090 through 469.1082, as amended, and was authorized to transact business and exercise its powers by a resolution adopted by the City Council of the City of Minnetonka, Minnesota (the "City").
- 1.02. The Authority and the City have undertaken a program to promote economic development and job opportunities, promote the development and redevelopment of land which is underutilized within the City, and facilitate the development of affordable housing.
- 1.03. On June 8, 2020, the Board adopted EDA Resolution No. 2020-004 (the "Original Resolution"), which approved the execution and delivery of the Contract for Private Development, dated November 12, 2020 (the "Contract"), between the Authority and The Pointe of Minnetonka LLC, a Minnesota limited liability company (the "Developer"). Pursuant to the terms of the Contract, the Developer agreed to develop approximately 186 units of rental housing, with at least 5% of the units to be affordable to individuals and families at or below 50% of the area median income and at least 5% of the units to be affordable to individuals and families at or below 60% of the area median income (the "Minimum Improvements"), and the Authority agreed to provide a loan to the Developer in the principal amount of up to \$400,000 (the "Authority Loan") from the Authority's Development Fund to make the Minimum Improvements economically feasible. The Authority will disburse the Authority Loan in accordance with Section 3.3(b) of the Contract.
- 1.04. The City has heretofore created an Affordable Housing Trust Fund, which is funded with pooled tax increment derived from property within certain tax increment financing districts within the City.
- 1.05. The Authority has proposed to make the Authority Loan from the Affordable Housing Trust Fund instead of the Development Fund and has determined to provide clarification of the source of funds for the Authority Loan.

Section 2. Approval.

- 2.01. The Authority Loan shall be made from the Affordable Housing Trust Fund.
- 2.02. The President and Executive Director are authorized and directed to execute any documents or certificates necessary to carry out the transactions described therein.

Adopted by the Board of Commissioners of the Economic Development Authority in and for the City of Minnetonka, Minnesota, on March 21, 2022.

Brad Wiersum, President

Attest:

Becky Koosman, 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 Board of Commissioners of the Economic Development Authority in and for the City of Minnetonka, Minnesota, at a meeting held on March 21, 2022.

Becky Koosman, Secretary