



**Agenda
Minnetonka City Council
Study Session
Monday, June 20, 2022
6:30 p.m.
Minnehaha Room**

- | | | |
|----|---|----------------|
| 1. | Call to Order | 6:30 p.m. |
| 2. | Introductions/Roll Call | 6:30-6:35 p.m. |
| 3. | Natural Resource Master Plan (NRMP) and Parks, Open Space and Trails (POST) Plan and Park Dedication Fees | 6:35-7:20 p.m. |
| | | Break |
| 4. | 2023-2027 Economic Improvement Program (EIP) | 7:30-8:45 p.m. |
| 5. | 2023-2027 Capital Improvements Program (CIP) Review | 8:45-9:30 p.m. |
| 6. | August 15, 2022 Study Session Topics | 9:30-9:40 p.m. |
| 7. | Adjournment | 9:40 p.m. |

The purpose of a study session is to allow the city council to discuss matters informally and in greater detail than permitted at formal council meetings. While all meetings of the council are open to the public, study session discussions are generally limited to the council, staff and consultants.



**Study Session Agenda Item #3
Meeting of June 20, 2022**

Title: Natural Resource Master Plan (NRMP) and Parks, Open Space and Trails (POST) Plan and Park Dedication Fees

Report From: Mike Funk, Acting City Manager

Submitted through: Julie Wischnack, AICP, Community Development Director
Kelly O'Dea, Recreation Services Director
Will Manchester, P.E., Public Works Director
Leslie Yetka, Natural Resources Manager

Action Requested: Provide feedback.

Summary Statement

Discussion/Informational session on park dedication fees, Natural Resource Master Plan and POST Plan in preparation for upcoming budget and capital improvements program planning.

Strategic Profile Relatability

- | | |
|--|--|
| <input type="checkbox"/> Financial Strength & Operational Excellence | <input checked="" type="checkbox"/> Safe & Healthy Community |
| <input checked="" type="checkbox"/> Sustainability & Natural Resources | <input type="checkbox"/> Livable & Well-Planned Development |
| <input type="checkbox"/> Infrastructure & Asset Management | <input type="checkbox"/> Community Inclusiveness |
| <input type="checkbox"/> N/A | |

Statement: Developing and implementing long-term plans to mitigate threats to water quality, ecosystems, urban forests and the unique natural character of Minnetonka.

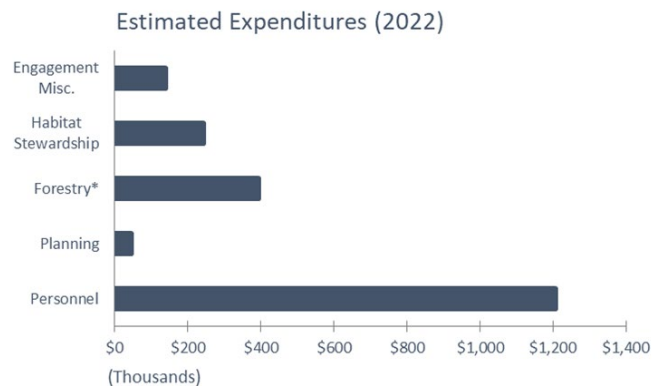
Background

Natural Resources Master Plan (NRMP)

The NRMP, adopted by the city council on Dec. 20, 2021, guides the city's natural resources management and protection efforts over the next twenty years. Strategies identified in the plan include ecological restoration in parks and other public spaces, ongoing management of invasive species, increasing plant diversity, trees and woodland protection, climate adaptation and resilience, education and training, technical assistance and incentives for adoption of best practices.

The NRMP specifically identifies a schedule for habitat restoration in high priority parks and other significant city-owned open space areas (e.g. the Cullen-Smith property). Park prioritization for restoration purposes is based on criteria such as quality of existing habitat, level of effort, accessibility, public visibility, volunteer involvement, and the priorities outlined in Council Policy 11.11 for open space preservation.

The city's Natural Resources Division includes nine full-time staff and an operating budget totaling \$1.8 million. Below is a breakdown of expenditures allocated by division work areas, including habitat stewardship:



**Some forestry-related costs are from the CIP Forestry Fund*

In response to the approved NRMP and increased collaboration with citizen groups, the proposed 2023 Natural Resources Division operating budget includes approximately \$240,000 allocated for habitat restoration activities in high-priority parks. This primarily funds the use of contractors and the Institution Community Work Crews (ICWC) to do invasive species removal. With an estimated cost of approximately \$4,000/acre per year, the proposed 2023-2027 CIP includes additional funding of \$500,000 over five years to complete Phase I of the Park Habitat Stewardship Plan identified in [Appendix B \(Table B.2\)](#) of the NRMP (approximately 390 acres of park property). The CIP also adds funding for developing a community-wide forest management plan (\$75,000), as well as a forestry mower attachment (\$45,000) for existing park equipment that can be used by city staff to facilitate larger-scale invasive species removal on city property.

Habitat restoration is not just a one-time capital project (infrastructure) but a longer term, iterative natural process. Initial expenditures of time and money to conduct large scale restoration must be followed up by annual maintenance activities for many years, and in some cases, in perpetuity. Just like a garden, encroachment by weeds and other invasive species will continue. However, moving towards more sustainable habitat types that can be more easily managed with mowing and prescribed burns should result in less intensive maintenance efforts over time.

POST Plan

In April of 2022, the park board and city council approved the updated Parks, Open Space and Trail (POST) System Plan. The plan is a 15 to 20 year road map for planning and implementing park improvements. The plan offers guiding principles, recommendations, priorities and tools to ensure the Minnetonka park system is relevant and functional into the future. The priorities are organized into five categories: facilities, plans and studies, programming and events, communications and marketing, and operations and maintenance. Prioritization was based on public interest, availability of resources (funding, staff, land, etc.), alignment with the Natural Resource Master Plan and the Trail Improvement Plan.

Priority initiatives identified in the POST plan that are included in the 2023-2027 CIP include planning/design and construction for a potential new or upgraded skate park, master planning of: Purgatory Park, Big Willow Park, Cullen Nature Preserve, Meadow Park, Jidana Park, Civic

Center Park and Victoria-Evergreen Park, an unfunded future recreational pool, additional trails to be constructed following the Trail Improvement Plan schedule and a future, unfunded public space in Opus.

Natural Resources/Park Maintenance

As a general comparison, the below table illustrates funding related to Natural Resources and Park Maintenance.

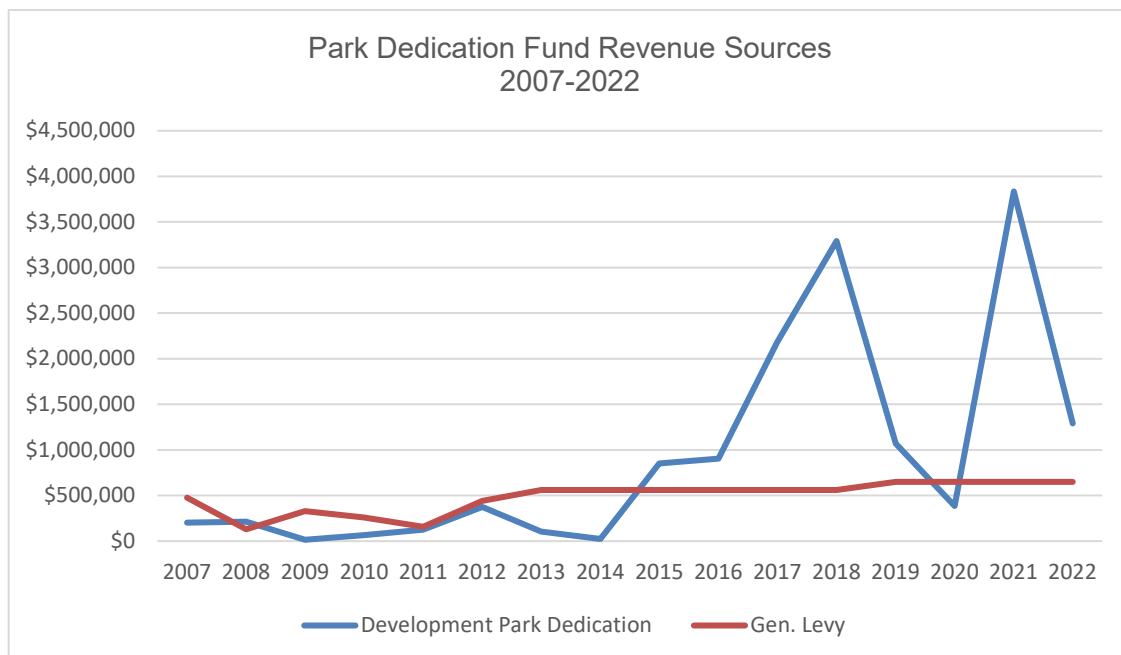
	Natural Resources	Park Maintenance
Number of Full Time Employees	9	10.5
Budget (Operating)	\$1.8M	\$2.2M
2023 Capital Improvements Proposed	\$445,000	\$370,000

Certainly, the individual annual funding of capital projects per year varies and major capital projects can change this comparison. The above does not include trail paving as done by the city’s engineering and street departments.

Revenue – Sources of Funds

There are two official city documents which identify how the city will execute the planned expenditures to implement the plans identified above – the city budget (operating expenditures) and the 5 year capital improvement program (CIP) (longer term physical investments). Each document identifies the sources of funds to be used. One of many funds identified as a revenue source is the park and trail fund. The approved uses of those funds are identified in the annual CIP.

The park and trail fund (park dedication is collected here) has primarily two types of dollars flowing into it. One source of funds is derived from development of property when the developer is required to dedicate land or dollars or some combination. The second source is from general tax levy dollars. In more recent years, the majority of dollars in the fund come from development.



The city first established a park dedication ordinance in 1982. In the early years, single-family home development contributed to the fund, followed by heavy multi-family development in the early 1990s. The city has experienced a resurgence in this fund over the last eight years as development investment has continued to be strong. The current ordinance, requiring land dedication or cash in lieu (\$5,000 per unit), can be found at this [link](#). The allowance for cities to require dedication derives from [state law](#), but the law is also specific as to how those dollars may be used. Per state statute, the use of dollars collected can only be expended for the purposes outlined in statute:

*462.358 Subd. 2.b. (g) Cash payments received must be used only for the **acquisition and development or improvement** of parks, recreational facilities, playgrounds, trails, wetlands, or open space based on the approved park systems plan. Cash payments must not be used for **ongoing operation or maintenance** of parks, recreational facilities, playgrounds, trails, wetlands, or open space.*

It has been suggested that the city use park dedication funds for some park restoration activities. The city attorney advises the exercise of caution in using park dedication funds for restoration activities. The installation of new improvements like trails or play equipment clearly satisfy the requirements under state law. In contrast, in many situations park restoration activities will be better characterized as ongoing operation or maintenance, rather than “improvement” of a park. Whether park dedication funds may be used for a project will depend upon an evaluation of the specifics of that project. Restoration activities that occur in conjunction with a traditional improvement project are more likely to qualify for park dedication funds than, for example, restoration activities that occur in an established city park, unassociated with a traditional park improvement project.

It is important to be aware that development related park funds should correlate (have a nexus) to the improvements that occur. For example, the Ridgedale area has, over time, added about 900 units of new housing; or a population increase of approximately 2,000 people. In addition, the mall investment, economic growth with area job creation, and the increased regional attraction of this area, has created a need for major park improvement (and reflected in the city’s vision for this area). Those fees or land dedication collected from the developments in the area were identified in the [capital improvement program](#) to be reinvested in the park improvements being constructed today – turning long underutilized impervious parking surface into a diverse, connected recreational space for residents and visitors.

Another example of the fund and its uses, yet on a smaller scale, was the creation of the improvements for Robinwood Park. Area residents identified a need for a new park improvement for the neighborhood. The improvements included a swing set, benches, play equipment, play structure, and landscaping. [The capital improvement plan](#) identified the improvements to be funded by the park and trail improvement fund.

Discussion Questions

- Does council find the NRMP schedule as outlined in the approved plan appropriate, including the allocated funding?
- Does council find the priority initiatives included in the CIP identified in the POST plan appropriate, including the allocated funding?
- Does the council have questions or concerns about park dedication fees?



**Study Session Agenda Item #4
Meeting of June 20, 2022**

Title: 2023-2027 Economic Improvement Program (EIP)

Report From: Alisha Gray, EDFP, Economic Development and Housing Manager

Submitted through: Mike Funk, City Manager
Julie Wischnack, AICP, Community Development Director

Action Requested: Provide feedback on the 2023-2027 Economic Improvement Program

Summary Statement

The EIP's purpose is to provide a detailed five-year plan of the city's economic development activities.

Strategic Profile Relatability

- | | |
|--|--|
| <input type="checkbox"/> Financial Strength & Operational Excellence | <input type="checkbox"/> Safe & Healthy Community |
| <input type="checkbox"/> Sustainability & Natural Resources | <input checked="" type="checkbox"/> Livable & Well-Planned Development |
| <input type="checkbox"/> Infrastructure & Asset Management | <input type="checkbox"/> Community Inclusiveness |
| <input type="checkbox"/> N/A | |

Statement: Supports economic development programming (housing, redevelopment, transit, redevelopment, business development)

Background

The city's first Economic Improvement Program (EIP) was published in 2012, making this the twelfth iteration of the document. The EIP's purpose is to provide a detailed five-year plan of the city's economic development activities. Staff updates the document annually.

Economic Improvement Program

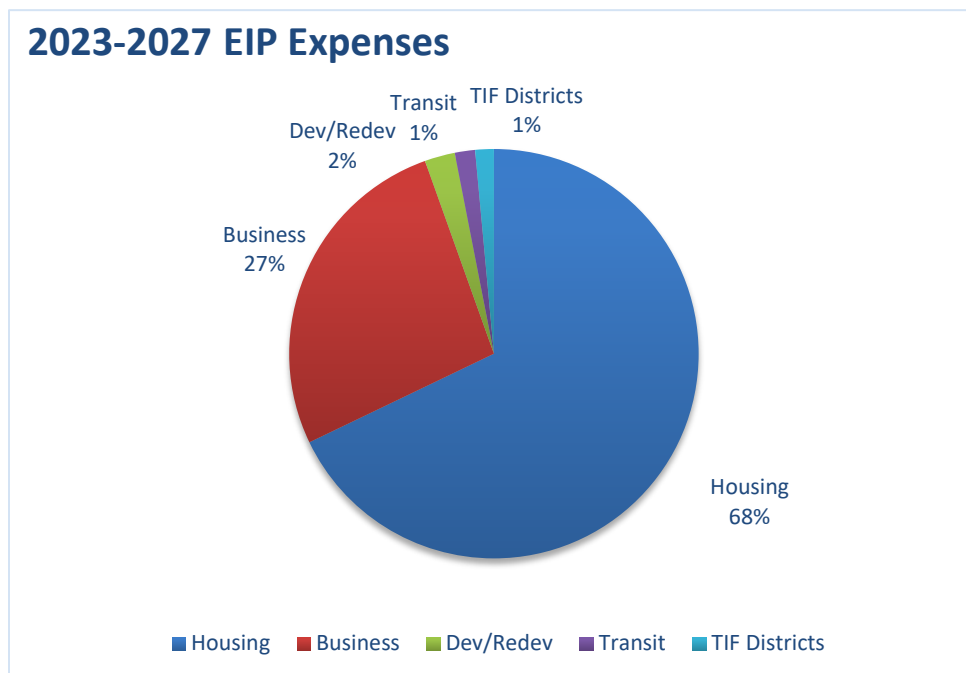
The draft EIP has been prepared based on the comments by the city council received during previous EIP reviews, and the Economic Development Advisory Commission's (EDAC's) feedback from the [May 19, 2022](#) meeting.

- **Chapter 1 Policy** — defines what funding categories programs will fall under and details the funding principles.

- **Chapters 2 through 7** — provides program pages for the city’s existing and potential future economic development efforts. The program page details the description, purpose, goals, budget impacts, schedule, and key measures. Additionally, it outlines the funds needed to develop or sustain the program over a period of years.
- **Chapter 8 Funding Sources and Expenditure Projections** — provides summary tables, including the first table, a one-year (2023) summary of total expenditures by category and fund. The second set of tables presents 10-year funding sources and expenditure projections. The final table summarizes the 10-year projection of all funds.
- **Chapter 9 Affordable Housing Goals** — itemizes how the city has and will meet its 1995-2010, 2011-2020, and 2021-2030 affordable housing goals, including any EIP programs used to assist the project and the affordable housing income limits.
- **Glossary** — Glossary of programs, terms, and acronyms.

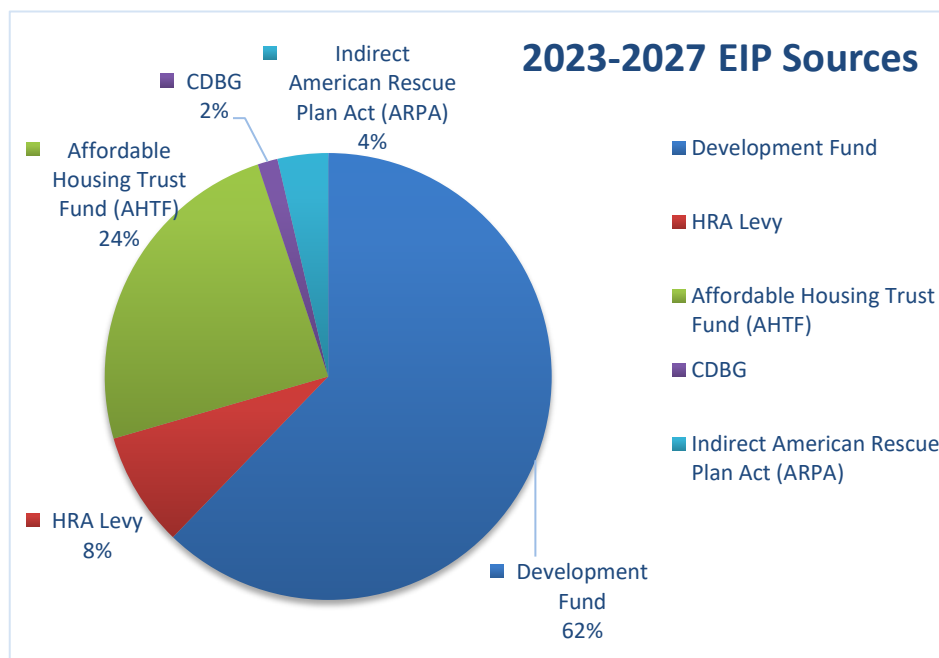
Uses of EIP Funds

This year, housing programming is the city’s highest priority in the recommended EIP. Nearly \$31.8 million is projected to be allocated for housing programs, in contrast to roughly \$12.5 million for business programs. The funding allocated to housing programming increased due to an uptick in interest for the Housing Improvement Area program. That program provides loans to common interest communities for larger-scale repairs and is recaptured similarly to a special assessment. Other uses include grants for housing redevelopment projects, environmental cleanup, and business development. Generally, those funds are not city dollars but pass-through grants or loan programs.



Business programming is the second-highest priority category in the 2023-2027 EIP. The lowest priority investment categories are development/redevelopment and transit program areas.

In the 2023-2027 EIP, accounting for the largest single resource for EIP implementation at 62 percent of all funding, approximately \$13 million, will be available from the development fund. The Affordable Housing Trust Fund, along with the Housing and Redevelopment Authority (HRA) levy are anticipated to generate the next largest sources of funding for programming.



2023-2027 EIP Updates

Housing Chapter Summary

CDBG Program

Community Development Block Grant (CDBG) program administration switched to Hennepin County on July 1, 2018. Changes to the program include:

- Entitlement Funds (Prior to July 1, 2018)
 - The sources/uses for this year assume program income from loan repayment following the end of the federal funding. There is an increase in the repayment of loans (there are 125 outstanding loans) due to increased home sales and the number of outstanding loans.
 - Program Income of approximately \$30,000 per year is generated from loan repayments. Program income passes through to Hennepin County to provide additional rehab loans in Minnetonka through their rehab program.
 - In 2020, the council directed staff to create a home rehab program exclusively for Homes Within Reach (HWR) residents with the remaining fund balance. The maximum grant amount was set at \$7,500. Current program statistics for the 60 HWR homes in Minnetonka are as follows:

- Ten projects are completed.
 - \$105,707 remaining in funding.
- CDBG Consortium (July 1, 2018, to present)
 - CDBG funds no longer flow through the city and are not included in the page sources/expenditures section. The award for 2022 is \$131,636.
 - Administration
 - The county receives 13%-15% to administer the CDBG portfolio (reporting, intake of Small Projects Program (SPP) clients, fair housing, monitoring, environmental review, processing applications, processing subordination and payoff requests, submitting annual Consolidated Annual Performance Evaluation Report (CAPER), and other reports to the Department of Housing and Urban Development (HUD).
 - Home Rehabilitation Program
 - The county started administering the program in July 2018.
 - There is a maximum loan amount of \$15,000.
 - 5 loans disbursed in 2021
 - 3 loans disbursed in 2022
 - 7 loans in the application process
 - Fair Housing
 - The city is involved in Fair Housing activities; however, the county is responsible for coordinating these efforts on behalf of the city.
 - The city adopted its own [Fair Housing Policy](#) in Nov. 2018.
 - Public Services
 - Agencies now apply for funding through the county's coordinated Request for Proposal (RFP) process.
 - In 2022, ICA, HomeLine, Senior Community Services and the Sojourner Project received funding.

Homes Within Reach (HWR)

Past discussions regarding funding with HWR

- In 2012-2013, an EDAC subcommittee recommended that the city council consider phasing out the larger funding for HWR beginning in 2020. The recommendation stated that beginning in 2020, HWR's funding should be reduced to \$25,000 to assist with ongoing administrative costs to continue the organization. The EDAC also provided this recommendation at its March 13, 2014, meeting. Summary materials from the four 2012-2013 EDAC subcommittee meetings and minutes from the March 13, 2014, meeting are included in the [July 27, 2020, council packet](#).
- On March 14, 2019, EDAC commissioners suggested adding information on the history of HWR to the EIP. Generally, commissioners supported continuing to look for opportunities to fund the organization. Staff attached the following information to the report:
 - History of city contributions to Homes Within Reach
 - Homes Within Reach Properties

- In 2020, the [2021-2025 EIP](#) did not contemplate additional funding for HWR in 2021, given that HWR received two years' worth of program administration allocation in the 2020 budget.
 - The council discussed Homes Within Reach at the [Sept. 14, 2020](#), study session. Topics included the background of HWR, previous funding discussions, a request for information from Homes Within Reach on the land trust model, homeowner education, rehabilitation efforts and support, and taxation.
- In 2021, for program years 2022-2026, \$125,000 in funding was committed, as discussed during the previous discussion. The city council requested a representative from Homes Within Reach be available for questions at the [June 21, 2021](#) study session.
- The budget for 2022, specifying the uses of the HRA Levy, was adopted on [Dec. 8, 2021](#), and included \$125,000 in funding for Homes within Reach.

Welcome to Minnetonka and Minnetonka Home Enhancement

- The Center for Energy and Environment manages these programs for the city.
- There is a current fund balance of approximately \$555,000 for these programs, with 23 loans outstanding.
- The average loan amount for the Welcome to Minnetonka Program is \$8,550 the Minnetonka Home Enhancement average loan amount is \$12,612.

Housing Improvement Areas

- The city issued bonds in 2019 to repay the Cloud 9 association's construction loan. The loan is repaid through the housing fee collected on the annual property tax statements.
- Staff receives two to three inquiries a year for this program.

Affordable Housing Trust Fund (AHTF)

- Council approved a temporary AHTF in 2020 to provide emergency rental assistance to households impacted by COVID-19 and established a permanent AHTF in 2021.
 - \$4,961,680 in pooled tax increment was transferred to the fund in 2021 to support affordable housing efforts, and in 2021, a loan repayment from the Cliffs apartments added \$2,100,000 to the fund. Accounting for recent transactions, the fund now has a remaining balance of approximately \$5.7 million.
 - To date, the fund has contributed to the following initiatives:
 - \$300,000 in emergency rental assistance through ICA
 - \$553,000 Minnetonka Station affordable housing
 - \$280,000 Doran Apartments affordable housing
 - \$400,000 The Pointe (Amira Minnetonka) affordable housing
 - Staff recommends that the AHTF continue to support additional affordable housing initiatives in the 2023-2027 EIP, including single-family and affordable rental housing opportunities.
 - The city council packet information from [Nov. 23, 2020](#), outlines the eligible sources and uses of the AHTF.

City-owned properties

- Staff is in the process of completing due diligence on three city-owned properties. In 2022/2023, staff will propose new affordable housing opportunities to the EDAC and city council. The properties include:
 - 5937 County Road 101 (residential) - sell for affordable housing in 2022/2023
 - 5501 Baker Road (residential) - sell for affordable housing in 2022/2023
 - 5432 Rowland Road (residential) - sell for affordable housing in 2022/2023

Newly Proposed Housing Initiatives for 2022/2023

- \$300,000 - Pathways to Homeownership (Indirect APRA funds) – Expanded down-payment assistance program.
 - This item was introduced conceptually at the [Feb 14, 2022](#), city council study session.
 - The program will be presented in 2022 at an upcoming council meeting.
- \$50,000 - Rental assistance continuation (2-year commitment with Indirect American Rescue Plan Act (ARPA) funds)
 - Partnership with ICA to continue to provide rental assistance to Minnetonka households.
 - The city committed \$200,000 to provide emergency rental assistance for households impacted by COVID-19.
 - A total of 83 households have received rental assistance through the program, totaling \$132,639.
 - The average assistance per household is \$1,300.
 - Household demographics:
 - 65% of households identified as Black
 - 23% of households identified as White
 - 6% of households identified as Hispanic
 - 2% of households identified as Asian
 - 2% of households identified as African American
 - 2% of households identified as Other
 - Half of the households also identified with having a female head of household.
- \$200,000 - Homelessness Intervention Initiative (2-year pilot with indirect ARPA funds)
 - In 2021 and 2022, staff met with His House Foundation to discuss an alternative path for Minnetonka families to access resources after becoming homeless. His House Foundation assists families experiencing a housing crisis by consolidating resources and assisting with temporary housing while families are accessing the county's coordinated entry program. Martha Brannon, Executive Director of His House Foundation, will attend the June 20 council study session, to share information on the organization's programming and how it fits into the more extensive system of homeless interventions.
 - His House Foundation seeks \$100,000 to assist Minnetonka families experiencing homelessness. Staff is recommending \$200,000 to initiate a 2-year pilot program utilizing indirect ARPA funding. The goal is to help 12 households per year with this assistance.

Business Chapter Summary

Sprinkler Retrofit

- Added continued funding of \$50,000 annually through the Special Assessment Construction Fund, as there is continued interest in this program.

Housing/Redevelopment Grants

- Staff noted all awarded housing/business development grants on the project page. Shady Oak Crossing received three grants totaling nearly \$910,853 in 2020. Grants included:
 - \$250,000 Hennepin County Transit-Oriented Design
 - \$246,653 Department of Employment and Economic Development Redevelopment Grant
 - \$414,200 Metropolitan Council Tax Base Revitalization Account
- In 2021, the Wellington housing project received \$250,000 through Hennepin County's TOD program, pending project approval.
- In 2021, Homes Within Reach received \$180,000 through the Metropolitan Council's LHIA grant program.
- Additional grants are expected over the next several years as Southwest LRT encourages redevelopment near station areas.
 - A page was added to list the grants the city has received between 2016-2022

Business Outreach

- \$25,000 was budgeted for 2025 and 2026 to assist with ongoing costs to implement the Business Development strategy. Project costs include a business newsletter, business outreach and marketing, and potential for future business-related events.
 - The city distributed the first edition of the business newsletter in the summer of 2018.
 - There are 2,400 copies per distribution. In 2021, staff increased production to three issues per year.
- In 2021, staff conducted a citywide business climate survey.

Minneapolis Regional Chamber

- \$1,000 was included to accommodate dues to participate in the regional chamber. Twin West formerly served Minnetonka but is now merged with the Minneapolis Regional Chamber.

Emergency Business Assistance

- The council approved additional funding of \$50,000 through the HRA Levy in 2021.
- Staff is proposing to utilize this funding to provide technical assistance to businesses that continue to be impacted by the COVID-19 pandemic.

Newly Proposed Business Initiatives for 2022/2023

- \$50,000 – Business Technical Assistance program (existing emergency assistance funds balance from 2022) – one-time funding for businesses to assist with technical needs (marketing, legal, technology, etc).
- \$100,000 - Pedestrian improvements (Indirect APRA funding) – a new effort to strengthen connections from businesses to pedestrian access.
- \$100,000 - Code Compliance Program (Indirect ARPA funding) – a new program to assist businesses with required building improvements.

Transit Chapter Summary

- No changes to this chapter.

Development and Redevelopment Chapter Summary

Predevelopment

- Requested \$75,000 in funding to continue support for studies and consultants.

Tax Increment Financing (TIF) Chapter Summary

- Removed Boulevard Gardens and Beacon Hill Districts
- Added a new project page for Opus TIF District.
- Noted new TIF Management Report in fall 2022.

Affordable Housing Goals Summary

- Updated Metropolitan Council Livable Communities Housing Goals.
- Added information on Metropolitan Council projected need, goals, and housing score.
- Added future housing needs implementation tools from the 2040 Comprehensive Plan.

EDAC feedback from the **May 19, 2022 meeting (minutes attached):**

- The commission generally agreed with the staff's recommended edits to the 2023-2027 EIP. The following feedback was provided for council consideration:
 - Indirect American Rescue Plan Act (ARPA)
 - Commissioners supported utilizing the \$750,000 in ARPA funding to pilot new programming, including:
 - *Housing*
 - \$300,000 for Pathways to Homeownership program
 - \$200,000 for the Homelessness prevention pilot program (2-year)
 - \$50,000 for rental assistance (multi-year commitment)
 - *Business*
 - \$100,000 business code compliance program
 - *Other*
 - \$100,000 pedestrian improvements at Ridgedale (previously approved)
 - Commissioners suggested following up with ideas on how to continue funding for the pilot programs after using ARPA funds.
 - Staff suggested the Affordable Housing Trust Fund if there is continued interest once the ARPA fund is depleted.
 - Affordable Housing Trust Fund
 - Requested additional information on the eligible sources and uses for the trust fund at an upcoming meeting.
 - The eligible funding sources and uses are outlined in the council report at the [Nov. 23, 2020](#) meeting.
 - Commissioners supported the use of the trust fund for expanded affordable housing opportunities.
 - Other Housing Feedback
 - Commissioner Tyacke asked if there is an outreach for residents 55+ happening in Minnetonka.

- Staff discussed the Senior Script and Minnetonka Memo as opportunities to connect with senior populations residing in multifamily residences.
- Emergency Business Assistance
 - Supporting utilizing the \$50,000 in existing funding for business technical assistance program.
 - Commissioners liked the flexibility of the fund to be able to address specific business needs.
- HRA Levy
 - Continue funding for the existing program. The recommendation includes, \$100,000 for existing down-payment and home rehabilitation programs, \$75,000 Southwest LRT commitment, and \$125,000 for Homes Within Reach.

Next Steps

The schedule for approval is as follows:

- June 20, 2022, city council study session — review draft 2023-2027 EIP and provide feedback.
- July 14, 2022, EDAC meeting — finalize the full EIP document, and EDAC makes recommendations to the city council.
- Sept. 12, 2022, city council meeting — review and approve EIP.

Summary

The EIP includes a forecast for the 2022 HRA Levy to be \$300,000, which continues to fund Minnetonka Home Enhancement/Welcome to Minnetonka (\$100,000), SWLRT (\$75,000), and Homes Within Reach (\$125,000). Adopting the EIP does not legally set the HRA levy; the council will discuss the preliminary HRA levy for 2023 at the Sept. 12, 2022, regular meeting and adopt the final HRA levy in Dec. 2022.

Discussion Questions

- ***Does the city council wish to offer any additional direction regarding the recommended 2023-2027 EIP?***

Supplemental Information:

May 19, 2022 – EDAC Unofficial Meeting Minutes
Draft 2023-2027 Economic Improvement Program
His House Foundation Information

- Letter of Introduction
- His House Proposal
- Hennepin County Coordinated Entry Information

**Unapproved
Minnetonka Economic Development Advisory Commission
Virtual Meeting
Minutes**

May 19, 2022

1. Call to Order

Chair Yunker called the meeting to order at 6 p.m.

2. Roll Call

EDAC commissioners Ann Duginske Cibulka, Lee Jacobsohn, Steven Tyacke and Charlie Yunker were present. Maram Falk, Jay Hromatka and Melissa Johnston were absent.

Staff present: Community Development Director Julie Wischnack and Economic Development and Housing Manager Alisha Gray.

Councilmember Deb Calvert was present.

3. Approval of EDAC March 10, 2022 Meeting Minutes

Tyacke motioned, Jacobsohn seconded, to approve the March 10, 2022 meeting minutes as submitted. Duginske Cibulka, Jacobsohn, Tyacke and Yunker voted yes. Falk, Hromatka and Johnston were absent. Motion passed.

4. 2023-2027 Economic Improvement Plan (EIP)

Gray provided the staff report. Staff recommends commissioners review and provide feedback on the draft 2023-2027 EIP.

In response to Jacobsohn's question, Gray answered that Homes Within Reach purchased a property in Minnetonka in 2021 that makes a current total of 60 Homes Within Reach houses in Minnetonka. The average is one per year. Finding a house in the correct price range has been difficult.

Duginske Cibulka asked where the funds for the housing trust fund would come from. Gray explained that staff does not know the order in which projects will occur that will utilize the affordable housing trust fund. It currently has \$5.7 million. Redevelopment of city-owned sites are each in the initial stages of completing an environmental review and appraisal. The trust fund has been used to provide rental assistance and a few projects in Opus. Gray will provide an update on the use of those funds. There is no timeline on the spenddown of the trust fund.

Duginske Cibulka would appreciate more information on the parameters on how the trust fund may be used; its best practices; and more background. Wischnack noted that the

legislation just passed last year and Minnetonka is one of only three cities that received it. Staff will provide more background at the next meeting.

Duginske Cibulka asked if rental assistance funds could be reloaded if depleted. Gray answered that the American Rescue Plan Act (ARPA) funds are fully committed to rental assistance since it has an expiration date. The homeless initiative and Pathways program are also a priority. Money from the trust fund could be utilized if the \$50,000 would not be enough to cover the cost of rental assistance.

Duginske Cibulka asked if there is a plan on how to use the ARPA funds. Wischnack explained how the city partners with other organizations to manage rental assistance and the prevention of homelessness. The Pathways to Homeownership program may not be as complicated because the city already has a structure for a similar program. If the city took in the ARPA funds and had it designated already, then it would open up the general fund to use new dollars. It makes it easier for compliance later on if the funds are included in the city budget and not attached too much to ARPA.

Gray continued the staff report.

Calvert asked if the funds to provide technical assistance to businesses are still considered sufficient based on recent economic predictions regarding inflation, a recession and another COVID wave. Gray explained that leaving the funds open to what businesses need seems the appropriate approach. The existing funds that have been committed need to be spent. The approach is to be creative and get the funds out the door. Staff will think about how outreach to businesses could be done to get some feedback on how those things are impacting the business community. Wischnack noted that she and Gray have invited the businesses at Ridgedale Center to meet with them next week to find out what they need. Wischnack hopes to have the structure in place to deal with unpredictable events.

Tyacke asked if the Pathways program is a pilot or permanent program. Gray explained that it is a pilot program that will be brought back for additional funding if it is successful. Funds could be utilized from the affordable housing trust fund for a long-term commitment. The \$300,000 could potentially serve up to six households.

Tyacke felt that the staff recommendations were well thought out and have a lot of value. The draft EIP is a good start and has a lot of good ideas.

Jacobsohn proposed including the recommended changes to the EIP along with the suggestions for future programs. Tyacke and Duginski Cibulka agreed. Duginski Cibulka stated that this is a more creative year. She appreciates the new programs because there are unique funds available. No one knows what is in store, but there is enough creativity, innovation and flexibility in these programs to adjust. She would like to see housing remain a main priority. There is a variety of housing types being focused on as well as support for businesses. Staff has done a great job and realize that this year has been a unique year.

Tyacke asked if there are any economic programs to encourage more housing for people 55 years of age and older and to make them feel more at home in Minnetonka. Tyacke was thinking of ways to provide transit to Ridgedale Center and the parks for less mobile residents. Gray stated that there is an active senior population in Minnetonka. The Minnetonka Memo and Senior Script provide information on events to seniors. There could be a proactive effort to invite residents of a new senior building to those opportunities. Wischnack described how staff holds events at new multi-family residential buildings to meet new residents. The last one was held at Avidor, before COVID restrictions were in place.

Tyacke would like something done to promote the entire Ridgedale Center area businesses to help keep it a successful mall. Wischnack noted that the street and sidewalk improvements, trail connections and planned park will help enhance Ridgedale Center. It is important for the city to keep being engaged in Ridgedale's success even though things look good right now.

Chair Yunker likes the great ideas and well thought-out concepts in the proposed draft EIP. He likes the code compliance program. That is a really good idea to help businesses bring their facilities up to code and be ADA compliant. That helps the business and the city overall.

Gray explained that the draft EIP will go to the city council for review and then return to the EDAC in July.

5. Staff Report

Gray and Wischnack reported:

- The SWLRT PLACES committee will be touring the SWLRT Opus Station tomorrow. Nearly 60 percent of civil construction is complete. Most of the utility work is complete on the private side. Eleven of the 16 stations are underway or complete. The downtown Hopkins Station is complete. Twenty-six light rail vehicles have been delivered.
- Regional Metro Transit ridership has started to recover from pandemic lows. As ridership increases, service will increase in Minnetonka.
- Development updates on The Pointe, Minnetonka Station, Doran, Shady Oak Office Center (Wellington), Abdo Market House, Minnetonka Mills Church, Lake Minnetonka Care Center, Ridgedale area park project, Buhl Investments and Dick's House of Sport.
- King Technology is investing \$14.5 million and creating 50 jobs with their move to Minnetonka. The company received \$617,000 through the Job Creation Fund to support the move.
- Staff purchased a Community 360 metrics analysis for the city to provide insight into the people who live and work in Minnetonka.
- Staff will have a Meet Minnetonka event at Ridgedale May 25th from 11 a.m. to 2 p.m.

- Provided a business work-plan update.
- Housing update regarding utility bill grants and mortgage and rent assistance.
- CDBG Updates.
- Efforts to prevent homelessness.
- Staff created an interactive, searchable map that includes all of the 8,440 rental units currently in the city. Of those, 3,262 are affordable units. There are 24,000 households in Minnetonka.

Chair Yunker likes the dashboard and that historical data is included.

6. Other Business

The next EDAC meeting is scheduled to be held on June 16, 2022 at 6 p.m.

7. Adjournment

The meeting was adjourned at 7:25 p.m.



2023-2027

ECONOMIC IMPROVEMENT PROGRAM



**2023-2027
ECONOMIC IMPROVEMENT PROGRAM**

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Economic Improvement Program Policy

The Economic Improvement Program (EIP) is the city's long-term plan for housing, economic development, redevelopment, and transit programs that promote economic viability for the citizens and businesses of Minnetonka.

Funding Categories

The EIP covers a broad range of community development activities. Funding categories include:

- Projects and programs which encourage diversity and broaden choices in types, sizes, and prices of the city's housing stock to meet the needs of the aging population and attract younger residents.
- Projects that support existing business retention and expansion, attract new businesses, and allow the city to remain economically competitive.
- Projects which enhance resident mobility by pursuing opportunities and solutions to improve transit service.
- Activities that promote the vitality of the city through development and redevelopment.

Planning Principles

- The EIP will support achievement of the city's Comprehensive Plan and long-term Strategic Goals.
- The EIP will be updated annually to reflect changes in programs, demographics, private housing stock, business needs, and the overall economic climate.
- The EIP allows flexibility and may be amended during the year if necessary, in order to act upon unforeseen opportunities that may arise which enhance economic viability.
- Development of the EIP will be consistent with the annual operating budget. Future staffing and other budgetary impacts are projected and will be included in operating budget forecasts.



HOUSING



**MINNETONKA
ECONOMIC
IMPROVEMENT
PROGRAM**

HOUSING CHAPTER SUMMARY

Projects and programs which encourage diversity and broaden choices in types, sizes, and prices of the city's housing stock to meet the needs of the aging population and to attract younger residents.

The city currently has seven programs in place to assist in the construction, maintenance, and renewal of housing in the city. One additional page contains conceptual programming for future consideration.

- The total five-year estimated cost of the programs is \$31,841,000.

Program	2023	2024	2024	2026	2027	5-Year Total
CDBG Entitlement	30,000	32,000	34,000	35,000	35,000	\$166,000
Homes Within Reach	125,000	125,000	125,000	125,000	125,000	\$625,000
Housing Improvement Areas	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	\$25,000,000
Minnetonka Home Enhancement	50,000	50,000	50,000	50,000	50,000	\$250,000
Welcome to Minnetonka	50,000	50,000	50,000	50,000	50,000	\$250,000
Housing Trust Fund	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	\$5,000,000
Indirect ARPA	550,000	0	0	0	0	\$550,000
	\$6,805,000	\$6,257,000	\$6,259,000	\$6,260,000	\$6,260,000	\$31,841,000
Conceptual Programs						
Housing Program Research						

Programs in green=funding/program is expected to continue
 Programs in yellow=funding/program is uncertain for a number of reasons
 Programs in red=funding/program is ending

Economic Improvement Program

2023 thru 2027

Department 1-Housing
Contact Community Development
Type Program
Useful Life N/A
Category Housing
Priority Yellow

City of Minnetonka, Minnesota

Project # Housing-20
Project Name CDBG Entitlement (Prior to 2018)

Key Measures Households Assisted **Key Measures**
Key Measures **Key Measures**

Description
 On July 1, 2018, Hennepin County began overseeing the entire CDBG program, on behalf of Minnetonka, as the city elected to join the Urban County CDBG Consortium. This page represents program income the city received from repayment of loans from loan made prior to 2018, when the city was an entitlement community and received a direct CDBG allocation from the Department of Housing and Urban Development.
 SCHEDULING AND PROJECT STATUS:
 This is an ongoing program.

Justification
 The city continues to receive program income from rehabilitation loans that were made prior to 2018 when the city was in its entitlement status. The city will receive repayment of prior year loans if an owner sells the property prior to the 10-year deferment period. There are 125 loans still outstanding that could be repaid at some point.
 In 2020, the city council directed staff create a home rehabilitation program exclusively for Homes Within Reach residents with the remaining fund balance received while the city was an entitlement community. \$105,707 is available for HWR residents to make critical repairs on a first-come first-served basis until funds are exhausted.
 Staff is anticipating that approximately \$30,000 a year in program income will be received from loan repayments. Repayments received are sent to Hennepin County for inclusion in the Home Rehabilitation Pool of funds for Minnetonka residents, under a sub-agreement through June 30, 2028.
 PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS:
 Comprehensive Plan- Continue to promote and market the city’s Housing Rehabilitation Programs.
 Strategic Profile- Implement programs and policies to diversify housing and increase affordable housing options.
 KEY MEASURES
 Households Assisted
 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027
 14 10 N/A 15 10 10 2 0 0 0 0

Expenditures	2023	2024	2025	2026	2027	Total
Program Cost	30,000	32,000	34,000	35,000	35,000	166,000
Total	30,000	32,000	34,000	35,000	35,000	166,000

Funding Sources	2023	2024	2025	2026	2027	Total
CDBG	30,000	32,000	34,000	35,000	35,000	166,000
Total	30,000	32,000	34,000	35,000	35,000	166,000

Budget Impact/Other
 Program income received from loans made prior to 2018 flows through the city. Staff anticipates that this income will continue to fund new loans that are currently managed through Hennepin County. The city can also choose to reallocate funds to projects that meet one of the three national objectives. 1. Benefit low and moderate income persons 2. Help prevent and/or eliminate slums and/or blight 3. Meet other community development needs of particular urgency.
 The city currently has 125 outstanding loans made between 2011 and 2022, with an outstanding balance of \$657,031.
 The city will continue to offset any administrative expenses incurred by staff with available CDBG dollars.

Economic Improvement Program

2023 *thru* 2027

Department 1-Housing
Contact Community Development
Type Program
Useful Life N/A
Category Housing
Priority Yellow

City of Minnetonka, Minnesota

Project # Housing-03
Project Name CDBG Consortium (2018-Present)

Key Measures Households Assisted **Key Measures**
Key Measures **Key Measures**

Description

On July 1, 2018, Hennepin County began overseeing the entire CDBG program, on behalf of Minnetonka, as the city elected to join the Urban County CDBG Consortium. Hennepin County is responsible for accepting applications for the home rehabilitation loan program, ongoing loan project management, and leads a process to distribute public service dollars each year.

For 2022, the estimated CDBG allocation for Minnetonka is \$131,636.

SCHEDULING AND PROJECT STATUS:
 This is an ongoing program. The CDBG program year is July 1 to June 30.

Justification

A description of the programs under the consortium is listed below:

The Home Rehabilitation Loan Program offers ten-year, no interest deferred loans up to \$15,000. The loan amount was increased in 2018 to respond to increased cost of repairs. Households up to 80% of area median income qualify for the \$15,000 Small Projects Program, which allows for housing repairs and maintenance.

Up to 15 percent of the city’s Community Development Block Grant funds can be used to fund public services (non-profits). Organizations that serve Minnetonka residents that are expected to receive funding in 2022 are: ICA, HomeLine, Senior Community Services, and the Sojourner Project.

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS:
 Comprehensive Plan- Continue to promote and market the city’s Housing Rehabilitation Programs..

Strategic Profile- Implement programs and policies to diversify housing and increase affordable housing options.

KEY MEASURES
 Households Assisted

2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
14	8	9	9	8	5	8	8	8	8	8

Expenditures	2023	2024	2025	2026	2027	Total
Program Cost	0	0	0	0	0	0
Total	0	0	0	0	0	0

Funding Sources	2023	2024	2025	2026	2027	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Budget Impact/Other

-As part of the Urban County Consortium, no CDBG funds flow through the city.
 -One percent of the city’s CDBG annual allocation is contributed to the Hennepin County Consortium to support fair housing activities.
 -The administrative costs associated with the program are 15-17 % of the city's total allocation each year.

Economic Improvement Program

2023 thru 2027

Department 1-Housing
Contact Community Development
Type Program
Useful Life N/A
Category Housing
Priority Red

City of Minnetonka, Minnesota

Project # Housing-05
Project Name Homes Within Reach

Key Measures HWR units in Minnetonka **Key Measures**
Key Measures **Key Measures**

Description
Homes Within Reach (also known as the West Hennepin Affordable Housing Land Trust) is a non-profit community land trust that creates and preserves affordable homeownership opportunities in suburban Hennepin County.

SCHEDULING AND PROJECT STATUS
This program is ongoing. Depending on the level of commitment by the city and other matching funds, Homes Within Reach anticipates adding one to two new permanently affordable owner-occupied units to the city each year.

Justification
In an effort to promote long-term affordable, scattered-site housing, while maximizing the cost-effectiveness of public investment, the community land trust model was presented as a tool in 2000 to help the city increase its amount of long-term affordable housing.

The Homes Within Reach program provides single-family, permanently affordable, homeownership opportunities to those at 80% AMI or less. Minnetonka’s funds will be used to leverage and match other county, regional, and state funds.

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS
Comprehensive Plan- Work with affordable housing agencies and developers to add more affordable housing units in the city.

Strategic Profile- Implement programs and policies to diversify housing and increase affordable housing options.

KEY MEASURES
2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027

Total HWR units in Minnetonka
55 56 58 59 60 61 62 63 64 65 66

Expenditures	2023	2024	2025	2026	2027	Total
Program Cost	125,000	125,000	125,000	125,000	25,000	525,000
Total	125,000	125,000	125,000	125,000	125,000	625,000

Funding Sources	2023	2024	2025	2026	2027	Total
HRA Levy	125,000	125,000	125,000	125,000	125,000	625,000
Other	0	0	0	0	0	0
Total	125,000	125,000	125,000	125,000	125,000	625,000

Budget Impact/Other
Homes Within Reach requests funding through the annual EIP process each year. Growth in long term affordable units is important, but there should be some adjustment to the city’s commitment to ensure it is sustainable. After 2017, funding through the Livable Communities Account was no longer available.

HWR has a current funding commitment of approximately \$350,000 in available funding to complete three more projects between 2023-2027. In 2022, the EIP allocated an HRA levy of \$125,000 to assist with ongoing administrative expenses and for the purchase of homes.

In 2020, an annual fee of \$25,000 was added to assist with ongoing operations. The proposed funding source for ongoing maintenance is the HRA levy.

Economic Improvement Program

2023 thru 2027

Department 1-Housing
Contact Community Development
Type Maintenance
Useful Life N/A
Category Housing
Priority Yellow

City of Minnetonka, Minnesota

Project # Housing-06
Project Name Housing Improvement Areas

Key Measures Units Assisted **Key Measures**
Key Measures **Key Measures**

Description
 Minnesota law provides a mechanism termed Housing Improvement Area (HIA) which allows cities to help arrange and finance rehabilitation on owner-occupied residential buildings, such as condominiums or townhouses.

SCHEDULING AND PROJECT STATUS
 The council adopted an HIA policy in November 2011. It is expected that interest in this program will grow as condo and townhouse developments age. State legislation for HIA's sunsets on June 30, 2028.

Justification
 The program is intended to serve aging multi-family housing by providing a financing structure to address major building investments. The program would also ensure, going forward, that the association is able to correct the financing of long-term capital expenditures.

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS
 Comprehensive Plan-Continue to promote and market the city's Housing Rehabilitation Programs.
 Strategic Profile- Implement programs and policies to diversify housing and increase affordable housing options.

KEY MEASURES

2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
0	0	164	100	100	100	100	100	100	100	100

Expenditures	2023	2024	2025	2026	2027	Total
Construction/Maintenance	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	25,000,000
Total	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	25,000,000

Funding Sources	2023	2024	2025	2026	2027	Total
Other	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	25,000,000
Total	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	25,000,000

Budget Impact/Other
 The HIA program is administered by staff who work on various parts of the project ranging from program information to HIA requests. Once an HIA request is received, staff time is committed to preparing a resolution, ordinance, development agreement, and determining fees. Costs to cover staff time for the HIA application are covered through an application fee and through a per unit administrative fee for time in administering the assessment.

A risk of the HIA program is pay-back of the assessment. However, because it is assessed on the property taxes, it will be paid back even if there is foreclosure of the property.

Cedar Ridge was the first HIA in city and was established in early 2012. The total project costs were \$674,000

In August 2017, the city council approved an Housing Improvement Area for Cloud 9 for up to \$3.93 million to repair the curtain wall and make upgrades to the elevators and the HVAC system. The city issued bonds rather than the utilizing the development fund to finance the project. The project was completed in 2019.

Economic Improvement Program

2023 *thru* 2027

Department 1-Housing
Contact Community Development
Type Program
Useful Life N/A
Category Housing
Priority Yellow

City of Minnetonka, Minnesota

Project # Housing-14
Project Name Welcome to Minnetonka Loan Program

Key Measures Loans Made **Key Measures**
Key Measures Loans Defaulted **Key Measures**

Description

The Welcome to Minnetonka program provides up to \$10,000 through a low-interest loan for down payment and closing cost assistance. The Center for Energy and Environment administers the program. This is a deferred loan program which is repaid at the time of sale or at the end of the 30-year term. The interest rate is currently 1%.

SCHEDULING AND PROJECT STATUS

The program began June 2011. This is an ongoing program.

Justification

The Welcome to Minnetonka program is marketed to first-time homebuyer households earning up to 120% area median income with down payment and closing cost assistance. Those participating in the program provide at least 25% of the required down payment or closing costs. There are currently 11 active loans in this program.

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS

Comprehensive Plan- Continue to promote and market the city's Housing Rehabilitation Programs.
 Strategic Profile- Implement programs and policies to diversify housing and increase affordable housing options.

KEY MEASURES

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Loans Made	1	1	4	5	1	2	5	5	5	5	5
Loans Defaulted	0	0	0	0	0	0	0	0	0	0	0

Expenditures	2023	2024	2025	2026	2027	Total
Program Cost	50,000	50,000	50,000	50,000	50,000	250,000
Total	50,000	50,000	50,000	50,000	50,000	250,000

Funding Sources	2023	2024	2025	2026	2027	Total
HRA Levy	50,000	50,000	50,000	50,000	50,000	250,000
Total	50,000	50,000	50,000	50,000	50,000	250,000

Budget Impact/Other

In January 2018, the city entered into a new contract with the Center for Energy and Environment to continue administration of the HRA Levy funded loan programs.

There is a current fund balance of approximately \$555,000 for the Welcome to Minnetonka and Minnetonka Home Enhancement programs.

On an annual basis the guidelines are reviewed to ensure the program meets the needs of the target population.

Economic Improvement Program

2023 thru 2027

Department 1-Housing
Contact Community Development
Type Program
Useful Life N/A
Category Housing
Priority Red

City of Minnetonka, Minnesota

Project # Housing-22
Project Name Affordable Housing Trust Fund

Key Measures Households Assisted **Key Measures** Housing Projects Assisted
Key Measures **Key Measures**

Description

On April 20, 2020 the city council approved an emergency ordinance to create a Housing Trust Fund. Under the temporary 60-day ordinance, the council authorized designating \$150,000 of the existing fund balance from the development fund to provide emergency rental assistance to households experiencing financial hardship due to COVID-19. A Housing Trust Fund is the only fund by state statute that can be used to provide rental assistance, but also has many other eligible activities.

The temporary ordinance expired on June 20, 2020. On Nov. 9, 2020 the city council approved a permanent Affordable Housing Trust Fund. In 2021, the city council allocated \$4,961,680 of the existing tax increment pooling dollars to the fund. Additionally, the fund received a contribution of \$2,100,000 through the repayment of a loan to the Cliffs.

Justification

State Statute 462C.16 allows local governments to establish a Housing Trust Fund for local housing development. Authorized uses of these funds include:

- Administrative Expenses
- Loans, grants, and loan guarantees for the development, rehab, or financing of housing
- Match other funds from federal, state, or private resources for housing projects
- Provide down payment assistance, rental assistance, and homebuyer services.

This fund could be utilized to provide additional rental assistance, or other uses, if more state, federal, or local funds become available for the eligible uses of funds.

Expenditures	2023	2024	2025	2026	2027	Total
Program Cost	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	5,000,000
Total	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	5,000,000

Funding Sources	2023	2024	2025	2026	2027	Total
Affordable Housing Trust Fund	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	5,000,000
Other	0	0	0	0	0	0
Total	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	5,000,000

Budget Impact/Other

A local government may finance its local or regional housing trust fund with any money available to the local government, unless prohibited by state law. Sources may include:

- Donations
- Bond Proceeds
- Grants and loans from state, federal, or private sources
- Appropriations by a local government to the fund
- Investment earnings of the fund
- Housing and redevelopment authority levies

Funded projects include:

- \$200,000 in rental assistance to ICA in 2022, \$100,000 in rental assistance to ICA in 2022, \$280,000 to Doran for 53 affordable units, \$550,000 to Minnetonka Station for 28 affordable units, \$400,000 to Amira Minnetonka for 19 affordable units.

Future uses may include:

- Rent Assistance
- Homelessness Response
- Acquisition
- NOAH Preservation

Economic Improvement Program

2023 *thru* 2027

Department 1-Housing

City of Minnetonka, Minnesota

Contact

Project # Housing-21
Project Name Housing Program Research

Type Conceptual
Useful Life N/A
Category Housing
Priority n/a

Key Measures
 Key Measures

Key Measures
 Key Measures

Description

At the Feb. 4, 2019 City Council study session and March 14, 2019 EDAC meeting. Council members and commissioners recommended that staff keep track of potential housing programs/policies for future research. This page includes a list of housing topics for future research.

SCHEDULING AND PROJECT STATUS

This is a new concept that has not yet been explored or developed.

Justification

Future Housing Program/Policy Research:

- Senior Affordable Housing
- Affordable Housing for Public Service
- Research General Funding for Affordable Housing
- Accessory Apartment (Ordinance Amendment) - completed
- Payment-in-lieu for affordability requirements
- Employer Assisted Housing
- NOAH Legacy Education Program
- 4d Tax Classification Program
- Multifamily Housing Rental Rehabilitation Loan
- COVID-19 housing related matters
- \$300,000 Pathways to Homeownership Program - in progress
- \$50,000 (multi-year) Rental Assistance - in progress
- \$200,000 (multi-year) Homelessness Prevention Program - in progress

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS

Comprehensive Plan- Pursue policies, tools and programs to ensure long-term housing affordability for households at or below 30, 50, 60 and 80% of AMI and explore additional mixed income best practices.

Strategic Profile- Implement programs and policies to diversify housing and increase affordable housing options.

Expenditures	2023	2024	2025	2026	2027	Total
Other		0	0	0	0	0
Program Cost	550,000					550,000
Total	550,000	0	0	0	0	550,000

Funding Sources	2023	2024	2025	2026	2027	Total
American Rescue Plan Act (ARPA)	550,000					550,000
Unfunded		0	0	0	0	0
Total	550,000	0	0	0	0	550,000

Budget Impact/Other

There will need to be staff time committed to researching budget impacts of this program.



BUSINESS



**MINNETONKA
ECONOMIC
IMPROVEMENT
PROGRAM**

BUSINESS CHAPTER SUMMARY

Projects that support existing business retention and expansion, attract new businesses, and allow the city to remain economically competitive.

For the 2023-2027 Economic Improvement Program, there are ten business programs, and two program under conceptual review.

- The total five-year estimated cost of the programs is \$12,505,000

Program	2022	2023	2024	2025	2026	5-Year Total
Fire Sprinkler Retrofit	50,000	50,000	50,000	50,000	50,000	\$250,000
Housing/Redev. Grants	2,000,000	2,000,000	1,000,000	1,000,000	500,000	\$6,500,000
GreaterMSP	25,000	25,000	25,000	25,000	25,000	\$125,000
MIF/JCF	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	\$5,000,000
Open to Business	15,000	15,000	15,000	15,000	15,000	\$75,000
Outreach	0	0	25,000	25,000	0	\$50,000
MPLS Regional Chamber	1,000	1,000	1,000	1,000	1,000	\$5,000
SAC/REC Program	50,000	50,000	50,000	50,000	50,000	\$250,000
Indirect ARPA	200,000	0	0	0	0	\$200,000
Emer. Business Assist.	50,000	0	0	0	0	\$50,000
	\$3,391,000	\$3,141,000	\$2,166,000	\$2,166,000	\$1,641,000	\$12,505,000
Conceptual Programs						
Special Service Districts						\$0

Programs in green=funding/program is expected to continue

Programs in yellow=funding/program is uncertain for a number of reasons

Programs in red=funding/program is ending

- Several programs, such as the Pass-Through Grants, Common Bond fund, and Minnesota Investment Fund are inter-agency/consortium efforts that have funding sources that originate from other agencies, flow through the city, and then go to the business.
- The city's role in business development in the past was more reactive, typically responding only when requested to do so. In more recent years, the city has been slowly investing in more programs for businesses, such as the Open to Business programs, business retention visits, and the production of the Thrive newsletter, and a business survey in 2021.

Economic Improvement Program

2023 thru 2027

Department 2-Business
Contact Community Development
Type Construction
Useful Life N/A
Category Business
Priority Yellow

City of Minnetonka, Minnesota

Project # Business-01
Project Name Fire Sprinkler Retrofit

Key Measures Buildings Assisted **Key Measures**
Key Measures **Key Measures**

Description
 Minnesota law (State Statute 429) gives cities the authority to specially assess the cost of installing fire sprinkler systems for existing buildings. The City Council adopted Council Policy 5.2 in 1986 setting criteria for the use of this authority.
 Staff will monitor applicability for residential properties to be included in the retrofit program.
 SCHEDULING AND PROJECT STATUS
 This program is ongoing, and use of this program is initiated by property owner petition.

Justification
 The fire sprinkler retrofit program is intended to assist in the public safety and protection of commercial buildings.
 PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS
 Comprehensive Plan- Cultivate small business stability and growth by identifying resources, partnerships, networks, and programs that assist small businesses and entrepreneurs.
 Strategic Profile- Support business retention and expansion and attract new businesses.
 KEY MEASURES
 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027
 Businesses Assisted
 0 1 0 0 0 1 1 1 1 1 1

Expenditures	2023	2024	2025	2026	2027	Total
Construction/Maintenance	50,000	50,000	50,000	50,000	50,000	250,000
Total	50,000	50,000	50,000	50,000	50,000	250,000

Funding Sources	2023	2024	2025	2026	2027	Total
Special Assessment	50,000	50,000	50,000	50,000	50,000	250,000
Construction Fund						
Total	50,000	50,000	50,000	50,000	50,000	250,000

Budget Impact/Other
 Special assessments cannot last more than 10 years. The risk with this program is for the assessment to be paid back on the intended schedule. These dollars are financed through the special assessment fund.
 There is some limited staff time involved once the petition is received and for the assessment.

Economic Improvement Program

2023 thru 2027

Department 2-Business
Contact Community Development
Type Program
Useful Life N/A
Category Business
Priority Green

City of Minnetonka, Minnesota

Project # Business-02
Project Name Housing and Redevelopment Grants

Key Measures Projects Assisted **Key Measures** Housing Projects Assisted
Key Measures Businesses Assisted **Key Measures** Housing Units Assisted

Description

Grants are available from county and regional agencies to facilitate development, redevelopment, housing, and environmental cleanup.

SCHEDULING AND PROJECT STATUS
 Grants are dependent upon the types of projects occurring. Most grants require the funds to be spent within three years of award.

In 2020, Metropolitan Council awarded the Shady Oak Crossing project \$414,200 through the Tax Base Revitalization Account . Hennepin County awarded Shady Oak Crossing \$250,000 in TOD funding. In addition, DEED awarded Shady Oak Crossing \$246,652. These grants have a spend down deadline of December 2022/2023. In 2021, the Metropolitan Council granted Homes Within Reach \$188,000 through the Local Housing Incentives Account, and Wellington Management received \$250,000 through Hennepin County's TOD Program.

Justification

Grant opportunities assist in filling gaps in the financing of complex development, redevelopment, housing, and environmental cleanup projects. Most programs require the city to serve as the grant applicant, meaning that even if the developer/others apply for the grant, that it is to be awarded to the city, which then passes on the funds to the project.

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS
 Comprehensive Plan- Work with affordable housing agencies and developers to add more affordable housing units in the city.
 -Cultivate small business stability and growth by identifying resources, partnerships, networks, and programs that assist small businesses and entrepreneurs.
 Strategic Plan- Support business retention and expansion and attract new businesses.

KEY MEASURES

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Projects Assisted	1	1	1	3	2	2	2	1	1	1	1
Business projects	0	1	0	1	1	0	0	1	0	1	0
Housing projects	1	0	1	2	0	2	2	0	1	0	1
Housing units	0	45	60	0	527	12	255	55	0	75	100

*Note: some of the projects are counted in more than one year.

Expenditures	2023	2024	2025	2026	2027	Total
Other	2,000,000	2,000,000	1,000,000	1,000,000	500,000	6,500,000
Total	2,000,000	2,000,000	1,000,000	1,000,000	500,000	6,500,000

Funding Sources	2023	2024	2025	2026	2027	Total
Development Fund	2,000,000	2,000,000	1,000,000	1,000,000	500,000	6,500,000
Total	2,000,000	2,000,000	1,000,000	1,000,000	500,000	6,500,000

Budget Impact/Other

If the city is the applicant, there is staff time to prepare the grant application, administer the grant and grant-funded activities, as well as any follow-up audits and paperwork generally required by most programs.

Economic Improvement Program

2023 *thru* 2027

Department 2-Business

City of Minnetonka, Minnesota

Contact Community Development

Project #	Business-04
Project Name	GreaterMSP

Type Program

Useful Life N/A

Category Business

Priority Green

Key Measures Business Contacts

Key Measures

Key Measures

Key Measures

Description

GreaterMSP is the regional economic development organization for the Twin Cities metropolitan area. They partner to help provide a vision and agenda for regional economic development as well as to brand and market the region. GreaterMSP offers services in business retention and expansion, data tools and research, manufacturing assistance, small business assistance, technology assistance, and staff training.

SCHEDULING AND PROJECT STATUS

This is an on-going program. The city became a member in 2013.

Justification

Greater MSP is an economic development tool for Minnetonka's current and future businesses, and provides resources and connections that have not been previously available.

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS

Comprehensive Plan- Cultivate small business stability and growth by identifying resources, partnerships, networks, and programs that assist small businesses and entrepreneurs.

Strategic Profile- Support business retention and expansion and attract new businesses.

KEY MEASURES

2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027

Business Projects

1 1 1 1 2 2 2 2 2 2 2

Expenditures	2023	2024	2025	2026	2027	Total
Program Cost	25,000	25,000	25,000	25,000	25,000	125,000
Total	25,000	25,000	25,000	25,000	25,000	125,000

Funding Sources	2023	2024	2025	2026	2027	Total
Development Fund	25,000	25,000	25,000	25,000	25,000	125,000
Total	25,000	25,000	25,000	25,000	25,000	125,000

Budget Impact/Other

Public Sector memberships are a three year, \$25,000 per year commitment, which would be reviewed annually with the city budget for renewal.

Economic Improvement Program

2023 thru 2027

Department 2-Business
Contact Community Development
Type Program
Useful Life N/A
Category Business
Priority Yellow

City of Minnetonka, Minnesota

Project # Business-06
Project Name MIF/JCF Projects

Key Measures Businesses Assisted **Key Measures** Jobs Created
Key Measures Applications Submitted **Key Measures**

Description
 The Minnesota Investment Fund (MIF) and Job Creation Fund (JCF) are Department of Employment and Economic Development programs that provides funds to cities, who then loan the funds to businesses, to assist in expansion. The business is then required to create a minimum number of jobs at a certain wage level.
 SCHEDULING AND PROJECT STATUS
 The city has received four MIF awards, one each for Cargill, Nestle and IMRIS, and NatureWorks. In 2022, King Technology received a JCF award in the amount of \$617,000.

Justification
 MIF is a business and economic development program, focusing on industrial, manufacturing, and technology related industries.
 JCF provides financial incentives to new and expanding businesses that meet certain job creation and capital investment targets.
 PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS
 Comprehensive Plan- Cultivate small business stability and growth by identifying resources, partnerships, networks, and programs that assist small businesses and entrepreneurs.
 Strategic Profile- Support business retention and expansion and attract new businesses.
 KEY MEASURES

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Applications Submitted	0	1	2	0	1	1	1	1	1	1	1
Businesses Assisted	0	1	1	0	1	1	1	1	1	1	1
Jobs Created	0	20	75	0	50	50	50	50	50	50	50

Expenditures	2023	2024	2025	2026	2027	Total
Construction/Maintenance	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	5,000,000
Total	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	5,000,000

Funding Sources	2023	2024	2025	2026	2027	Total
Development Fund	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	5,000,000
Total	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	5,000,000

Budget Impact/Other
 Application for the MIF program is a collaborative effort between the city and the business, with staff contributing approximately 80 hours of time per application. Staff must also assist in the distribution and repayment of funds, as well as reporting requirements.
 Funding is dependent upon the state. A portion of the loan paid back by the business may be allowed to stay at the local level to facilitate business programs. All funds are reimbursement and show a net zero impact on the budget.

Economic Improvement Program

2023 thru 2027

Department 2-Business
Contact Community Development
Type Program
Useful Life N/A
Category Business
Priority Green

City of Minnetonka, Minnesota

Project # Business-07
Project Name Open to Business

Key Measures Technical Assistance Hours **Key Measures** Loans Made
Key Measures Businesses Assisted **Key Measures** Jobs Created/Supported

Description
 The Minnetonka Open to Business program, in collaboration with the Metropolitan Consortium of Community Developers, provides one-on-one technical assistance customized to meet the needs of small businesses.
 SCHEDULING AND PROJECT STATUS
 The program began in 2011 and is ongoing. The contract is reviewed on an annual basis.

Justification
 The Open to Business program assists small business owners and potential entrepreneurs, while filling a need in business programming not available previously. Assistance is given in planning and organizing business ventures, financial management, marketing and regulatory compliance. A small loan fund is also available to access the capital to grow their business. In 2022, office hours for Minnetonka residents are reinstated.
 MCCD was the co-administrator for federal CARES emergency assistance funding in 2020. MCCD disbursed 24 grants to Minnetonka businesses resulting in \$155,900 in total grant funding for these programs.
 PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS
 Comprehensive Plan- Cultivate small business stability and growth by identifying resources, partnerships, networks, and programs that assist small businesses and entrepreneurs.
 Strategic Profile-Support business retention and expansion and attract new businesses.
 KEY MEASURES

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Businesses Assisted	22	32	39	27	20	50	50	50	50	50	50
Tech. Assist. Hours	190	250	362	251	170.5	275	275	275	275	275	275
Loans Made	1	2	3	3	1	4	4	4	4	4	4
Jobs Created/Supported	N/A	5	41	61	12	55	55	55	55	55	55

Expenditures	2023	2024	2025	2026	2027	Total
Program Cost	15,000	15,000	15,000	15,000	15,000	75,000
Total	15,000	15,000	15,000	15,000	15,000	75,000

Funding Sources	2023	2024	2025	2026	2027	Total
Development Fund	15,000	15,000	15,000	15,000	15,000	75,000
Total	15,000	15,000	15,000	15,000	15,000	75,000

Budget Impact/Other
 The Minnetonka Open to Business program is provided collaboratively with the MCCD. The MCCD provides the technical assistance, while the city assists in marketing the program. City staff spends approximately 40 hours per year with this program.

Economic Improvement Program

2023 thru 2027

Department 2-Business
Contact Community Development
Type Program
Useful Life N/A
Category Business
Priority Green

City of Minnetonka, Minnesota

Project # Business-08
Project Name Outreach

Key Measures Business Contacts **Key Measures** Newsletter Distributed
Key Measures Business Visits **Key Measures**

Description

Business outreach will take a more proactive approach in contacting businesses.

SCHEDULING AND PROJECT STATUS
 In 2021, staff purchased updated demographic, economic, and contact information as part of the business survey project. This information will be helpful to inform staff on where outreach should be targeted to be most effective. Staff is also continuously creating informational and marketing brochures that can be shared with businesses, community members, and developers to further engage around important topics.

Justification

Business outreach in the past has been reactive to business needs. This outreach is another tool in creating a more proactive approach in supporting business retention and expansion. Business retention and expansion efforts are part of a collaborative effort between staff and Mpls Regional Chamber, Grow Minnesota, and GreaterMSP.

In 2018, staff developed the Thrive Business publication. The publication is distributed to over 1,200 businesses three times annually and is also available electronically.

In 2021, staff hired a consultant to conduct a business survey to engage with all of the businesses in Minnetonka. The city received responses from 157 businesses and developed a business workplan out of the feedback from the survey.

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS
 Comprehensive Plan- Connect with partnership organizations to explore outreach opportunities.

Strategic Profile- Support business retention and expansion and attract new businesses.
 -Remove identifiable barriers to create equal opportunity for accessing programs and services.

KEY MEASURES

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Business Visits	7	8	5	7	13	8	8	8	10	10	10
Newsletters Distributed	N/A	2	2	2	3	3	3	3	3	3	3
Online Contacts	N/A	0	458	846	1048	1500	2000	2200	2500	2700	3000

Expenditures	2023	2024	2025	2026	2027	Total
Program Cost	0	0	25,000	25,000	0	50,000
Total	0	0	25,000	25,000	0	50,000

Funding Sources	2023	2024	2025	2026	2027	Total
HRA Levy	0	0	25,000	25,000	0	50,000
Total	0	0	25,000	25,000	0	50,000

Budget Impact/Other

Funds are budgeted for a business survey, Thrive business publications, and business marketing materials. Future uses of funding could include business centric events and economic development advertising as noted in the Business Development Strategy.

Outreach will be coordinated with GreaterMSP and Mpls Regional Chamber.

Economic Improvement Program

2023 *thru* 2027

Department 2-Business

City of Minnetonka, Minnesota

Contact Community Development

Project #	Business-11
Project Name	MPLS Regional Chamber

Type Program

Useful Life N/A

Category Business

Priority Green

Key Measures Minnetonka Businesses

Key Measures

Key Measures

Key Measures

Description

SCHEDULING AND PROJECT STATUS
 In 2020, Twin West Merged with the Mpls Regional Chamber to serve the 11 county metro area. The combined organization will represent more than 2,000 businesses, large and small, urban and suburban, across the 11 county Greater MSP area.

Justification

The city is a member of of the Mpls Regional Chamber. In 2022, staff met with representatives from the chamber to coordinate on future workforce development initiatives and business networking events.

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS
 Comprehensive Plan- Connect with partnership organizations to explore outreach opportunities.

Strategic Profile- Support business retention and expansion and attract new businesses.
 - Remove identifiable barriers to create equal opportunity for accessing programs and services.

KEY MEASURES

2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
75	75	100	90	30	TBD	TBD	TBD	TBD	TBD	TBD

Minnetonka business members

Expenditures	2023	2024	2025	2026	2027	Total
Program Cost	1,000	1,000	1,000	1,000	1,000	5,000
Total	1,000	1,000	1,000	1,000	1,000	5,000

Funding Sources	2023	2024	2025	2026	2027	Total
General Fund	1,000	1,000	1,000	1,000	1,000	5,000
Total	1,000	1,000	1,000	1,000	1,000	5,000

Budget Impact/Other

Memberships are renewed on an annual basis. There may be other fees associated with membership throughout the year in order to attend events hosted by the Chamber. The Mpls Regional Chamber participates in the Minnetonka State of the City event.

Economic Improvement Program

2023 thru 2027

Department 2-Business
Contact Community Development
Type Program
Useful Life N/A
Category Business
Priority n/a

City of Minnetonka, Minnesota

Project # Business-14
Project Name SAC/REC Deferral Program

Key Measures Businesses Assisted
Key Measures
Key Measures
Key Measures

Description
 The goal of this program is to minimize the impact of the Metropolitan Council Sewer Availability Charge (SAC) and city's Sewer and Water Residential Equivalency Charges (REC's) to small businesses by allowing businesses to defer a portion of the repayment of fees over time.
 In 2021, Haven Beauty Collective and Schrimpf Properties LLC participated in the program.
 SCHEDULING AND PROJECT STATUS
 The program became available in June 2017.

Justification
 The Metropolitan Council developed the SAC deferral program in 2012. The program was developed to encourage and help communities promote business development by deferring community SAC payment and city REC payments.
 PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS
 Comprehensive Plan - Assess existing incentive policies and programs in relation to your community's current character and future growth, as well as to identify opportunities to create, revisit or restructure your community's approach to business incentives.
 Strategic Profile - Support business retention and expansion and attract new businesses.
 KEY MEASURES
 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027
 Businesses Assisted
 2 2 1 2 2 2 2 2 2 2 2

Expenditures	2023	2024	2025	2026	2027	Total
Other	50,000	50,000	50,000	50,000	50,000	250,000
Total	50,000	50,000	50,000	50,000	50,000	250,000

Funding Sources	2023	2024	2025	2026	2027	Total
Special Assessment	50,000	50,000	50,000	50,000	50,000	250,000
Construction Fund						
Total	50,000	50,000	50,000	50,000	50,000	250,000

Budget Impact/Other
 Staff time will be required to work with the business to apply for the program. The repayments collected through this program will flow through city's utility fund for the Metropolitan Council's fees and the city's fees.

Economic Improvement Program

2023 thru 2027

Department 2-Business
Contact Community Development
Type Program
Useful Life N/A
Category Business
Priority Yellow

City of Minnetonka, Minnesota

Project # Business-16
Project Name Emergency Business Assistance

Key Measures Buildings Assisted **Key Measures** Loans Made
Key Measures **Key Measures**

Description

In 2020, the EDA approved \$225,000 of the existing HRA levy fund balance to assist businesses impacted by COVID-19 with forgivable loans of up to \$7,500. The purpose of the forgivable loan was to ensure the preservation of employment opportunities through the prevention of business closures to promote long-term economic vitality in the community.

The council approved additional funding of \$50,000 through the HRA levy in 2021 to continue this effort. Staff is proposing that the city partner with CEE to provide technical assistance to businesses. Additionally, staff is researching programming for the \$750,000 in American Rescue Plan Act funds committed for housing and businesses uses.

SCHEDULING AND PROJECT STATUS
 The program is in development.

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS
 Comprehensive Plan - Facilitate connections between local businesses and various programs that provide incentives and financial assistance for business retention and recruitment.

Justification

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS
 Comprehensive Plan - Assess existing incentive policies and programs in relation to your community’s current character and future growth, as well as to identify opportunities to create, revisit or restructure your community’s approach to business incentives.

Strategic Profile - Support business retention and expansion and attract new businesses.

Expenditures	2023	2024	2025	2026	2027	Total
Program Cost	0	0	0	0	0	0
Total	0	0	0	0	0	0

Funding Sources	2023	2024	2025	2026	2027	Total
HRA Levy	0	0	0	0	0	0
Total	0	0	0	0	0	0

Budget Impact/Other

There will need to be staff time committed to establishing and implementing the program.

No future funding sources are committed for this program. It is possible that additional funding from the Federal Government, State of Minnesota, or Hennepin County could be allocated to cities in response to COVID-19 in future years.

Economic Improvement Program

2023 thru 2027

Department 2-Business
Contact Community Development
Type Conceptual
Useful Life N/A
Category Business
Priority n/a

City of Minnetonka, Minnesota

Project # Business-13
Project Name Special Service District

Key Measures SSDs Established

Key Measures

Key Measures

Key Measures

Description

Minnesota law provides a mechanism termed Special Service District which allows cities to help arrange and finance a higher level of services, such a snow removal and lighting, for commercial and industrial properties.

SCHEDULING AND PROJECT STATUS
 There are no areas in the city with a Special Service District at this time. This has been previously explored with the Minnetonka Boulevard/County Road 101 area. Must be initiated by property owners.

State legislation for Special Service Districts sunsets on June 30, 2028.

Justification

The special service district provides the opportunity for commercial and industrial properties to be charged a fee to pay for a service that is not provided as a part of city services or at a level higher than what is being provided.

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS
 Comprehensive Plan-Assess existing incentive policies and programs in relation to your community’s current character and future growth, as well as to identify opportunities to create, revisit or restructure your community’s approach to business incentives.

Strategic Profile- Support business retention and expansion and attract new businesses.

KEY MEASURES

2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
0	0	0	0	0	0	0	0	0	0	0

Expenditures	2023	2024	2025	2026	2027	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Funding Sources	2023	2024	2025	2026	2027	Total
Development Fund	0	0	0	0	0	0
Total	0	0	0	0	0	0

Budget Impact/Other

Staff time is likely to be significant during the set up of the first special service district. There will be additional staff time needed annually to work with the businesses to determine the next year’s fee. The costs for all administrative time can be incorporated into the fees assessed on the businesses.

Annually, there will be an outflow of funds to pay for the services, but they will all be recouped through assessments on the properties.

Economic Improvement Program

2023 *thru* 2027

Department 2-Business
Contact Community Development
Type Conceptual
Useful Life N/A
Category Business
Priority n/a

City of Minnetonka, Minnesota

Project # Business-17
Project Name Conceptual Business Programs

Key Measures **Key Measures**
Key Measures **Key Measures**

Description
 At the March 22, 2018 EDAC Meeting, staff presented a formal Business Development Strategy Plan. This plan outlines the tools, resources , and activities to support Minnetonka's business community. Following the business survey in 2021, and futher conversation with the EDAC, staff has developed a work plan to implement aspects of the Business Development Strategy and respond to issues identified by the business survey.

SCHEDULING AND PROJECT STATUS
 These programs are conceptual and have not been fully explored or developed.

Justification
 Future Business Program Research:
 - \$50,000 Emergency business grant funds - research in progress
 - \$100,000 Code Compliance Program - research in progress
 - \$100,000 Pedestrian Improvements (link to businesses) - research in progress
 - Research employer led housing assistance - future
 - Pathways programs for businesses - future
 - Small business revolving loan fund - future

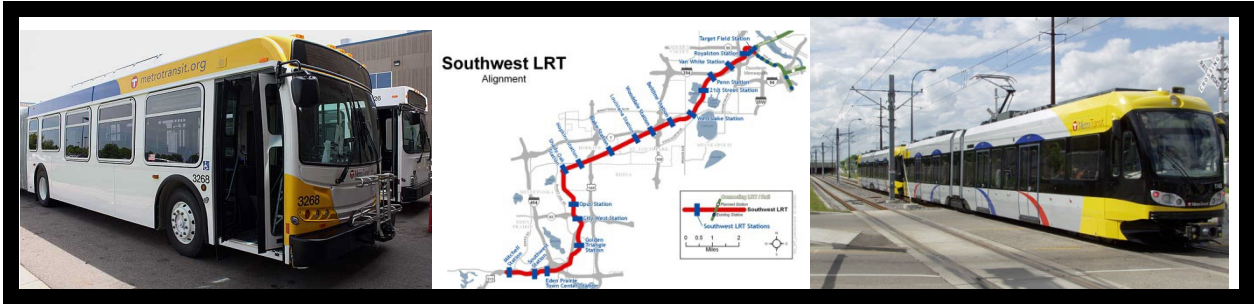
PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS
 Comprehensive Plan - Economic Information, Monitoring and Strategic Initiatives. Prepare an economic development strategic plan that directly addresses the communitys short- and long-term economic development agenda.

Strategic Profile- Livable and Well-Planned Development, support business retention and expansion and attract new businesses

Expenditures	2023	2024	2025	2026	2027	Total
Program Cost	250,000	0	0	0	0	250,000
Total	250,000	0	0	0	0	250,000

Funding Sources	2023	2024	2025	2026	2027	Total
Indirect American Rescue Plan Act (ARPA)	200,000					200,000
Other	50,000					50,000
Unfunded		0	0	0	0	0
Total	250,000	0	0	0	0	250,000

Budget Impact/Other



TRANSIT



**MINNETONKA
ECONOMIC
IMPROVEMENT
PROGRAM**

TRANSIT CHAPTER SUMMARY

Projects which enhance resident mobility by pursuing opportunities and solutions to improve transit service.

The city’s role in transit in the past has been minimal as Metro Transit has been the provider of the city’s and the region’s transit system. In 2002, Minnetonka exercised its opt-out authority. It was determined at the time to be in the best interest of the city to have Metro Transit continue providing transit service for the community. In mid-2013, the city and Metro Transit renegotiated a contract in place providing more detail and clarity on the roles and responsibilities for both the city and Metro Transit. In 2020, the city extended the contract until July 31, 2022 to coincide with the Metro Transit’s Network Next initiative to expand transit services.

In recent years the city’s role in transit has expanded as a more active participant in the city’s opt-out status as well as preparing for the Southwest LRT (Green Line Extension) line.

- The total five-year estimated cost of the programs is \$158,000.

Program	2023	2024	2025	2026	2027	5-Year Total
Commuter Services (494)	30,000	30,000	32,000	32,000	34,000	\$158,000
	\$30,000	\$30,000	\$32,000	\$32,000	\$34,000	\$158,000
Conceptual Programs						

Programs in green=funding/program is expected to continue
 Programs in yellow=funding/program is uncertain for a number of reasons
 Programs in red=funding/program is ending

- All facets of transit, such as commuting and rideshare services, bus/dial-a-ride, and Light Rail Transit (LRT) are included.
- The contract with Metro Transit for service will be extended to 2024.

Economic Improvement Program

2023 *thru* 2027

Department 3-Transit

City of Minnetonka, Minnesota

Contact Community Development

Project #	Transit-01
Project Name	Commuter Services

Type Program

Useful Life N/A

Category Transit

Priority Green

Key Measures Business Contacts

Key Measures

Key Measures Commuters Assisted

Key Measures

Description

Commuter Services is an outreach program of the I-494 Corridor Commission, in which the city is a member. The program seeks to reduce traffic congestion and promote alternative transportation options. Other cities include Bloomington, Richfield, Eden Prairie, and Edina.

SCHEDULING AND PROJECT STATUS

This is an ongoing program.

Justification

Commuter Services provides programs, such as commuter fairs, carpool facilitation, teleworking resources and other information on alternative transportation choices to Minnetonka residents and businesses.

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS

Comprehensive Plan- Provide a transportation system that supports the economic vitality and prosperity of the city and the region.

Strategic Profile- Ensure connectivity through increased access to local and regional means of transportation (new mobility options).

KEY MEASURES

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Business Contacts	191	180	122	135	120	190	190	200	200	220	225
Commuters Assisted	387	2018	277	243	172	450	450	500	500	550	575

Expenditures	2023	2024	2025	2026	2027	Total
Program Cost	30,000	30,000	32,000	32,000	34,000	158,000
Total	30,000	30,000	32,000	32,000	34,000	158,000

Funding Sources	2023	2024	2025	2026	2027	Total
General Fund	30,000	30,000	32,000	32,000	34,000	158,000
Total	30,000	30,000	32,000	32,000	34,000	158,000

Budget Impact/Other

One council member and one city staff member attend monthly meetings of the I-494 Corridor Commission. With preparation time, this is approximately 40 hours of staff time.

Commuter Services is staffed separately, but coordinates with the city on events, such as the city-wide open house to promote their services.

The city's fee is a formula based on population.

Economic Improvement Program

2023 thru 2027

Department 3-Transit

City of Minnetonka, Minnesota

Contact Community Development

Project #	Transit-02
Project Name	Transit Improvements

Type Program

Useful Life N/A

Category Transit

Priority Green

Key Measures Annual Bus Trips

Key Measures

Key Measures

Key Measures

Description

In 2002, Minnetonka exercised its opt-out authority and entered into an agreement for Metro Transit to continue to provide transit service in the city. The city has the ability, with notice, to terminate the current agreement.

SCHEDULING AND PROJECT STATUS

Metro Transit is beginning a two-year effort, Network Next, to develop its vision for the bus network of 2040. Building on the existing network's strengths, they are setting out to identify expanded bus service across a spectrum of transit improvements, including improved local and express routes, new arterial bus rapid transit (BRT) lines and integrated shared mobility options. The Network Next Plan will be presented to the Met Council board in late 2022 for approval.

Justification

The service in Minnetonka has and continues to be focused on express route, peak service to downtown Minneapolis, with limited local and midday routes. Much of the transit design has to do with the low density of the city. The city may wish to retain some of its Motor Vehicle Sales Tax (MVST) money and provide more local service to better meet the needs of the community.

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS

Comprehensive Plan- Provide a transportation system that supports the economic vitality and prosperity of the city and the region.

Strategic Profile- Ensure connectivity through increased access to local and regional means of transportation (new mobility options).

KEY MEASURES

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Annual Bus Trips	114,350	114,860	98,218	69,676	72,731	115,000	150,000	150,000	150,000	150,000	155,000
Annual LRT Trips	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	77,000

Expenditures	2023	2024	2025	2026	2027	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Funding Sources	2023	2024	2025	2026	2027	Total
MVST Revenue	0	0	0	0	0	0
Total	0	0	0	0	0	0

Budget Impact/Other

Staff time of approximately 120 hours per year will be spent attending quarterly meetings, marketing, and consulting with Metro Transit staff.

The Metro Transit Cooperation Agreement will be extended in 2022.



DEVELOPMENT AND REDEVELOPMENT

DEVELOPMENT/REDEVELOPMENT CHAPTER SUMMARY

Activities that promote the vitality of the city through development and redevelopment.

For the 2023-2027 Economic Improvement Program, there are four development/redevelopment programs underway.

- The total five-year estimated cost of the programs is \$750,000.

Program	2023	2024	2025	2026	2027	5-Year Total
Predevelopment	75,000	75,000	75,000	75,000	75,000	\$375,000
LRT & Station Areas	75,000	75,000	75,000	0	0	\$225,000
Village Center Studies	0	0	0	75,000	75,000	\$150,000
	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$750,000
Conceptual Programs						

Programs in green=funding/program is expected to continue
 Programs in yellow=funding/program is uncertain for a number of reasons
 Programs in red=funding/program is ending

- Some of the pass-through grants identified in the business chapter may be for development/redevelopment activities.
- Costs may increase if the city wishes to take a more proactive role in development/redevelopment.
- The LRT page reflects the commitment of the city toward the LRT project. Additional programs may be needed to help implement station area plans in the Shady Oak and Opus station areas.

Economic Improvement Program

2023 thru 2027

Department 4-Development & Redevelop

City of Minnetonka, Minnesota

Contact Community Development

Project #	Dev/Redev-01
Project Name	Pre-Development

Type Program

Useful Life N/A

Category Develop/Redevelopment

Priority Green

Key Measures Projects Assisted

Key Measures

Key Measures Projects Continued

Key Measures

Description

The initial stages of development or redevelopment require extensive analysis, by the developer and the city, to determine if a project is viable. Analysis by the city includes financial readiness, design assistance, geotechnical data gathering, and preliminary work for TIF/tax abatement.

SCHEDULING AND PROJECT STATUS
 This is an on-going program. Staff determines when it is appropriate to use for a potential redevelopment project. For example, initial TIF runs were done for the Tonka on the Creek "Overlook", Shady Oak Crossing, Legends of Minnetonka and Bren Road Station, Birke, and Opus redevelopment sites, to determine if Tax Increment Financing would be feasible. Once it was determined that it was, and the developer moved forward as such, the developer was then responsible for paying all legal counsel and financial consultant expenses.

Justification

Predevelopment activities make the city development ready by preparing property for development or redevelopment.

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS
 Comprehensive Plan- Promote the development of a range of housing types to meet the needs of current and future residents near job centers, village centers, and TOD locations.

Strategic Profile - Balance community-wide interests and respect Minnetonka's unique neighborhoods while continuing community reinvestment.

KEY MEASURES

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Projects Assisted	3	4	3	3	4	2	2	2	2	2	4
Projects Continued after Assistance	2	2	2	3	4	1	1	2	2	2	2

Expenditures	2023	2024	2025	2026	2027	Total
Planning/Design	75,000	75,000	75,000	75,000	75,000	375,000
Total	75,000	75,000	75,000	75,000	75,000	375,000

Funding Sources	2023	2024	2025	2026	2027	Total
Development Fund	75,000	75,000	75,000	75,000	75,000	375,000
Total	75,000	75,000	75,000	75,000	75,000	375,000

Budget Impact/Other

Development projects can be time intensive for staff. The range per year is 500 to 1,000 hours depending on the request, number of meetings and type of assistance requested. The predevelopment funds will be used to hire consultants or others to complete work outside of staff's expertise.

Economic Improvement Program

2023 thru 2027

Department 4-Development & Redevelop

City of Minnetonka, Minnesota

Contact Community Development

Project #	Dev/Redev-02
Project Name	Village Center Studies and Comprehensive Plan

Type Program

Useful Life N/A

Category Develop/Redevelopment

Priority Green

Key Measures Village Centers Studied

Key Measures

Key Measures Comprehensive Plan update

Key Measures

Description

The village center studies take a look at each of the city’s thirteen designated village centers and create a guide for redevelopment. The following village center studies have been completed: Minnetonka Mills, Opus, Hwy 7/101, Shady Oak, Ridgedale, and Glen Lake.

In 2019, the city completed a redevelopment visioning process for the city owned property at 5937 County Road 101.

Justification

The village center studies provide a guide to potential investors or developers to the organization of the property, general layout of building envelopes, and a defined range of uses. There is a strong emphasis on community engagement and realistic implementation strategies. The Comprehensive Plan is the city's policy framework to guide development, redevelopment and public services and programs for 30 years.

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS

Comprehensive Plan- Promote the development of a range of housing types to meet the needs of current and future residents near job centers, village centers, and TOD locations.

Strategic Profile- Balance community-wide interests and respect Minnetonka’s unique neighborhoods while continuing community reinvestment.

KEY MEASURES

2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027

Village Centers Studied

N/A N/A 2 3 1 TBD TBD TBD TBD TBD TBD

Expenditures	2023	2024	2025	2026	2027	Total
Planning/Design	0	0	0	75,000	75,000	150,000
Total	0	0	0	75,000	75,000	150,000

Funding Sources	2023	2024	2025	2026	2027	Total
HRA Levy	0	0	0	75,000	75,000	150,000
Total	0	0	0	75,000	75,000	150,000

Budget Impact/Other

While a consultant(s) is brought on to assist with the project, there is staff time spent on the village center studies to prepare contracts, review plans, facilitate ideas, prepare for public meetings and attend public meetings. This work can range from 1500-1750 hours per year.

Funds were budgeted in 2024 to consider completing a village center study at Cedar Lake Rd/Cty Road 73.

Economic Improvement Program

2023 thru 2027

Department 4-Development & Redevelop

City of Minnetonka, Minnesota

Contact Community Development

Project #	Dev/Redev-03
Project Name	LRT and LRT Station Area Development

Type Construction

Useful Life N/A

Category Develop/Redevelopment

Priority Green

Key Measures

Key Measures

Key Measures

Key Measures

Description

Minnetonka has actively been planning for LRT since the early 2000's. As the LRT project progresses from design to construction there is a desire for redevelopment to occur around the city's station areas to make a more transit oriented area.

In 2021, The Met Council announced a delay in the completion of the project due to unforeseen soil conditions in the Minneapolis segment of the route. This is anticipated to push the opening day to 2027.

Southwest LRT Milestones:

Project received "Limited Notice to Proceed" on December 20, 2018 (completed)

Construction begins on site preparation, demolition, utility work, contractor mobilization contractor authorized to perform work up to \$216 million (underway)

March 2019- Metropolitan Council performing pre-construction inspections

Contractor to submit full schedule of activities - Fall 2019

Full Funding Grant Agreement - August 2019

Heavy Construction 2019-2027

2027 - Service to Begin

Justification

It is anticipated that because of limited county, regional and state resources, as well as the competition for these resources, that in order to assist in facilitating redevelopment in the LRT station areas, the city will need to provide resources of its own. Resources that are available as of 2022 include:

Hennepin County	Regional (Met Council)	State
Capital infrastructure (streets, etc.)	LCDA-TOD fund	Transit Improvement Area (unfunded)
Transit Oriented Development fund	TBRA-TOD fund	Redevelopment grant
Community Works funds		Contamination Clean-Up and Investigation
Affordable housing incentive fund		Transportation Economic Development
Environmental Response fund		

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS

Comprehensive Plan-Recognize the interrelationship of land use and transportation, and anticipate impacts of the location and intensity of planned land uses

on the transportation system.

Strategic Profile- Ensure connectivity through increased access to local and regional means of transportation (new mobility options).

Expenditures	2023	2024	2025	2026	2027	Total
Program Cost	75,000	75,000	75,000	0	0	225,000
Total	75,000	75,000	75,000	0	0	225,000

Funding Sources	2023	2024	2025	2026	2027	Total
HRA Levy	75,000	75,000	75,000	0	0	225,000
Total	75,000	75,000	75,000	0	0	225,000

Budget Impact/Other

In July 2015, the city committed \$2 million towards the LRT project. This is being initially funded through the Special Assessment Construction Fund. Partial payback will occur from HRA levy funds over a 10 year period for a total of \$750,000.

It is unknown what type of programs will need to be added and therefore additional budget impacts beyond the city's financial commitment to the LRT project are unknown. As programs are developed, staff time and future funding will need to be reviewed to determine a program's viability.

Economic Improvement Program

2023 *thru* 2027

Department 4-Development & Redevelop

City of Minnetonka, Minnesota

Contact Community Development

Project #	Dev/Redev-05
Project Name	City Owned Properties

Type Program

Useful Life N/A

Category Develop/Redevelopment

Priority n/a

Key Measures

Key Measures

Key Measures

Key Measures

Description
<p>The city owns scattered site residential and commercial properties. These properties have been purchased over the years for a variety of reasons that includes potential for future redevelopment/resale or to meet other city goals.</p> <p>The city's land management committee is tasked with reviewing potential acquisitions and reviewing the status of the city's existing properties.</p> <p>SCHEDULING AND PROJECT STATUS This is an on-going project.</p>

Justification
<p>Some city-owned properties include:</p> <p>4292 Oak Drive Lane (residential) 5937 County Road 101 (residential) - sell for affordable housing in 2022/2023 5501 Baker Road (residential) - sell for affordable housing in 2022/2023 5432 Rowland Road (residential) - sell for affordable housing in 2022/2023 3441 Martha Lane (residential) 4700 Woodland Rd (residential)</p> <p>The city also owns several other parcels that may not meet the qualifications for future redevelopment or resale. One example is land purchased for storm water management. The city's land committee monitors and manages the city's land inventory.</p> <p>PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS Comprehensive Plan-Use infill and redevelopment opportunities to encourage a mix of housing choices in the community.</p> <p>Strategic Profile- Balance community-wide interests and respect Minnetonka's unique neighborhoods while continuing community reinvestment.</p>

Expenditures	2023	2024	2025	2026	2027	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Funding Sources	2023	2024	2025	2026	2027	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Budget Impact/Other
<p>There is some staff time every year devoted to the upkeep on the properties; however, a property manager is hired for properties where there are tenants, lessening the staff time required. The city also owns several parcels for purposes such as storm water management, wetland preservation, parks, etc.</p>



TAX INCREMENT FINANCING



**MINNETONKA
ECONOMIC
IMPROVEMENT
PROGRAM**

Economic Improvement Program

2023 *thru* 2027

Department 5-TIF Districts

City of Minnetonka, Minnesota

Contact Community Development

Project #	TIF-01
Project Name	Development Agreement and TIF Administration

Type Program

Useful Life N/A

Category TIF

Priority Green

Key Measures TIF Districts

Key Measures

Key Measures

Key Measures

Description

Any time a TIF district is formed, a development agreement is prepared between the city and the developer. Administration for both the TIF and the development agreement, over the life of the TIF district, is required.

SCHEDULING AND PROJECT STATUS

Administration and review of the existing development agreements and TIF districts is ongoing until the projects expire.

New TIF districts are anticipated to be added as new redevelopment projects are proposed in anticipation of the LRT.

Justification

In some cases redevelopment projects need city assistance, such as in the form of Tax Increment Financing (TIF) in order for the project to be financially feasible. Anytime a TIF district is set-up there is a cost to the city for monitoring the project.

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS

Comprehensive Plan- Continue to implement the Economic Development Authority's policy that 10 to 20 percent of new multi-family units should be affordable housing and ensure long-term affordability within new developments.

- Pursue policies, tools and programs to ensure long-term housing affordability for households at or below 30, 50, 60 and 80% of AMI and explore additional mixed income best practices.

Strategic Profile- Implement programs and policies to diversify housing and increase affordable housing options.

KEY MEASURES

2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Active TIF Districts	7	8	9	9	8	9	9	9	9	10

Expenditures	2023	2024	2025	2026	2027	Total
Other	120,000	130,000	140,000	150,000	150,000	690,000
Total	120,000	130,000	140,000	150,000	150,000	690,000

Funding Sources	2023	2024	2025	2026	2027	Total
Development Fund	120,000	130,000	140,000	150,000	150,000	690,000
Total	120,000	130,000	140,000	150,000	150,000	690,000

Budget Impact/Other

Development agreements and TIF administration are staff led activities. The city regularly calls upon its financial consultants and legal counsel to assist in these matters. Staff time estimates are roughly 520-780 hours per year.

More detailed information on the TIF district, its obligations, performance, and other development agreement compliance will be provided in the 2022 TIF Management Report prepared by the Ehlers, the city's financial consultant.

Economic Improvement Program

2023 *thru* 2027

Department 5-TIF Districts

City of Minnetonka, Minnesota

Contact Community Development

Project #	TIF-04
Project Name	Glenhaven TIF District

Type Program

Useful Life 2029

Category TIF

Priority Yellow

Key Measures Affordable Units

Key Measures

Key Measures

Key Measures

Description

The Glenhaven TIF district is a renewal and renovation district approved on January 23, 2006. Special legislation was granted to the city in 2009 to extend the duration of the district by seven years to December 31, 2029.

SCHEDULING AND PROJECT STATUS
 This TIF district was approved in 2006 and will expire in 2029. The first two phases of the project included: a mixed use apartment building with retail on the first floor and a senior housing rental community. The third phase, originally planned as a condominium building, was recently changed and a 54-unit cooperative was completed in 2017.

TIF revenue bonds were issued in 2010 and have a lien on the current TIF revenues. Annually, after the bonds are paid, the excess increment will pay the city's \$500,000 interfund loan. In 2017, the city allowed the bonds to be refinanced which resulted in interest savings that will repay the interfund loan by 2026 and provide approximately \$366,000 at the end of the district for other redevelopment projects. Next, the developer's pay as you go note is paid, and once that is paid off, then the city will repay itself for costs associated with the Alano facility. Even with the third phase, it's not likely the developer's note or the city's costs with Alano will be repaid.

Justification

The Glenhaven TIF District was established to assist in the Glen Lake Redevelopment of housing and mixed use. There are 43 affordable units in the total development, affordable to those at 60% AMI or less.

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS
 Comprehensive Plan- Continue to implement the Economic Development Authority's policy that 10 to 20 percent of new multi-family units should be affordable housing and ensure long-term affordability within new developments.
 - Pursue policies, tools and programs to ensure long-term housing affordability for households at or below 30, 50, 60 and 80% of AMI and explore additional mixed income best practices.

Strategic Profile- Implement programs and policies to diversify housing and increase affordable housing options.

KEY MEASURES

2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Affordable Units	43	43	43	43	43	43	43	43	43	43

Expenditures	2023	2024	2025	2026	2027	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Funding Sources	2023	2024	2025	2026	2027	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Budget Impact/Other

Staff, with occasional consultant assistance, oversees the administration of the TIF district. A portion of the tax increment is retained to cover administrative costs.

More detailed information on the TIF district, its obligations, performance, and other development agreement compliance will be provided in the 2022 TIF Management Report prepared by the Ehlers, the city's financial consultant.

Economic Improvement Program

2023 *thru* 2027

Department 5-TIF Districts

City of Minnetonka, Minnesota

Contact Community Development

Project #	TIF-06
Project Name	Tonka on the Creek TIF District (The Overlook)

Type Program

Useful Life 2035

Category TIF

Priority Green

Key Measures Affordable Units

Key Measures

Key Measures

Key Measures

Description

The Tonka on the Creek TIF district is a housing district approved February 10, 2014. A 100-unit apartment building known as The Overlook, containing 20 affordable units, was constructed as part of the project.

SCHEDULING AND PROJECT STATUS

This TIF district was approved in 2014 and will end in 2041. Construction began in late 2014, and was completed in early 2016.

Justification

The Tonka on the Creek TIF District was established to assist in the development of an 100-unit apartment building, of which 20 units will be affordable to those at 50% AMI or less.

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS

Comprehensive Plan- Work to diversify housing choices available to seniors in order to fulfill the unmet senior housing needs in the community (homeownership, rental, active, and supportive, aging in place).

Strategic Profile- Implement programs and policies to diversify housing and increase affordable housing options.

KEY MEASURES

2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027

Affordable Units

20 20 20 20 20 20 20 20 20 20 20

Expenditures	2023	2024	2025	2026	2027	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Funding Sources	2023	2024	2025	2026	2027	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Budget Impact/Other

Staff, with occasional consultant assistance, oversees the administration of the TIF district.

A portion of the tax increment is retained to cover administrative costs.

More detailed information on the TIF district, its obligations, performance, and other development agreement compliance will be provided in the 2022 TIF Management Report prepared by the Ehlers, the city's financial consultant.

Economic Improvement Program

2023 *thru* 2027

Department 5-TIF Districts

City of Minnetonka, Minnesota

Contact Community Development

Project #	TIF-07
Project Name	Applewood Pointe TIF District

Type Program

Useful Life 2025

Category TIF

Priority Green

Key Measures Affordable Units

Key Measures

Key Measures

Key Measures

Description

The Applewood Pointe TIF district is a redevelopment TIF district approved August 2014. An 89-unit senior cooperative building (Applewood Pointe) containing 9 affordable units was constructed as part of the project.

SCHEDULING AND PROJECT STATUS

The TIF district was approved in 2014 and will end in 2043. Construction began in late 2015 and was completed in 2016.

Justification

The Applewood Pointe TIF District was established to assist in the development of an 89-unit senior cooperative building (Applewood Pointe), of which 9 units are affordable.

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS

Comprehensive Plan- Work to diversify housing choices available to seniors in order to fulfill the unmet senior housing needs in the community (homeownership, rental, active, and supportive, aging in place).

Strategic Profile- Implement programs and policies to diversify housing and increase affordable housing options.

KEY MEASURES

2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027

Affordable Units

9 9 9 9 9 9 9 9 9 9 9

Expenditures	2023	2024	2025	2026	2027	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Funding Sources	2023	2024	2025	2026	2027	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Budget Impact/Other

Staff, with occasional consultant assistance, oversee the administration of the TIF district.

A portion of the tax increment is retained to cover administrative costs.

More detailed information on the TIF district, its obligations, performance, and other development agreement compliance will be provided in the 2022 TIF Management Report prepared by the Ehlers, the city's financial consultant.

Economic Improvement Program

2023 *thru* 2027

Department 5-TIF Districts

City of Minnetonka, Minnesota

Contact Community Development

Project #	TIF-08
Project Name	Rowland Housing TIF District (At Home)

Type Program

Useful Life 2036

Category TIF

Priority Green

Key Measures Affordable Units

Key Measures

Key Measures

Key Measures

Description

At Home apartments is a 106-unit apartment building that received TIF assistance through a housing TIF district. Twenty-one units are affordable to those at 50% AMI or less.

SCHEDULING AND PROJECT STATUS

The TIF district was approved in 2015 and will end in 2043. Construction began in 2015 and was completed in 2016.

Justification

This TIF district includes 21 of the 106 rental units affordable to those earning 50% AMI or less.

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS

Comprehensive Plan- Continue to implement the Economic Development Authority’s policy that 10 to 20 percent of new multi-family units should be affordable housing and ensure long-term affordability within new developments.

- Pursue policies, tools and programs to ensure long-term housing affordability for households at or below 30, 50, 60 and 80% of AMI and explore additional mixed income best practices.

Strategic Profile- Implement programs and policies to diversify housing and increase affordable housing options.

KEY MEASURES

2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Affordable Units	21	21	21	21	21	21	21	21	21	21

Expenditures	2023	2024	2025	2026	2027	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Funding Sources	2023	2024	2025	2026	2027	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Budget Impact/Other

Staff, with occasional consultant assistance, oversee the administration of the TIF district.

A portion of the tax increment is retained to cover administrative costs.

More detailed information on the TIF district, its obligations, performance, and other development agreement compliance will be provided in the 2022 TIF Management Report prepared by the Ehlers, the city's financial consultant.

Economic Improvement Program

2023 *thru* 2027

Department 5-TIF Districts

City of Minnetonka, Minnesota

Contact Community Development

Project #	TIF-09
Project Name	Dominium TIF District (Legends/Preserve)

Type Program

Useful Life 2045

Category TIF

Priority Green

Key Measures Affordable Units Created

Key Measures

Key Measures

Key Measures

Description

Dominium apartments is a 482 multifamily housing project that received TIF assistance through a housing TIF district. All 482 units are affordable to those at 60% AMI.

The project includes 262 senior housing units and 220 workforce units.

SCHEDULING AND PROJECT STATUS

The TIF district was approved in 2018 and will end in 2045. Construction began in the winter of 2018 and was completed in 2022.

Justification

This TIF district includes 482 units affordable to those earning 60% AMI or less.

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS

Comprehensive Plan- - Promote the development of a range of housing types to meet the needs of current and future residents near job centers, village centers, and TOD locations.

- Pursue policies, tools and programs to ensure long-term housing affordability for households at or below 30, 50, 60 and 80% of AMI and explore additional mixed income best practices.

Strategic Profile- Implement programs and policies to diversify housing and increase affordable housing options.

-Manage and promote the Opus area as a unique mix of uses and increased development reinvestment.

KEY MEASURES

2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Affordable Units										
N/A	N/A	N/A	N/A	N/A	482	482	482	482	482	482

Expenditures	2023	2024	2025	2026	2027	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Funding Sources	2023	2024	2025	2026	2027	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Budget Impact/Other

Staff, with occasional consultant assistance, oversee the administration of the TIF district.

A portion of the tax increment is retained to cover administrative costs.

More detailed information on the TIF district, its obligations, performance, and other development agreement compliance will be provided in the 2022 TIF Management Report prepared by the Ehlers, the city's financial consultant.

Economic Improvement Program

2023 *thru* 2027

Department 5-TIF Districts

City of Minnetonka, Minnesota

Contact Community Development

Project # TIF-10
Project Name Marsh Run TIF District (The Birke)

Type Program

Useful Life 2046

Category TIF

Priority Green

Key Measures Affordable Units Created

Key Measures

Key Measures

Key Measures

Description

The Birke is a 175 multifamily housing project that received TIF assistance through a Housing TIF district. The project has 20% (35 units) of the units affordable to those at 50% AMI.

SCHEDULING AND PROJECT STATUS

The TIF district was approved in 2019 and will terminate in 2046. Construction is anticipated to begin in 2019 and was completed in 2021.

Justification

This project includes 35 affordable units (20% of building) to those earning 50% AMI or less.

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS

Comprehensive Plan- Continue to implement the Economic Development Authority’s policy that 10 to 20 percent of new multi-family units should be affordable housing and ensure long-term affordability within new developments.

- Pursue policies, tools and programs to ensure long-term housing affordability for households at or below 30, 50, 60 and 80% of AMI and explore additional mixed income best practices.

Strategic Profile- Implement programs and policies to diversify housing and increase affordable housing options.

KEY MEASURES

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Affordable Units	N/A	N/A	N/A	N/A	35	35	35	35	35	35	35

Expenditures	2023	2024	2025	2026	2027	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Funding Sources	2023	2024	2025	2026	2027	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Budget Impact/Other

Staff, with occasional consultant assistance, oversee the administration of the TIF district.

A portion of the tax increment is retained to cover administrative costs.

More detailed information on the TIF district, its obligations, performance, and other development agreement compliance will be provided in the 2022 TIF Management Report prepared by the Ehlers, the city's financial consultant.

Economic Improvement Program

2023 *thru* 2027

Department 5-TIF Districts
Contact Community Development
Type Program
Useful Life 2033
Category TIF
Priority Green

City of Minnetonka, Minnesota

Project # TIF-11
Project Name Shady Oak Crossing

Key Measures Affordable Units Created **Key Measures**
Key Measures **Key Measures**

Description
 Shady Oak Crossing is a 75 unit multifamily project that received TIF assistance through the establishment of a redevelopment district. The project is anticipated to have 20% (23 units) of the units affordable to those at 60% AMI.
 SCHEDULING AND PROJECT STATUS
 The TIF district was approved in 2020 and will terminate in 2047. Construction began in 2020 and the project was completed in 2021.

Justification
 This project includes 35 affordable units (20% of building) to those earning 50% AMI or less.
 PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS
 Comprehensive Plan- Continue to implement the Economic Development Authority’s policy that 10 to 20 percent of new multi-family units should be affordable housing and ensure long-term affordability within new developments.
 - Pursue policies, tools and programs to ensure long-term housing affordability for households at or below 30, 50, 60 and 80% of AMI and explore additional mixed income best practices.
 Strategic Profile- Implement programs and policies to diversify housing and increase affordable housing options.
 - Promote the development of a range of housing types to meet the needs of current and future residents near job centers, village centers, and TOD locations.
 KEY MEASURES
 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027
 Affordable Units
 N/A N/A N/A N/A N/A 23 23 23 23 23 23

Expenditures	2023	2024	2025	2026	2027	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Funding Sources	2023	2024	2025	2026	2027	Total
TIF	0	0	0	0	0	0
Total	0	0	0	0	0	0

Budget Impact/Other
 Staff, with occasional consultant assistance, oversee the administration of the TIF district.
 A portion of the tax increment is retained to cover administrative costs.
 More detailed information on the TIF district, its obligations, performance, and other development agreement compliance will be provided in the 2022 TIF Management Report prepared by the Ehlers, the city's financial consultant.

Economic Improvement Program

2023 *thru* 2027

Department 5-TIF Districts

City of Minnetonka, Minnesota

Contact

Project #	TIF-12
Project Name	Opus TIF District

Type Program

Useful Life 2039

Category TIF

Priority Green

Key Measures

Key Measures

Key Measures

Key Measures

Description

The Opus Business Park Tax Increment Financing District, a renewal and renovation district, was approved on April 26, 2021 to facilitate the construction of housing and critical infrastructure improvements identified in the Opus AUAR.

SCHEDULING AND PROJECT STATUS

The TIF district was approved in 2021 and will terminate in 2039.

Justification

The Opus Business Park Tax Increment Financing District will fund future housing redevelopment projects and road/traffic improvement projects in the Opus area. There are currently three housing developments proposed in the district and six areas identified for road improvements:

Housing projects:

1. Minnetonka Station
2. Wellington Apartments
3. Doran Apartments

Road Improvement projects:

1. Shady Oak Road & Red Circle
2. Shady Oak Road & Hwy 62
3. Shady Oak Road & Bren Rd.
4. Green Oak Dr.
5. Bren Road & Smetana
6. Bren Road & Hwy 169

Comprehensive Plan- Continue to implement the Economic Development Authority's policy that 10 to 20 percent of new multi-family units should be affordable housing and ensure long-term affordability within new developments.

- Pursue policies, tools and programs to ensure long-term housing affordability for households at or below 30, 50, 60 and 80% of AMI and explore additional mixed income best practices.

Strategic Profile- Implement programs and policies to diversify housing and increase affordable housing options.

- Promote the development of a range of housing types to meet the needs of current and future residents near job centers, village centers, and TOD locations.

Expenditures	2023	2024	2025	2026	2027	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Funding Sources	2023	2024	2025	2026	2027	Total
TIF	0	0	0	0	0	0
Total	0	0	0	0	0	0

Budget Impact/Other

Staff, with occasional consultant assistance, oversee the administration of the TIF district. A portion of the tax increment is retained to cover administrative costs.

More detailed information on the TIF district, its obligations, performance, and other development agreement compliance will be provided in the 2022 TIF Management Report prepared by the Ehlers, the city's financial consultant.



TAX ABATEMENT

Economic Improvement Program

2023 *thru* 2027

Department 6-Tax Abatement

City of Minnetonka, Minnesota

Contact Community Development

Project #	Abatement-1
Project Name	Ridgedale

Type Improvement

Useful Life N/A

Category Tax Abatement

Priority Green

Key Measures Property Value Increase

Key Measures

Key Measures Property Levy

Key Measures

Description

The Ridgedale Tax Abatement was approved in connection with the Ridgedale Mall expansion and pertains to the Macys, Nordstrom and mall properties. The funds are to be used for transportation improvements around the mall site and with public amenities on the site.

SCHEDULING AND PROJECT STATUS

The Ridgedale Tax Abatement project was approved in Spring 2013.

Justification

The Ridgedale Tax Abatement will assist in financing the transportation and other public improvements that must be completed due to the Ridgedale Mall expansion.

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS

Comprehensive Plan- Promote the development of a range of housing types to meet the needs of current and future residents near job centers, village centers, and TOD locations.

Strategic Profile- Implement programs and policies to diversify housing and increase affordable housing options.

KEY MEASURES

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
5.3%	20%	%0.4	%0.3	%0.04	%0.00	.00%	2%	4%		

Expenditures	2023	2024	2025	2026	2027	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Funding Sources	2023	2024	2025	2026	2027	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Budget Impact/Other

Staff, with occasional consultant assistance, oversees the administration of the Tax Abatement.

A portion of the abatement is retained to cover administrative costs.



FUNDING SOURCES AND EXPENDITURE PROJECTIONS



**MINNETONKA
ECONOMIC
IMPROVEMENT
PROGRAM**

FUND DESCRIPTIONS

Development Fund (2021 estimated beginning fund balance): \$5,610,306

The Development Fund was created with funds remaining after retiring the bonds of a single Tax Increment Finance (TIF) district in 1993. Under provisions of the TIF contract and law, the Development Fund may only be used for costs associated with Minnetonka's redevelopment and economic development activities. The city's Economic Development Authority initiates projects appropriate to these activities.

Livable Communities Fund (2021 estimated beginning fund balance): \$799,463

The Livable Communities fund was created after receiving special legislation to develop an account from the revenues of a closed Tax Increment Finance (TIF) district. The legislation specifically restricts the use of these funds for affordable housing programs. Standards for affordability are consistent with the Metropolitan Council's income, rent and sales price limits. In 2017, \$400,000 was returned from the sale of Minnetonka Heights. The original source of this funding indicated that the reuse of the funds must be utilized for affordable housing. The remaining balance of \$312,948 is committed to Homes Within Reach.

Community Development Block Grant (CDBG)

Since 1975, the Community Development Block Grant (CDBG) fund has accounted for revenues and expenditures made under the federal CDBG program. Minnetonka typically uses these funds for housing projects and programs (such as housing rehab, affordable housing, and supportive housing) and supportive services (such as senior chore programs, information and referral services and others).

HRA Levy (Proposed for 2023): \$300,000 (estimate)

Minnesota Statutes 469.033, Subd. 6 authorizes housing and redevelopment authorities (HRAs) the power to levy a tax upon all property within its district to finance housing and redevelopment programs subject to the consent of the city council. In 1988 and amended in 1994 and 2010, the Minnetonka City Council established the Economic Development Authority (EDA) of the City of Minnetonka and transferred to the EDA the control, authority and operation of all projects and programs of the city's HRA. 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.

TIF Pooling: Transferred to Affordable Housing Trust Fund in 2021

Under the Minnesota Statutes Chapter 469, at least 75 percent of tax increment in a redevelopment tax increment financing (TIF) district must be spent on eligible activities within the district, leaving up to 25 percent of the funds to be pooled and therefore eligible to be spent outside of the district, but within the project area. An exception to the pooling funds is for affordable rental housing that meets federal housing tax credit guidelines. The city may choose to increase the pooling allowance to 35 percent, which can then go to finance certain affordable housing projects.

Affordable Housing Trust Fund (2021 estimated beginning fund balance): \$5,728,680

State Statute 462C.16 allows local government to establish an affordable housing trust fund for local housing development. Authorized uses of these funds includes: administrative expenses; loans, grants, and guarantees for the development, rehab or financing of housing; matching funds; down-payment assistance, rental assistance, and homebuyer counseling services.

**SUMMARY TABLE
EIP 2022
Expenditures by Category & Fund**

Category	Program	Total	Fund					Other
			CDBG (Entitlement Funds)	Devpt Fund	HRA Levy	Aff. Housing Trust Fund	ARPA	
Housing:								
	CDBG Entitlement (Prior to 2018)	\$ 30,000	30,000					
	CDBG Consortium (2018 - Future)							
	Homes Within Reach	\$ 125,000			125,000			
	Housing Improvement Areas	\$ 5,000,000						5,000,000
	Welcome to Minnetonka	\$ 50,000			50,000			
	Mtka Home Enhancement	\$ 50,000			50,000			
	Aff. Housing Trust Fund	\$ 1,000,000				1,000,000		
	ARPA Programs	\$ 550,000					550,000	
	Subtotal	\$ 6,805,000	\$ 30,000	\$ -	\$ 225,000	\$ 1,000,000	\$ 550,000	\$ 5,000,000
Business:								
	Fire Sprinkler Retrofit	\$ 50,000						50,000
	Pass-Through Grants	\$ 2,000,000		2,000,000				
	GreaterMSP	\$ 25,000		25,000				
	MIF/JCF	\$ 1,000,000		1,000,000				
	Open to Business	\$ 15,000		15,000				
	Outreach	\$ -						
	MN Regional Chamber	\$ 1,000						1,000
	SAC/REC Deferral Program	\$ 50,000						50,000
	Emergency Business Assistance	\$ 150,000					100,000	50,000
	Conceptual Programs	\$ 100,000					100,000	
	Subtotal	\$ 3,391,000	\$ -	\$ 3,040,000	\$ -	\$ -	\$ 200,000	\$ 151,000
Transit:								
	Commuter Services	\$ 30,000						30,000
	Transit Improvements	\$ -						
	Subtotal	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000
Devpt & Redeopt:								
	Predevelopment	\$ 75,000		75,000				
	LRT and Station Area	\$ 75,000			75,000			
	Subtotal	\$ 150,000	\$ -	\$ 75,000	\$ 75,000	\$ -	\$ -	\$ -
TIF Districts:								
	Devpt Agmt & TIF Admin	\$ 120,000		120,000				
	Subtotal	\$ 120,000	\$ -	\$ 120,000	\$ -	\$ -	\$ -	\$ -
Tax Abatement:								
	Ridgedale	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTALS		\$ 10,496,000	\$ 30,000	\$ 3,235,000	\$ 300,000	\$ 1,000,000	\$ 750,000	\$ 5,181,000

**EIP 2023-2032
All Categories
Funding Sources and Expenditure Projections**

Method of Financing	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	TOTAL
Development Account	\$ 3,235,000	\$ 3,245,000	\$ 2,255,000	\$ 2,265,000	\$ 1,765,000	\$ 1,765,000	\$ 1,765,000	\$ 1,765,000	\$ 1,765,000	\$ 1,765,000	\$ 21,590,000
General Fund	33,000	35,000	35,000	37,000	37,000	39,000	39,000	41,000	41,000	41,000	378,000
Federal Grant (CDBG) - Entitlement	30,000	32,000	34,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	\$ 341,000
Federal Grant (CDBG) - Consortium	-	-	-	-	-	-	-	-	-	-	\$ -
Ad Valorem Tax Levy	300,000	300,000	325,000	325,000	300,000	225,000	250,000	250,000	225,000	225,000	\$ 2,725,000
Affordable Housing Trust Fund	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	-	-	-	-	-	\$ 5,000,000
ARPA	750,000	-	-	-	-	-	-	-	-	-	\$ 750,000
Other	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	\$ 50,000,000
Total Funding Sources	\$ 10,348,000	\$ 9,612,000	\$ 8,649,000	\$ 8,662,000	\$ 8,137,000	\$ 7,064,000	\$ 7,089,000	\$ 7,091,000	\$ 7,066,000	\$ 7,066,000	\$ 80,784,000
Expenditures											
Housing	\$ 6,805,000	\$ 6,257,000	\$ 6,259,000	\$ 6,260,000	\$ 6,260,000	\$ 5,260,000	\$ 5,260,000	\$ 5,260,000	\$ 5,260,000	\$ 5,260,000	\$ 58,141,000
Business	3,391,000	3,141,000	2,166,000	2,166,000	1,641,000	1,641,000	1,666,000	1,666,000	1,641,000	1,591,000	\$ 20,710,000
Transit	30,000	30,000	32,000	32,000	34,000	34,000	36,000	36,000	36,000	38,000	\$ 338,000
Development/Redevelopment	150,000	150,000	150,000	150,000	150,000	75,000	75,000	75,000	75,000	75,000	\$ 1,125,000
TIF Admin	120,000	130,000	140,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	\$ 1,440,000
Total Expenditures	\$ 10,496,000	\$ 9,708,000	\$ 8,747,000	\$ 8,758,000	\$ 8,235,000	\$ 7,160,000	\$ 7,187,000	\$ 7,187,000	\$ 7,162,000	\$ 7,114,000	\$ 81,754,000

City of Minnetonka, Minnesota
Economic Improvement Program
 2023 thru 2032

SOURCES AND USES OF FUNDS

Source	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
CDBG										
Beginning Balance	0	10,000	18,000	34,000	49,000	64,000	79,000	94,000	109,000	124,000
<u>Revenues and Other Fund Sources</u>										
<i>Revenue</i>										
Federal grant	0	0	0	0	0	0	0	0	0	0
program income	40,000	40,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	0
<i>Total</i>	40,000	40,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	0
Total Revenues and Other Fund Sources	40,000	40,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	0
Total Funds Available	40,000	50,000	68,000	84,000	99,000	114,000	129,000	144,000	159,000	124,000
<u>Expenditures and Uses</u>										
<i>Capital Projects & Equipment</i>										
<i>1-Housing</i>										
CDBG Entitlement (Prior to 2018) <i>Housing-20</i>	(30,000)	(32,000)	(34,000)	(35,000)	(35,000)	(35,000)	(35,000)	(35,000)	(35,000)	(35,000)
<i>Total</i>	(30,000)	(32,000)	(34,000)	(35,000)	(35,000)	(35,000)	(35,000)	(35,000)	(35,000)	(35,000)
Total Expenditures and Uses	(30,000)	(32,000)	(34,000)	(35,000)	(35,000)	(35,000)	(35,000)	(35,000)	(35,000)	(35,000)
Change in Fund Balance	10,000	8,000	16,000	15,000	15,000	15,000	15,000	15,000	15,000	(35,000)
Ending Balance	10,000	18,000	34,000	49,000	64,000	79,000	94,000	109,000	124,000	89,000

City of Minnetonka, Minnesota
Economic Improvement Program
 2023 thru 2032

SOURCES AND USES OF FUNDS

Source	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Development Fund										
Beginning Balance	5,610,306	4,556,436	3,487,566	2,908,696	2,309,826	2,210,956	2,112,086	2,013,216	1,414,346	815,476
Revenues and Other Fund Sources										
<i>Revenue</i>										
Cedar Ridge Assessments	49,500	49,500	49,500	49,500	49,500	49,500	49,500	49,500	49,500	0
Cloud 9 Admin	1,630	1,630	1,630	1,630	1,630	1,630	1,630	1,630	1,630	0
Grants	2,000,000	2,000,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,000,000	1,000,000	0
Interest Income	20,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	0
TIFAdmin Revenue	110,000	110,000	110,000	100,000	100,000	100,000	100,000	100,000	100,000	0
<i>Total</i>	2,181,130	2,176,130	1,676,130	1,666,130	1,666,130	1,666,130	1,666,130	1,166,130	1,166,130	0
Total Revenues and Other Fund Sources	2,181,130	2,176,130	1,676,130	1,666,130	1,666,130	1,666,130	1,666,130	1,166,130	1,166,130	0
Total Funds Available	7,791,436	6,732,566	5,163,696	4,574,826	3,975,956	3,877,086	3,778,216	3,179,346	2,580,476	815,476
Expenditures and Uses										
<i>Capital Projects & Equipment</i>										
<u>2-Business</u>										
Housing and Redevelopment Grants	<i>Business-02</i>	(2,000,000)	(2,000,000)	(1,000,000)	(1,000,000)	(500,000)	(500,000)	(500,000)	(500,000)	(500,000)
GreaterMSP	<i>Business-04</i>	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)
MIF/JCF Projects	<i>Business-06</i>	(1,000,000)	(1,000,000)	(1,000,000)	(1,000,000)	(1,000,000)	(1,000,000)	(1,000,000)	(1,000,000)	(1,000,000)
Open to Business	<i>Business-07</i>	(15,000)	(15,000)	(15,000)	(15,000)	(15,000)	(15,000)	(15,000)	(15,000)	(15,000)
Special Service District	<i>Business-13</i>	0	0	0	0	0	0	0	0	0
<i>Total</i>		(3,040,000)	(3,040,000)	(2,040,000)	(2,040,000)	(1,540,000)	(1,540,000)	(1,540,000)	(1,540,000)	(1,540,000)
<u>4-Development & Redevelopment</u>										
Pre-Development	<i>Dev/Redev-01</i>	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)

Source		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Development Fund											
	<i>Total</i>	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)
<u>5-TIF Districts</u>											
Development Agreement and TIF Administration	<i>TIF-01</i>	(120,000)	(130,000)	(140,000)	(150,000)	(150,000)	(150,000)	(150,000)	(150,000)	(150,000)	(150,000)
	<i>Total</i>	(120,000)	(130,000)	(140,000)	(150,000)	(150,000)	(150,000)	(150,000)	(150,000)	(150,000)	(150,000)
Total Expenditures and Uses		(3,235,000)	(3,245,000)	(2,255,000)	(2,265,000)	(1,765,000)	(1,765,000)	(1,765,000)	(1,765,000)	(1,765,000)	(1,765,000)
Change in Fund Balance		(1,053,870)	(1,068,870)	(578,870)	(598,870)	(98,870)	(98,870)	(98,870)	(598,870)	(598,870)	(1,765,000)
Ending Balance		4,556,436	3,487,566	2,908,696	2,309,826	2,210,956	2,112,086	2,013,216	1,414,346	815,476	(949,524)

City of Minnetonka, Minnesota
Economic Improvement Program
 2023 thru 2032

SOURCES AND USES OF FUNDS

Source	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
HRA Levy										
Beginning Balance	1,103,233	1,125,233	1,172,233	1,269,233	1,291,233	1,338,233	1,385,233	1,407,233	1,429,233	1,476,233
Revenues and Other Fund Sources										
<i>Revenue</i>										
Ad Valorem Tax Levy	300,000	325,000	400,000	325,000	325,000	250,000	250,000	250,000	250,000	0
Investment Interest	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	0
Loan paybacks	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	0
<i>Total</i>	322,000	347,000	422,000	347,000	347,000	272,000	272,000	272,000	272,000	0
Total Revenues and Other Fund Sources	322,000	347,000	422,000	347,000	347,000	272,000	272,000	272,000	272,000	0
Total Funds Available	1,425,233	1,472,233	1,594,233	1,616,233	1,638,233	1,610,233	1,657,233	1,679,233	1,701,233	1,476,233
Expenditures and Uses										
<i>Capital Projects & Equipment</i>										
<u>1-Housing</u>										
Homes Within Reach	<i>Housing-05</i>	(125,000)	(125,000)	(125,000)	(125,000)	(125,000)	(125,000)	(125,000)	(125,000)	(125,000)
Minnetonka Home Enhancement	<i>Housing-08</i>	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)
Welcome to Minnetonka Loan Program	<i>Housing-14</i>	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)
<i>Total</i>		(225,000)	(225,000)	(225,000)	(225,000)	(225,000)	(225,000)	(225,000)	(225,000)	(225,000)
<u>2-Business</u>										
Outreach	<i>Business-08</i>	0	0	(25,000)	(25,000)	0	0	(25,000)	(25,000)	0
Emergency Business Assistance	<i>Business-16</i>	0	0	0	0	0	0	0	0	0
<i>Total</i>		0	0	(25,000)	(25,000)	0	0	(25,000)	(25,000)	0
<u>4-Development & Redevelopment</u>										

Source		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
HRA Levy											
Village Center Studies and Comprehensive Plan	<i>Dev/Redev-02</i>	0	0	0	(75,000)	(75,000)	0	0	0	0	0
LRT and LRT Station Area Development	<i>Dev/Redev-03</i>	(75,000)	(75,000)	(75,000)	0	0	0	0	0	0	0
Future Affordable Housing Projects	<i>Dev/Redev-06</i>	0	0	0	0	0	0	0	0	0	0
	<i>Total</i>	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	0	0	0	0	0
Total Expenditures and Uses		(300,000)	(300,000)	(325,000)	(325,000)	(300,000)	(225,000)	(250,000)	(250,000)	(225,000)	(225,000)
Change in Fund Balance		22,000	47,000	97,000	22,000	47,000	47,000	22,000	22,000	47,000	(225,000)
Ending Balance		1,125,233	1,172,233	1,269,233	1,291,233	1,338,233	1,385,233	1,407,233	1,429,233	1,476,233	1,251,233

City of Minnetonka, Minnesota
Economic Improvement Program
 2023 thru 2032

SOURCES AND USES OF FUNDS

Source	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Livable Communities Fund										
Beginning Balance	799,463	800,463	801,463	802,463	803,463	804,463	805,463	806,463	807,463	808,463
Revenues and Other Fund Sources										
<i>Revenue</i>										
Interest Income	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	0
<i>Total</i>	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	0
Total Revenues and Other Fund Sources	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	0
Total Funds Available	800,463	801,463	802,463	803,463	804,463	805,463	806,463	807,463	808,463	808,463
Change in Fund Balance	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	0
Ending Balance	800,463	801,463	802,463	803,463	804,463	805,463	806,463	807,463	808,463	808,463

City of Minnetonka, Minnesota
Economic Improvement Program
 2023 thru 2032

SOURCES AND USES OF FUNDS

Source	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Affordable Housing Trust Fund										
Beginning Balance	5,728,000	4,728,000	3,728,000	2,728,000	1,728,000	728,000	728,000	728,000	728,000	728,000
Revenues and Other Fund Sources										
<i>Revenue</i>										
No Funds	0	0	0	0	0	0	0	0	0	0
<i>Total</i>	0	0	0	0	0	0	0	0	0	0
Total Revenues and Other Fund Sources	0	0	0	0	0	0	0	0	0	0
Total Funds Available	5,728,000	4,728,000	3,728,000	2,728,000	1,728,000	728,000	728,000	728,000	728,000	728,000
Expenditures and Uses										
<i>Capital Projects & Equipment</i>										
<i>1-Housing</i>										
Affordable Housing Trust Fund	<i>Housing-22</i> (1,000,000)	(1,000,000)	(1,000,000)	(1,000,000)	(1,000,000)	0	0	0	0	0
<i>Total</i>	(1,000,000)	(1,000,000)	(1,000,000)	(1,000,000)	(1,000,000)	0	0	0	0	0
Total Expenditures and Uses	(1,000,000)	(1,000,000)	(1,000,000)	(1,000,000)	(1,000,000)	0	0	0	0	0
Change in Fund Balance	(1,000,000)	(1,000,000)	(1,000,000)	(1,000,000)	(1,000,000)	0	0	0	0	0
Ending Balance	4,728,000	3,728,000	2,728,000	1,728,000	728,000	728,000	728,000	728,000	728,000	728,000

2020 TIF Management Report: TIF Pooling Estimates

Pooling for Affordable Housing									Pooling for Tax Credit Eligible Rental Housing (#2)	Pooling for Affordable Housing (#3)
Year	Beacon Hill (Housing)	Boulevard Gardens (Redevelopment)	Tonka on the Creek (Housing)	Applewood Pointe (Redevelopment)	Rowland (Housing)	Marsh Run (Housing)	Shady Oak Crossing (Redevelopment)	Total	Boulevard Gardens, Applewood and Shady Oak Crossing (Redevelopment)	Beacon Hill, Tonka, Rowland and Marsh Run (Housing)
To Date	\$ 677,365	\$ 3,753,602	\$ 147,196	\$ -	\$ 124,242	\$ -	\$ -	\$ 4,702,406	\$ 3,753,602	\$ 948,804
2020	\$ 235,311	\$ 599,432	\$ 48,442	\$ -	\$ 21,221	\$ -	\$ -	\$ 904,406	\$ 599,432	\$ 304,974
2021	\$ -	\$ 665,734	\$ 19,522	\$ -	\$ 21,433	\$ 78,466	\$ -	\$ 785,154	\$ 665,734	\$ 119,420
2022		\$ 665,734	\$ 19,717	\$ -	\$ 21,647	\$ 177,531	\$ -	\$ 884,629	\$ 665,734	\$ 218,895
2023			\$ 19,914	\$ -	\$ 21,864	\$ 40,289	\$ -	\$ 82,066	\$ -	\$ 82,066
2024			\$ 20,113	\$ -	\$ 22,082	\$ 42,641	\$ -	\$ 84,836	\$ -	\$ 84,836
2025			\$ 20,314	\$ -	\$ 22,303	\$ 45,113	\$ -	\$ 87,731	\$ -	\$ 87,731
2026			\$ 20,517	\$ -	\$ 22,526	\$ 47,713	\$ -	\$ 90,757	\$ -	\$ 90,757
2027			\$ 20,723	\$ -	\$ 22,751	\$ 50,446	\$ -	\$ 93,920	\$ -	\$ 93,920
2028			\$ 20,930	\$ 85,206	\$ 22,979	\$ 53,320	\$ -	\$ 182,434	\$ 85,206	\$ 97,228
2029			\$ 21,139	\$ 85,206	\$ 23,209	\$ 56,340	\$ -	\$ 185,893	\$ 85,206	\$ 100,688
2030			\$ 21,351	\$ 85,206	\$ 23,441	\$ 59,515	\$ -	\$ 189,512	\$ 85,206	\$ 104,306
2031			\$ 21,564	\$ 85,206	\$ 23,675	\$ 62,852	\$ -	\$ 193,297	\$ 85,206	\$ 108,092
2032			\$ 21,780	\$ 85,206	\$ 23,912	\$ 66,360	\$ -	\$ 197,257	\$ 85,206	\$ 112,052
2033			\$ 21,997	\$ 85,206	\$ 24,151	\$ 70,047	\$ -	\$ 201,401	\$ 85,206	\$ 116,196
2034			\$ 46,604	\$ 85,206	\$ 24,393	\$ 871,422	\$ -	\$ 1,027,624	\$ 85,206	\$ 942,419
2035			\$ 248,522	\$ 85,206	\$ 24,636	\$ 924,468	\$ -	\$ 1,282,832	\$ 85,206	\$ 1,197,627
2036			\$ 251,008	\$ 85,206	\$ 58,825	\$ 980,260	\$ -	\$ 1,375,299	\$ 85,206	\$ 1,290,093
2037			\$ 253,518	\$ 85,206	\$ 247,135	\$ 1,038,938	\$ -	\$ 1,624,797	\$ 85,206	\$ 1,539,591
2038			\$ 256,053	\$ 85,206	\$ 249,606	\$ 1,100,647	\$ 64,961	\$ 1,756,472	\$ 150,166	\$ 1,606,306
2039			\$ 258,613	\$ 85,206	\$ 252,103	\$ 1,165,538	\$ 67,026	\$ 1,828,486	\$ 152,232	\$ 1,676,254
2040			\$ 261,200	\$ 85,206	\$ 254,624	\$ 1,233,773	\$ 69,154	\$ 1,903,955	\$ 154,359	\$ 1,749,596
2041			\$ 263,812	\$ 85,206	\$ 257,171	\$ 1,305,519	\$ 71,345	\$ 1,983,052	\$ 156,551	\$ 1,826,501
2042				\$ 85,206	\$ 259,743	\$ 1,380,953	\$ 73,602	\$ 1,799,504	\$ 158,808	\$ 1,640,697
2043				\$ 85,206	\$ 262,342	\$ 1,460,260	\$ 75,927	\$ 1,883,735	\$ 161,133	\$ 1,722,602
2044				\$ 85,206	\$ -	\$ 1,543,635	\$ 78,321	\$ 1,707,162	\$ 163,527	\$ 1,543,635
2045				\$ 85,206	\$ -	\$ 1,631,283	\$ 80,788	\$ 1,797,276	\$ 165,993	\$ 1,631,283
2046				\$ -	\$ -	\$ 1,723,417	\$ 83,328	\$ 1,806,746	\$ 83,328	\$ 1,723,417
2047				\$ -	\$ -	\$ -	\$ 85,945	\$ 85,945	\$ 85,945	\$ -
Total	\$ 912,676	\$ 5,684,502	\$ 2,304,548	\$ 1,533,700	\$ 2,332,014	\$ 17,210,749	\$ 750,397	\$ 30,728,586	\$ 7,968,599	\$ 22,759,987

City of Minnetonka
Tonka on the Creek
County District #1464

Maximum amount: \$2,283,000		Interest Rate: 5.00%							
Accrual Date: 5/13/2015		Interest Computation: Actual/360							
Final Payment: 2/1/2042									
Date	Interest Due	Total Tax Increment	Tax Increment Available at 90%	Withholding for Tax Petition	Principle Paid	Cumulative Unpaid Interest	Cumulative Tax Increment Paid	Note Balance	Year
								\$ 2,283,000.00	
8/1/2015	25,366.67	0.00	0.00		0.00		0.00	\$ 2,308,366.67	
2/1/2016	58,991.59	0.00	0.00		0.00		0.00	\$ 2,367,358.26	
8/1/2016	59,841.56	194.67	175.20		0.00	0.00	175.20	\$ 2,427,024.61	0.5
2/1/2017	62,023.96	194.67	175.20		0.00	61,848.76	350.41	\$ 2,427,024.61	1
8/1/2017	61,012.70	100,350.57	90,315.51		0.00	32,545.95	90,665.92	\$ 2,427,024.61	1.5
2/1/2018	62,023.96	100,350.57	90,315.42		0.00	4,254.49	180,981.34	\$ 2,427,024.61	2
8/1/2018	61,012.70	125,091.69	112,582.52	(11,571.71)	35,743.63	0.00	281,992.15	\$ 2,391,280.98	2.5
2/1/2019	61,110.51	125,091.67	112,582.50	(11,571.71)	39,900.28		394,574.66	\$ 2,351,380.70	3
8/1/2019	59,111.10	121,983.04	109,784.74	(11,130.91)	109,784.74		504,359.39	\$ 2,311,837.97	3.5
2/1/2020	59,080.30	121,982.67	109,784.40	(11,130.91)	39,573.19		614,143.80	\$ 2,272,264.78	4
8/1/2020	57,437.80	93,661.19	84,295.07	13,485.69	40,342.96		698,438.87	\$ 2,231,921.83	4.5
2/1/2021	57,038.00	125,466.05	112,919.45		55,881.45		811,358.31	\$ 2,176,040.38	5
8/1/2021	54,703.24	125,466.05	112,919.45		58,216.22		924,277.76	\$ 2,117,824.16	5.5
2/1/2022	54,122.17	125,466.05	112,919.45		58,797.28		1,037,197.21	\$ 2,059,026.89	6
8/1/2022	51,761.65	125,466.05	112,919.45		61,157.80		1,150,116.66	\$ 1,997,869.09	6.5
2/1/2023	51,056.65	125,466.05	112,919.45		61,862.79		1,263,036.11	\$ 1,936,006.29	7
8/1/2023	48,669.05	125,466.05	112,919.45		64,250.41		1,375,955.55	\$ 1,871,755.88	7.5
2/1/2024	47,833.76	125,466.05	112,919.45		65,085.69		1,488,875.00	\$ 1,806,670.20	8
8/1/2024	45,668.61	125,466.05	112,919.45		67,250.85		1,601,794.45	\$ 1,739,419.35	8.5
2/1/2025	44,451.83	125,466.05	112,919.45		68,467.63		1,714,713.90	\$ 1,670,951.72	9
8/1/2025	42,005.87	125,466.05	112,919.45		70,913.58		1,827,633.35	\$ 1,600,038.14	9.5
2/1/2026	40,889.86	125,466.05	112,919.45		72,029.59		1,940,552.79	\$ 1,528,008.54	10
8/1/2026	38,412.44	125,466.05	112,919.45		74,507.01		2,053,472.24	\$ 1,453,501.53	10.5
2/1/2027	37,145.04	125,466.05	112,919.45		75,774.41		2,166,391.69	\$ 1,377,727.12	11
8/1/2027	34,634.53	125,466.05	112,919.45		78,284.92		2,279,311.14	\$ 1,299,442.20	11.5
2/1/2028	33,207.97	125,466.05	112,919.45		79,711.48		2,392,230.59	\$ 1,219,730.72	12
8/1/2028	30,832.08	125,466.05	112,919.45		82,087.37		2,505,150.03	\$ 1,137,643.36	12.5
2/1/2029	29,073.11	125,466.05	112,919.45		83,846.34		2,618,069.48	\$ 1,053,797.02	13
8/1/2029	26,491.29	125,466.05	112,919.45		86,428.16		2,730,988.93	\$ 967,368.85	13.5
2/1/2030	24,721.65	125,466.05	112,919.45		88,197.80		2,843,908.38	\$ 879,171.06	14
8/1/2030	22,101.38	125,466.05	112,919.45		90,818.07		2,956,827.83	\$ 788,352.98	14.5
2/1/2031	20,146.80	125,466.05	112,919.45		92,772.66		3,069,747.27	\$ 695,580.32	15
8/1/2031	17,486.12	125,466.05	112,919.45		95,433.33		3,182,666.72	\$ 600,146.99	15.5
2/1/2032	15,337.09	125,466.05	112,919.45		97,582.37		3,295,586.17	\$ 502,564.62	16
8/1/2032	12,703.72	125,466.05	112,919.45		100,215.73		3,408,505.62	\$ 402,348.89	16.5
2/1/2033	10,282.25	125,466.05	112,919.45		102,637.20		3,521,425.07	\$ 299,711.69	17
8/1/2033	7,534.42	125,466.05	112,919.45		105,385.03		3,634,344.51	\$ 194,326.66	17.5
2/1/2034	4,966.13	125,466.05	112,919.45		107,953.32		3,747,263.96	\$ 86,373.34	18
8/1/2034	2,159.33	125,466.05	112,919.45		86,373.35		3,860,183.41	\$ (0.01)	18.5
TOTAL	1,448,090.63	4,301,950.23	3,871,755.12		2,427,024.62				

City of Minnetonka
 Applewood Pointe
 County District #1466

Maximum amount: \$1,290,000		Interest Rate: 7.00%						
Issue Date: 7/24/2017		Interest Computation: Actual/360						
Final Payment: 2/1/2044								
Date	Interest Due	Total Tax Increment	Tax Increment Available at 90%	Principle Paid	Cumulative Unpaid Interest	Cumulative Tax Increment Paid	Note Balance	Year
8/1/2018	93,560.83	131,564.83	118,408.35	24,847.51		118,408.35	\$ 1,290,000.00	
2/1/2019	45,264.34	135,151.15	121,636.04	76,371.69		240,044.38	\$ 1,265,152.49	0.5
8/1/2019	41,838.48	128,204.21	115,383.79	73,545.31		355,428.17	\$ 1,188,780.80	1
2/1/2020	39,900.65	128,204.21	115,383.79	75,483.14		470,811.96	\$ 1,115,235.49	1.5
8/1/2020	36,795.68	129,098.56	116,188.70	79,393.02		587,000.66	\$ 1,039,752.34	2
2/1/2021	34,359.52	129,098.56	116,188.70	81,829.18		703,189.37	\$ 960,359.32	2.5
8/1/2021	30,919.38	129,098.56	116,188.70	85,269.32		819,378.07	\$ 878,530.14	3
2/1/2022	28,381.11	129,098.56	116,188.70	87,807.59		935,566.78	\$ 793,260.82	3.5
8/1/2022	24,828.03	129,098.56	116,188.70	91,360.67		1,051,755.48	\$ 705,453.22	4
2/1/2023	21,970.87	129,098.56	116,188.70	94,217.84		1,167,944.18	\$ 614,092.55	4.5
8/1/2023	18,296.70	129,098.56	116,188.70	97,892.00		1,284,132.89	\$ 519,874.71	5
2/1/2024	15,097.60	129,098.56	116,188.70	101,091.10		1,400,321.59	\$ 421,982.71	5.5
8/1/2024	11,356.00	129,098.56	116,188.70	104,832.71		1,516,510.30	\$ 320,891.61	6
2/1/2025	7,730.11	129,098.56	116,188.70	108,458.60		1,632,699.00	\$ 216,058.90	6.5
8/1/2025	3,786.93	129,098.56	116,188.70	107,600.31		1,748,887.70	\$ 107,600.31	7
TOTAL	454,086.24	1,943,208.56	1,748,887.70	1,290,000.00			(0.00)	7.5

City of Minnetonka
Rowland Housing
County District #1465

Maximum amount: \$2,500,000		Interest Rate: 5.50%					
Accrual Date: 4/3/2017		Interest Computation: 30/360					
Final Payment: 2/1/2044							
Date	Interest Due	Total Tax Increment	Tax Increment Available at 90%	Principle Paid	Cumulative Unpaid Interest	Cumulative Tax Increment Paid	Note Balance
8/1/2018	182,569.44	124,183.65	111,765.29	0.00	70,804.16	111,765.29	\$ 2,500,000.00
2/1/2019	68,750.00	124,183.63	111,765.27	0.00	27,788.89	223,530.55	\$ 2,500,000.00
8/1/2019	68,750.00	122,109.74	109,898.77	13,359.87		333,429.32	\$ 2,486,640.13 0.5
2/1/2020	68,382.60	122,109.73	109,898.76	41,516.15		443,328.08	\$ 2,445,123.97 1
8/1/2020	67,240.91	127,180.61	114,462.55	47,221.64		557,790.62	\$ 2,397,902.33 1.5
2/1/2021	65,942.31	127,180.61	114,462.55	48,520.23		672,253.17	\$ 2,349,382.10 2
8/1/2021	64,608.01	127,180.61	114,462.55	49,854.54		786,715.72	\$ 2,299,527.56 2.5
2/1/2022	63,237.01	127,180.61	114,462.55	51,225.54		901,178.27	\$ 2,248,302.02 3
8/1/2022	61,828.31	127,180.61	114,462.55	52,634.24		1,015,640.82	\$ 2,195,667.77 3.5
2/1/2023	60,380.86	127,180.61	114,462.55	54,081.69		1,130,103.37	\$ 2,141,586.09 4
8/1/2023	58,893.62	127,180.61	114,462.55	55,568.93		1,244,565.92	\$ 2,086,017.16 4.5
2/1/2024	57,365.47	127,180.61	114,462.55	57,097.08		1,359,028.47	\$ 2,028,920.08 5
8/1/2024	55,795.30	127,180.61	114,462.55	58,667.25		1,473,491.02	\$ 1,970,252.83 5.5
2/1/2025	54,181.95	127,180.61	114,462.55	60,280.60		1,587,953.57	\$ 1,909,972.24 6
8/1/2025	52,524.24	127,180.61	114,462.55	61,938.31		1,702,416.11	\$ 1,848,033.92 6.5
2/1/2026	50,820.93	127,180.61	114,462.55	63,641.62		1,816,878.66	\$ 1,784,392.31 7
8/1/2026	49,070.79	127,180.61	114,462.55	65,391.76		1,931,341.21	\$ 1,719,000.55 7.5
2/1/2027	47,272.52	127,180.61	114,462.55	67,190.03		2,045,803.76	\$ 1,651,810.51 8
8/1/2027	45,424.79	127,180.61	114,462.55	69,037.76		2,160,266.31	\$ 1,582,772.75 8.5
2/1/2028	43,526.25	127,180.61	114,462.55	70,936.30		2,274,728.86	\$ 1,511,836.45 9
8/1/2028	41,575.50	127,180.61	114,462.55	72,887.05		2,389,191.41	\$ 1,438,949.41 9.5
2/1/2029	39,571.11	127,180.61	114,462.55	74,891.44		2,503,653.96	\$ 1,364,057.97 10
8/1/2029	37,511.59	127,180.61	114,462.55	76,950.95		2,618,116.51	\$ 1,287,107.01 10.5
2/1/2030	35,395.44	127,180.61	114,462.55	79,067.11		2,732,579.06	\$ 1,208,039.91 11
8/1/2030	33,221.10	127,180.61	114,462.55	81,241.45		2,847,041.60	\$ 1,126,798.45 11.5
2/1/2031	30,986.96	127,180.61	114,462.55	83,475.59		2,961,504.15	\$ 1,043,322.86 12
8/1/2031	28,691.38	127,180.61	114,462.55	85,771.17		3,075,966.70	\$ 957,551.69 12.5
2/1/2032	26,332.67	127,180.61	114,462.55	88,129.88		3,190,429.25	\$ 869,421.82 13
8/1/2032	23,909.10	127,180.61	114,462.55	90,553.45		3,304,891.80	\$ 778,868.37 13.5
2/1/2033	21,418.88	127,180.61	114,462.55	93,043.67		3,419,354.35	\$ 685,824.70 14
8/1/2033	18,860.18	127,180.61	114,462.55	95,602.37		3,533,816.90	\$ 590,222.33 14.5
2/1/2034	16,231.11	127,180.61	114,462.55	98,231.44		3,648,279.45	\$ 491,990.89 15
8/1/2034	13,529.75	127,180.61	114,462.55	100,932.80		3,762,742.00	\$ 391,058.09 15.5
2/1/2035	10,754.10	127,180.61	114,462.55	103,708.45		3,877,204.55	\$ 287,349.64 16
8/1/2035	7,902.12	127,180.61	114,462.55	106,560.43		3,991,667.09	\$ 180,789.21 16.5
2/1/2036	4,971.70	127,180.61	114,462.55	109,490.85		4,106,129.64	\$ 71,298.36 17
8/1/2036	1,960.70	127,180.61	114,462.55	71,298.36		4,179,388.71	\$ 0.00 17.5
TOTAL	1,679,388.71	4,689,546.88	4,220,592.19	2,500,000.00			

History of Economic Development Grant Awards for Minnetonka Projects (2016-Present)

Year Awarded	Fund / Project Name	Grant Amount
2016	NatureWorks - Minnesota Investment Fund -	\$250,000
2017	LCDA-TOD (Mariner)	\$1,876,500
2018	Hennepin County Corridor Planning Grant (Opus Design Guidelines)	\$50,000
2018	Hennepin TOD (Mariner)	\$450,000 *
2018	Hennepin AHIF (Mariner)	\$400,000 *
2018	LHIA - Mariner	\$210,500
2018	LCDA-TOD (Dominium)	\$2,000,000
2019	MN DEED Job Creation Fund (Carlson Wagonlit)	\$450,000
2019	MN DEED Job Creation Fund (PeopleNet/Trimble)	\$600,000
2019	MN DEED Minnesota Investment Fund (PeopleNet/Trimble)	\$1,000,000
2020	Hennepin County Brownfields Gap Financing Participation (Opus AUAR Study)	\$44,000
2020	MN DEED Redevelopment Grant (Shady Oak Crossing)	\$246,653
2020	Hennepin County TOD (Shady Oak Crossing)	\$250,000 *
2020	Met Council TBRA (Shady Oak Crossing)	\$414,200
2021	Hennepin County TOD (Wellington)	\$250,000 *
2021	Homes Within Reach	\$188,000
2022	King Technology	\$617,000
	Total	\$9,296,853

** Indicates funds that were not applied for by the city, but required staff support and city administration.*



AFFORDABLE HOUSING GOALS



**MINNETONKA
ECONOMIC
IMPROVEMENT
PROGRAM**

CRITICAL MEASURES OF REGIONAL HOUSING POLICY

projected *NEED*

Significantly more households will need affordable housing in the next decade - whether we plan for them or not. Our region will be more successful if we all do what we can to address the growing affordable housing need.



More households will *NEED* affordable housing

Cities are allocated a share of the region's projected need

Cities' share of the region's growth in affordable housing need is on their Community Page within the Local Planning Handbook. This share is proportional to a city's overall forecasted growth, its existing affordable housing stock, and the ratio of low-wage jobs to low-wage earning residents.

Cities must plan for their share of the need

Cities aren't required to create enough units to meet their share of the need, but they must plan for the possibility of these units by guiding sufficient land at higher residential densities in their comprehensive plans.

achievable *GOAL*

An aspirational but realistic number of new affordable housing units that a city, in partnership with developers, funders and others, can help create by 2030.



Livable Communities Act *GOAL*

Cities negotiate their goal with the Council.

Cities wanting grants from the Livable Communities Act programs must negotiate a goal with the Council. The goal represents the affordable and life-cycle housing that developers could realistically build in a city, recognizing market conditions and available funding.

Why participate in Livable Communities Act programs?

The Livable Communities Act programs give participating cities access to grant dollars for environmental clean-up, innovative development and redevelopment projects, and affordable housing production or preservation.

performance *SCORE*

The Council recognizes communities for their efforts around affordable housing annually. Scores can influence certain Council funding decisions.



Housing Performance *SCORE*

How can cities achieve a higher score?

The Council annually calculates a Housing Performance Score to acknowledge the local efforts to create and preserve affordable housing. Cities can increase scores by creating or preserving affordable housing as well as by offering programs, plans and tools that support and encourage affordable housing.

Do Housing Performance scores matter?

Housing Performance Scores affect a city's competitiveness for Livable Communities Act funding and regionally allocated federal transportation funding. Data collected in the scoring process also provides useful information on how cities are addressing their housing needs.

2021-2030 ALLOCATION OF AFFORDABLE HOUSING NEED

The 2021-2030 Allocation of Affordable Housing Need—or the *NEED*—is based on forecasting consistent with [Thrive MSP 2040](#), the regional development guide adopted in May 2014 by the Metropolitan Council. The *NEED* numbers are shared with local governments to aid their fulfillment of affordable housing planning responsibilities statutorily required by the [Metropolitan Land Use Planning Act](#). The *NEED* is proportional to 1) a city or township's total forecasted population growth between 2021 and 2030, 2) its existing affordable housing stock, and 3) the ratio of low-wage jobs to low-wage earning residents. The full methodology is described in the Council's [2040 Housing Policy Plan](#). Here, affordable refers to housing units that households at three levels of Area Median Income—as defined by the [U.S. Department of Housing and Urban Development](#)—could pay for without becoming cost-burdened (that is, spending more than a third of their income on housing costs).

As local governments submit their comprehensive plans and formal updates over the next decade, their forecasts and/or *NEED* numbers may change. *NEED* numbers are current as of the date indicated; refer to [Community Pages in our Local Planning Handbook](#) for the most current information, which is updated in real time.

	Net population growth (2021-2030)	<i>NEED</i> for affordable units, total	<i>NEED</i> for units afford- able to households with income at or below 30% of AMI	<i>NEED</i> for units afford- able to households with income 31% to 50% of AMI	<i>NEED</i> for units afford- able to households with income 51% to 80% of AMI
Sewered Communities	(1/29/2021)	(1/29/2021)			
Hennepin County					
Minnetonka	2,400	1,064	508	412	144

Appendix B: 2040 Minnetonka Comprehensive Plan

Future Housing Need – Implementation Tools

Identified Need	Tool	Circumstance and Sequence of Use
Allocation of affordable housing need: At or below 30% AMI - 508 508 units	Land Use (multifamily and mixed use zoning), PUDs	Guide future land use to densities that support the development of affordable housing
	Super RFP (Low Income Housing Tax Credits)	The City would strongly consider supporting or sponsoring an application to the Super RFP programs for housing at this affordability in the highest density locations on our future land use map.
	Tax Increment Financing (TIF)	The City would consider TIF for proposals of this housing type in the locations guided at the appropriate densities and land use categories as shown on the future land use map.
	TIF Pooling	The City would consider TIF Pooling for proposals of this housing type in the locations guided at the appropriate densities and land use categories as shown on the future land use map.
	Housing Bonds	The City would consider issuing Housing Bonds to support this type of housing in the community.
	Tax Abatement	The City would consider tax abatement for proposals of this housing type in the locations guided at the appropriate densities and land use

		categories as shown on our future land use map.
	HRA Resources	The City will coordinate with the EDA to consider support for housing affordable under 80% AMI.
	Hennepin County Funds	The City would strongly consider sponsoring an application to Hennepin County's HOME and AHIF funding programs to support development of housing at this income range.
	LCDA Funds	The City would strongly consider sponsoring a LCDA application to support for new housing affordable at or below 80% AMI.
	CDBG Resources	The City may consider using allocated CDBG funds for this type of housing specifically, but opportunities and projects seeking this funding would be considered on a case by case basis.
	Site Assembly	The City would consider using awarded funds, from the programs described above, to assemble a site in the locations identified on our future land use map for this type of use

Identified Need	Tool	Circumstance and Sequence of Use
Allocation of affordable housing need: From 31%-50% AMI: 412 units	Land Use (multifamily and mixed use zoning), PUDs	Guide future land use to densities that support the development of affordable housing
	Super RFP (Low Income Housing Tax Credits)	The City would strongly consider supporting or sponsoring an application to the Super RFP programs for housing at this affordability in the highest density locations on our future land use map.
	Tax Increment Financing (TIF)	The City would consider TIF for proposals of this housing type in the locations guided at the appropriate densities and land use categories as shown on the future land use map.
	TIF Pooling	The City would consider TIF Pooling for proposals of this housing type in the locations guided at the appropriate densities and land use categories as shown on the future land use map.
	Housing Bonds	The City would consider issuing Housing Bonds to support this type of housing in the community.
	Tax Abatement	The City would consider tax abatement for proposals of this housing type in the locations guided at the appropriate densities and land use categories as shown on our future land use map.
	HRA Resources	The City will coordinate with the EDA to consider

		support for housing affordable under 80% AMI.
	Hennepin County Funds	The City would strongly consider sponsoring an application to Hennepin County's HOME and AHIF funding programs to support development of housing at this income range.
	LCDA Funds	The City would strongly consider sponsoring a LCDA application to support for new housing affordable at or below 80% AMI.
	CDBG Resources	The City may consider using allocated CDBG funds for this type of housing specifically, but opportunities and projects seeking this funding would be considered on a case by case basis.
	Site Assembly	The City would consider using awarded funds, from the programs described above, to assemble a site in the locations identified on our future land use map for this type of use

Identified Need	Tool	Circumstance and Sequence of Use
Allocation of affordable housing need: From 51%-80% AMI 144 units	Land Use (multifamily and mixed use zoning), PUDs	Guide future land use to densities that support the development of affordable housing
	Super RFP (Low Income Housing Tax Credits)	The City would strongly consider supporting or sponsoring an application to the Super RFP programs for housing at this affordability in the highest density locations on our future land use map.
	Tax Increment Financing (TIF)	The City would consider TIF for proposals of this housing type in the locations guided at the appropriate densities and land use categories as shown on the future land use map.
	TIF Pooling	The City would consider TIF Pooling for proposals of this housing type in the locations guided at the appropriate densities and land use categories as shown on the future land use map.
	Housing Bonds	The City would consider issuing Housing Bonds to support this type of housing in the community.
	Tax Abatement	The City would consider tax abatement for proposals of this housing type in the locations guided at the appropriate densities and land use categories as shown on our future land use map.
	HRA Resources	The City will coordinate with the EDA to consider

		support for housing affordable under 80% AMI.
	Hennepin County Funds	The City would strongly consider sponsoring an application to Hennepin County's HOME and AHIF funding programs to support development of housing at this income range.
	LCDA Funds	The City would strongly consider sponsoring a LCDA application to support for new housing affordable at or below 80% AMI.
	CDBG Resources	The City may consider using allocated CDBG funds for this type of housing specifically, but opportunities and projects seeking this funding would be considered on a case by case basis.
	Site Assembly	The City would consider using awarded funds, from the programs described above, to assemble a site in the locations identified on our future land use map for this type of use

AFFORDABLE HOUSING GOALS

Progress on the city's affordable housing goals.

In 1995, the Minnesota Legislature created the Livable Communities Act (LCA) to address the affordable and life-cycle housing needs in the Twin Cities metropolitan area. When the LCA was established, Minnetonka was one of the first communities to sign up to participate in the program. At that time, a series of affordable housing goals for the city was established for 1996 to 2010. The city has elected to continue to participate in the LCA program, establishing affordable and lifecycle housing goals for 2011 to 2020. In 2020, the city will establish new goals for 2021-2030.

1995-2010 AFFORDABLE HOUSING GOALS

	Goals (1995-2010)	Results	Percent Achieved
New Affordable Ownership Units	180 Units	202	112%
New Affordable Rental Units	324 Units	213	66%
New Rental Units (All)	540 Units	697	130%

1995-2010 New Affordable Ownership Units

Project	Year Completed	Affordable Units	EIP Program Used
Gables of West Ridge Market	1996-1997	90	Boulevard Gardens TIF
Habitat for Humanity	1999	4	None
Ridgebury	2000	56	Ridgebury TIF
The Enclave	2002	1	None
The Sanctuary	2005-2007	3	-Grants -Homes Within Reach
Lakeside Estates	2005	1	Homes Within Reach
Cloud 9 Sky Flats	2006	34	Homes Within Reach
Wyldeewood Condos	2006	8	None
Minnetonka Drive	2007	1	Homes Within Reach
Deephaven Cove	2007	2	-Grants -Homes Within Reach
Meadowwoods	2007/2008	2	Homes Within Reach

1995-2010 New Affordable Rental Units

Project	Year Completed	Affordable Units	EIP Program Used
Excelsior Court Apartments	1996	24	
West Ridge Retirement	1997	45	Boulevard Gardens TIF
Boulevard Gardens	1997	46	Boulevard Gardens TIF
Crown Ridge Apartments	1997	46	Boulevard Gardens TIF
Minnetonka Mills	1997	30	Minnetonka Mills TIF
Cedar Pointe Townhouses	1997	9	Cedar Pointe
The Oaks at Glen Lake	2008	13	Glenhaven TIF

2011-2020 AFFORDABLE HOUSING GOALS

	Goals (2011-2020)	Results	Percent Achieved (to date)
New Affordable Units (rental & ownership)	246 to 378	679	276%
New Lifecycle Units	375 to 800	1,655	441%

2011-2020 New Affordable Units (rental and ownership)

Project	Year Completed	Affordable Units	EIP Program Used
The Glenn by St. Therese	2011	30	Glenhaven TIF
The Ridge	2013	51	TIF Pooling
Tonka on the Creek	2016	20	Tonka on the Creek TIF
At Home	2016	21	Rowland Housing TIF
Cherrywood Pointe	2017	8	N/A
The RiZe	2019	32	N/A
Preserve at Shady Oak/ Legends of Minnetonka	2020*	482	TIF Housing
Marsh Run	2020*	35	TIF Housing
Total	N/A	679	N/A

2011-2020 New Lifecycle Units

Project	Year Completed	Lifecycle Units	EIP Program Used
The Glenn by St. Therese	2011	150	Glenhaven TIF
The Ridge	2013	64	TIF Pooling
Tonka on the Creek	2016	100	Tonka on the Creek TIF
At Home	2016	106	Rowland Housing TIF
Applewood Pointe	2017	89	Applewood Pointe TIF
Lecesse*	2017	290	N/A
Cherrywood Pointe	2017	92	N/A
Zvago	2017	54	Glenhaven TIF
Orchards of Minnetonka	2019	147	N/A
Havenwood	2019	100	N/A
Minnetonka Hills	2019	78	N/A
Ridgedale Executive Apts	2020*	77	N/A
Avidor	2020*	168	N/A
Marsh Run	2020*	140	TIF Housing
Total	N/A	1,655	N/A

2021-2030 AFFORDABLE HOUSING GOALS

	Goals (2021-2030)	Results	Percent Achieved (to date)
New Affordable Units (rental & ownership)	558 - 1,064	685*	122%
New Lifecycle Units	2,400	937*	39%

*New construction is not counted toward the goal until the project is occupied.

2021-2030 New Affordable Units (rental and ownership)

Project	Year Completed	Affordable Units	EIP Program Used
Preserve at Shady Oak/ Legends of Minnetonka	2021*	482	TIF Housing
Shady Oak Crossings	2021*	35	TIF Pooling
The Pointe	2022*	19	Development Fund
Doran – Shady Oak*	2023*	53	Opus TIF
Minnetonka Station*	2023*	28	Opus TIF
Wellington Apts.*	2023*	68	Opus TIF
Total	N/A	685	

*Indicates projects that are approved, but not yet constructed therefore affordable and lifecycle units are not counted in the 2011-2020 goals.

2021-2030 New Lifecycle Units

Project	Year Completed	Lifecycle Units	EIP Program Used
Shady Oak Crossings	2021*(fall)	52	TIF Pooling
The Pointe*	2022*	186	Development Fund
Doran – Shady Oak*	2023*	297	Opus TIF
Minnetonka Station *	2023*	247	Opus TIF
Wellington Apts*	2023*	155	Opus TIF
Total	N/A	937	

*Indicates projects that are approved, but not yet constructed therefore affordable and lifecycle units are not counted in the 2011-2020 goals.

2022 AFFORDABLE HOUSING INCOME LIMITS

Household Size	30%	50%	60%	80%	120%
1	\$28,822	\$41,370	\$49,644	\$62,600	\$99,288
2	\$28,368	\$47,280	\$56,736	\$71,550	\$113,472
3	\$31,914	\$53,190	\$63,828	\$80,500	\$127,656
4	\$35,460	\$59,100	\$70,920	\$89,400	\$141,840
5	\$38,296	\$63,828	\$76,593	\$96,600	\$153,187
6	\$41,133	\$68,556	\$82,267	\$103,750	\$164,534
7	\$43,970	\$73,284	\$87,940	\$110,900	\$175,881
8	\$46,807	\$78,012	\$93,614	\$118,050	\$187,228
Twin Cities Median Family Income 2022: \$118,200					

Income limits are published on the US Department of Housing and Urban Development User Portal:
<https://www.huduser.gov/portal/datasets/li.html>

How much do residents pay for affordable housing?

Maximum Gross Rents by Bedroom Size				
AMI	Studio	1 bedroom	2 bedroom	3 bedroom
30%	\$616	\$660	\$792	\$915
50%	\$1,027	\$1,100	\$1,320	\$1,525
60%	\$1,233	\$1,320	\$1,584	\$1,830
80%	\$1,644	\$1,761	\$2,112	\$2,440

Maximum rent tables are published annually with Minnesota Housing:
<https://www.mnhousing.gov/sites/multifamily/limits>

Affordable rent based on sample occupations and their average salaries

Occupation	Median Salary	Affordable Rent
Chef / Head Cook	\$52,509	\$1,312
Elementary School Teacher	\$61,432	\$1,535
Electrician	\$69,394	\$1,734
Nurse	\$81,154	\$2,028
Veterinarian	\$94,897	\$2,372

Salaries are based off of MN DEED data (2021)

Minnetonka Housing/Business Development Policies

The City of Minnetonka has several policies related to housing and business development. Policy direction from the council can take many different forms, including such channels as formally adopted ordinances and resolutions, to more informal requests and suggestions to the city manager, who is ultimately responsible to the city council for carrying out their policy decisions.

These policies are intended as a general guide for the city council. They are not binding and may be modified when, in the sole discretion of the council, such modification is deemed necessary or appropriate in the interest of the city.

This listing is regularly updated as new policy directions are established, and it is by no means exclusive. These policies are included in the EIP as a reminder for the EDAC and Council to review annually during the EIP review. The city's policies are updated annually on the city's website.

City of Minnetonka City Council Policies (excerpts of housing related policies):

Chapter 2: Administration and Finance

2.4 – Special Assessments with Tax Increment Districts

2.5 – Tax Exempt Financing for Industrial Development, Health Care Facilities, and Multi-family Housing Projects (Private Activity Tax Exempt Financing)

2.14 - Tax Increment Financing Pooling Fund

2.15 - Housing Improvement Areas

2.16 - Post-Issuance Compliance Procedure and Policy For Tax-Exemption Governmental Bonds

2.18 - Tax Increment Financing and Tax Abatement

2.19 – Debt Management

Chapter 11: Streets, Parks, and Other Public Property

11.12 – Real Estate Property Management

Chapter 12: Public Utilities

12.10 - Met Council Sewer Availability Charge and City Residential Equivalency Charge Payment Deferral Program

Chapter 13: General Provisions and Policies

13.1 Fair Housing

13.2 Affordable Housing Policy

GLOSSARY OF TERMS

Community Development Block Grant (CDBG)	A program through HUD assisting state and local governments with a variety of community development needs
Department of Employment and Economic Development (DEED)	A state agency assisting in economic development through programs targeting business recruitment, expansion and retention; workforce development; and community development
Economic Development Advisory Commission (EDAC)	An advisory commission to the city council on matters related to economic development, housing and redevelopment
Economic Development Authority (EDA)	An authority granted to local governments by the state for the purpose of conducting economic development, housing and redevelopment activities. EDAs have the ability to levy taxes
Housing Improvement Area (HIA)	A defined area in the city in which housing improvements to commonly owned space in condominium/townhouse developments may be financing with the assistance of a city through special assessments
Housing and Redevelopment Authority (HRA)	An authority granted to local governments by the state for the purpose of conducting housing and redevelopment activities
Light Rail Transit (LRT)	A mode of public transit where trains run in a separate right of way
Livable Communities Act (LCA)	A program adopted in 1995 by the Minnesota State Legislature and administered by the Metropolitan Council for purposes of increasing affordable housing and investing in local communities
Metropolitan Council	A regional policy-making body, planning agency and provider of services to guide growth in the Twin Cities metropolitan area
Metro Transit	The transit arm of the Metropolitan Council is responsible for running the metropolitan area's bus and train systems
MN Investment Fund (MIF) and Job Creation Fund (JCF)	Business financing tools offered by DEED to help businesses locate or expand in Minnesota
Property Assessed Clean Energy (PACE)	A program that allows businesses to make clean energy investments in their businesses by financing the costs through a special assessment on the property
Tax Abatement	A temporary deferral of property taxes for purposes of stimulating economic development
Tax Increment Financing (TIF)	A financing tool where additional property taxes are generated from a new development are captured and used for public purposes such as housing, removal of blight and employment opportunities
U.S. Department of Housing and Urban Development (HUD)	Established in 1965 as a cabinet-level federal agency that is responsible for housing and community development activities



My name is Martha Brannon, Founder and Executive Director of His House Foundation (HHF), a 501(c)(3) organization that provides direct services to families in need and acts as a catalyst for increased sharing within our community. HHF has a focus on assisting families that *are* homeless or recently homeless, and people experiencing crisis. **We are proud of our commitment to do all this without boundaries, limits, or service areas.**

His House Foundation is certified in **Housing Stabilization** with the state of Minnesota which provides the long-term case management needed to move people through a housing crisis. We are the regional **United Way Housing Crisis Contact** and approved “**Street Outreach**” for Carver and Scott Counties.

COMMUNITY RESOURCE CENTER: The Community Resource Center is in the basement of the Chaska Moravian Church. We serve families in crisis with basic needs including clothing, winter gear, personal care products, and food. We are open to the public daily and serve over 2000 clients a year.

ABUNDANCE FOOD SHARE: Abundance is collecting and **redistributing approximately 15,000 pounds of food each month** in partnership with Carver & Scott County Environmental Services and programs of diverting food from the waste stream. We also pick-up perishables from several food shelves and deliver those items immediately to the hotels with homeless programs and people in crisis, and several other hotels where people are living after being excluded from traditional rental options.

EMERGENCY HOUSING FINANCIAL ASSISTANCE: His House Foundation **provides emergency housing financial assistance** to people that were homeless or near homeless and did not qualify for other programs. Most of the funding was requested for people excluded from *any* housing options, literally homeless, or hotel stays for people waiting to enter the county’s homeless programs.

LOOKING AHEAD: **His House** and our food share program **Abundance** is committed to increasing food access and basic needs as more people slip into financial crisis. We are ready to address basic needs in a cohesive flow without barriers put in place that can allow personal judgements and stereotypes to interrupt that flow.

Martha Brannon, Executive Director, His House Foundation



City of Minnetonka Proposal to Address Homelessness

His House Foundation (HHF), is a 501(c)(3) organization that has a focus on assisting families that *are* homeless or recently homeless, and/or experiencing crisis. HHF originated 15 years ago with a thrift store near the Minnetonka high school. Now we are a self-sustaining homeless agency funded through government programs. During the past year, HHF has provided services and support for 7 Minnetonka households that were experiencing a homeless crisis.

HHF is certified in **Housing Stabilization** with the state of Minnesota which provides the long-term case management needed to move people through a housing crisis. We are the regional **United Way 211 Housing Crisis Contact** and approved **“Street Outreach”** for Carver and Scott Counties.

Program Components: Community Shelter Program

HHF is proposing to serve 12 households that are determined to be homeless based on state guidelines or HUD Homeless, within the city limits of Minnetonka, MN. HHF will serve local homeless with intensive case management and temporary housing within the nearest community to their support system. Funds will be used to finance both casework and temporary housing.

Shelter Components

Case Management: HHF will provide case management to assist accessing existing community resources and guidance toward long-term housing solutions.

- Housing searches through homeless housing resources.
- Shelter Payment Assistance: HHF will provide payment for the hotel stay for the agreed upon period. This process allows client to access **Coordinated Entry** through local systems.
- Move out: When housing is identified, another housing, or appropriate shelter opportunity becomes available the client will have 48 hours to exit the hotel and remove your belongings.

Expectations of Participants

- Meet with case manager at least twice weekly
- Follow hotel smoking and no guest policy
- Remain law abiding

Services provided by HHF

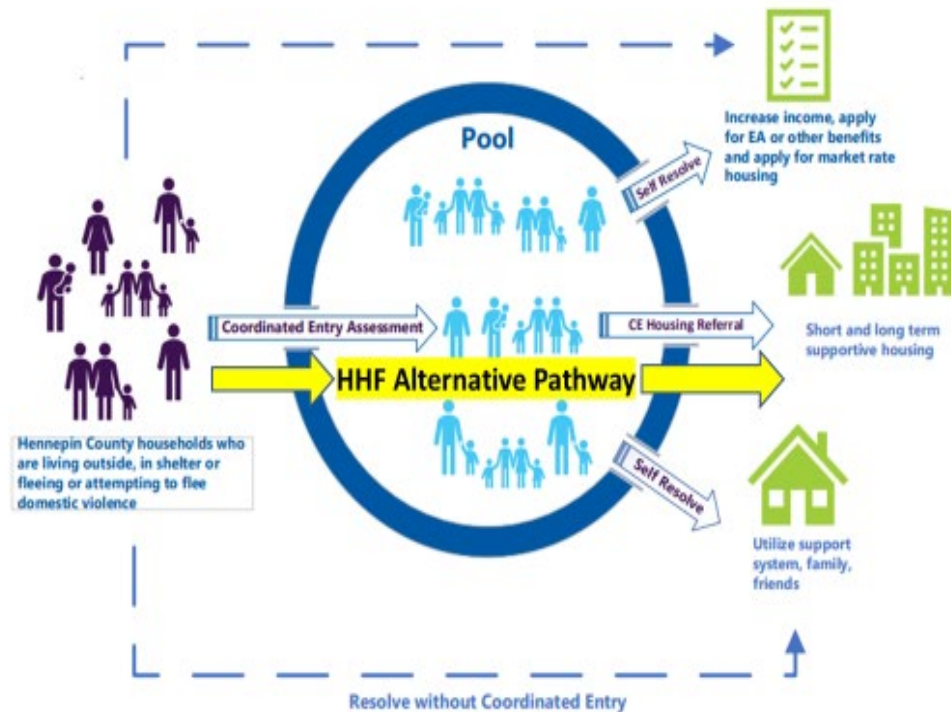
- Housing Stabilization Services and case management certified through the State of Minnesota
- Accessing Coordinated Entry within Hennepin County System
- Coordination with existing resources such as ICA and Resource West

Specifics

In 2022/2023 HHF will provide services to 12 households that have had residency within the city of Minnetonka. Based on existing data in our trial program:

- Hotel cost \$47,808 (estimated hotel cost \$66.40 per night x average 60 day stay x 12 families)
- Case Management cost \$36,000 (60 hrs per month @ \$50 per hr)
- Deposits and First Months Rental fees \$12,000 (\$1000 per family)

Hennepin County Coordinated Entry



Eligibility Criteria

- To be eligible to be assessed: a person has to be in a shelter for 14 days or in a place not meant for human habitation (living outside, on the train, car, etc.), or fleeing or attempting to flee domestic violence.
- Single adults: Must have tie to Hennepin County,
- Families: Must have County of Financial Responsibility of Hennepin County
- Must be 16+ to be eligible for an assessment

How to access a CES Assessment

- Single Adult/youth access:
 - Those staying at a homeless shelter in Hennepin County for over 14 days will be identified by shelter staff for assessment. If not identified, you should request one from a shelter worker or street outreach worker.
 - If staying in a place not meant for human habitation (outside, train, car, camping, etc.) – a CES assessment can be
- Families access (for those with custody of children 51% of the time or pregnant):
 - Those staying at People Serving People, St. Anne's, or the Drake will be identified by shelter staff for an assessment



**Study Session Agenda Item #5
Meeting of June 20, 2022**

Title: 2023-2027 Capital Improvements Program (CIP) Review

Report From Darin Nelson, Finance Director

Submitted through: Mike Funk, Acting City Manager
Moranda Dammann, Acting Assistant City Manager

Action Requested: Provide staff with feedback and project priority direction

Summary Statement

The creation and update of a multi-year capital program allows the city to plan for its current and long-term needs. Staff requests feedback on the recommended 2023-2027 CIP. As always, the proposed Capital Improvements Program (CIP) reflects previous council direction, and addresses the capital priorities of the City of Minnetonka in a prudent and cost-effective manner. Our responsible approach preserves the city's outstanding financial condition, as reflected in the city's Aaa bond rating and reasonable tax and utility rates. The city council will be asked to formally adopt the 2023-2027 CIP in September.

Strategic Profile Relatability

- | | |
|---|---|
| <input checked="" type="checkbox"/> Financial Strength & Operational Excellence | <input type="checkbox"/> Safe & Healthy Community |
| <input type="checkbox"/> Sustainability & Natural Resources | <input type="checkbox"/> Livable & Well-Planned Development |
| <input type="checkbox"/> Infrastructure & Asset Management | <input type="checkbox"/> Community Inclusiveness |
| <input type="checkbox"/> N/A | |

Statement: The CIP aids in ensuring the city is providing safe, efficient, sustainable, cost-effective and well-maintained infrastructure, equipment and transportation systems.

Background

The beginning of the budget process involves the preparation of the 5-year CIP. Capital improvements are the projects that require the expenditures of public funds for the acquisition, construction or replacement of infrastructure and capital assets necessary for the community. The creation and update of a multi-year capital program allows the city to plan for its current and long-term needs. Project areas within the CIP include buildings, parks and trails, equipment, technology, streets, storm drainage, and water and sewer utilities.

The CIP is part of the budget process, but it is not a budget, it is a program. It is also a program that changes often. Once the council officially adopts the CIP, the 2023 projects will then be added to the 2023 budget for final approval in December. All future years' projects (2024 and beyond) are plans that are subject to change and will be updated in future CIPs.

There are pending or future projects within many of the project categories. These projects are located towards the end of each category section. These projects can be pending for a number of reasons such as the project is dependent upon outside funding, the need is not warranted at this time, or simply to keep the project on the city's radar.

What the CIP Funds

The proposed 2023-2027 CIP supports almost \$147 million of capital projects over the next five years. This is a seven percent increase in capital outlay costs compared to the 2022-2026 CIP. The increase is mainly due to water and sewer utility improvements, community center renovations, and the planned implementation of a new a financial and human resources system.

The program continues to address the community's affirmed request to significantly build out the city's trail system for improved safety, connectivity and transportation purposes. Also included are funds for the city's ongoing commitment to needed road and storm sewer infrastructure improvements and the replacement requirements of our aging water and sewer utility systems.

<i>CIP (\$000's)</i>	<i>2020-24</i>	<i>2021-25</i>	<i>2022-26</i>	<i>2023-27</i>
Street Improvements	\$47,968	\$63,684	\$52,455	\$51,605
Water, Sewer & Drainage	41,106	36,616	32,570	34,960
Parks, Rec & Trails	27,098	31,380	27,610	22,130
Equipment	15,237	15,764	19,314	21,982
Buildings	5,675	5,577	5,186	16,310
Total CIP	<u>\$137,083</u>	<u>\$153,021</u>	<u>\$137,135</u>	<u>\$146,987</u>

Environmental Sustainability and Stewardship Efforts

Sustainability and natural resources is one of the city's strategic priorities. Over the years, many CIP projects have had a sustainability focus or provided positive environmental improvements, and the proposed CIP continues that strong initiative. Last year a sustainability symbol was included in the upper right-hand corner of the pages that have a sustainability focus to quickly draw attention to these specific types of projects.

The city continues to build-off of projects that provide positive environmental improvements by focusing on the stewardship or management of its natural resources which is evident through the recently adopted Natural Resources Master Plan and the 2021 Parks Open Space and Trail (POST) plan. A financial commitment to natural resources stewardship is evident in this year's CIP and is indicated with a stewardship symbol in the upper right-hand corner of the project pages.

COVID-19 Economic Impact

The 2021-2025 CIP was prepared and ultimately adopted during the height of the pandemic. The city was fortunate to receive over \$4 million from the federal Coronavirus Relief Fund (CRF) in July 2020. Those dollars helped subsidize the city's General Fund allowing the fund to transfer significant dollars to the capital replacement fund for replacing various facility ventilation systems. These improvements are helping provide clean air circulation to ensure a safe environment for visitors and employees.

This transfer along with other shifts allowed the city to reduce its 2021 total levy from 5.8 percent to 3.5 percent, which was important during the unknown of the pandemic and not knowing what immediate and long-term economic impacts our residents and business would be experiencing.

As mentioned above, the other shifts involved extending the fleet replacement schedule one year and delaying the purchase of a Zamboni to 2022. The extension of the fleet replacement schedule was only done after ensuring the one-year delay did not substantially impact operational budgets. The delay essentially pushed back the purchase of all future year replacements one year, rather than just delaying the 2021 purchases to 2022 and having to purchase two years of equipment in 2022. The savings associated with this delay was approximately \$949,000.

The city was again fortunate enough to receive \$4.7 million through the American Recovery Plan Act (ARPA). The first half of this grant award was received in June 2021 with the second half received in June 2022. These funds are being used for a variety of purposes including supplemental funding for the Street Improvement and Park & Trail funds in the amount of \$1 million and \$450,000, respectively. In addition, \$1.5 million is being used to subsidize the General Fund levy and provide direct tax relief to property owners over the course of three years.

Notable Projects

Municipal Buildings. *MB-23103 Major Building Components*, this project has only two minor boiler replacements at the Williston Center scheduled for 2023. Back in 2020, This CIP project utilized Coronavirus Relief Funds (CRF) to advance the replacement of various city facility heating/ventilation/air conditioning (HVAC) units originally scheduled for 2021, 2022 and 2023. Utilizing these grant funds provided savings of over \$400,000 in each of these three years and direct tax levy relief to property owners.

MB-23107 City Hall and Community Center Improvements, the city began implementation of the Civic Center Master Plan in 2005 and 2006 through upgrades of the Civic Center roadway, parking lots, landscaping and recreational facilities. Courtyards throughout the city hall and community center grounds were refurbished in 2016 and 2017, followed by city hall office space and meeting room refurbishments in 2019 and 2020.

The community center facilities are dated and are due for refurbishment. A number of the community center facilities are rented to the public for a variety of events. Once the renovations are complete, these facilities can expect an increase in use and subsequent rental revenue. This project also includes tile replacement in the public space area of city hall, which is original to the building and the conversion of a storage area in the lower level of city hall to additional office space.

Financing of all previous city hall and community center improvements has been through a pay as you go model, utilizing cash reserves from within the Capital Replacement Fund. Due to escalating pricing for most projects and equipment that the Capital Replacement Fund is responsible for financing, the fund does not have the reserve capacity to fund this project. Rather than issuing bonds and incurring issuance fees and other costs, staff is proposing a \$3.45 million interfund loan from the Special Assessment Construction Fund that would be repaid over 15 years at 1-percent interest. The Special Assessment Construction fund can support this financing arrangement.

Recreational Facilities. *RecF-23205 Ice Arena Improvements*, Ice Arena B is scheduled to replace the refrigeration system in 2023 at a projected cost of \$1.4 million. The upgraded refrigeration system will replace the expensive R22 refrigerant system with a more modern and environmentally friendly system, which will increase energy efficiency and reduce other operational expenses. This project is slated to be funded from the Community Investment Fund.

RecF-23207 Skate Park, staff is currently conducting a feasibility study to assess the options for upgrading the current skate park or adding a new skate park in the city. Assuming the study recommends a new or refurbished facility; the 2023 CIP includes \$100,000 for design work with an additional \$900,000 slated for construction in 2024. Funding for this project is through a combination of the Community Investment Fund and Park & Trail Fund. Staff will also be seeking grant funding.

RecF-TBD2302 Recreational Pool, this is currently a pending project. The 2019 Community Facility & Programming Space Study indicated the need for an additional recreational swimming pool. Staff will explore the opportunities for school partnerships, public/private partnerships, or leasing opportunities. Staff will also explore available funding options including pursuing state bonding when the timing is appropriate.

Parks, Trails & Open Space. *Park-23305 Trail Improvement Plan*, trail expansion continues to be a top priority given implementation of dedicated gas and electric franchise fees a few years ago. A new trail segment along Smetana Road from Westbrook Way to Sanibel Drive is scheduled for construction in 2023.

Also scheduled for completion in 2023 is the trail segment from Minnetonka Boulevard from Woodlawn Avenue to Tonkawood Road. In 2020, the park board and city council recommended and approved a trail swap along Minnetonka Boulevard with the segment between Tonkawood Road and the existing trail at The Marsh to be constructed in 2026. The 2023 trail segment also includes a funded school crossing at Groveland Elementary, which is currently planned ahead of the full trail construction and will likely be completed this year.

In 2020, staff was successful in securing a \$2.3 million Regional Solicitation Grant through the Metropolitan Council for the Hopkins Crossroad trail. This grant award will allow the advance construction of trail segment 18, Hillside Lane - Hopkins Crossroad to Tanglen Elementary, in 2024 along with the planned Hopkins Crossroad Trail. Staff also submitted a state bonding request for this segment to cover 50 percent of the city's remaining share of \$3.3 million.

Staff continues to recommend delaying the Baker Road trail segments from Minnetonka Boulevard to County Road 62. Three Rivers Park District (TRPD) has worked to complete a master plan with city staff participation for a new Eagle to Bryant Lake Regional Trail, which includes the Baker Road segments as well as trail segment 26, Rowland Road – Baker Road to SWLRT Trail. Although TRPD has not yet scheduled construction funding, the project is nearing completion of the master planning process, which will refine the design and identify grant opportunities for project funding. Staff will coordinate utility burial along Baker Road and construction of trail segment 25, Rowland Road – Lone Lake Park to Opus Trail System, with TRPD, as appropriate.

The city's current Trail Improvement Plan Inventory of Trail Segments, which provides specific information on each trail segment listed can be found on the city's website [Trail Improvement Plan](#). There is a single page for each trail segment that includes:

- A map of the segment color coded by priority

- A description of the trail's connection to community amenities, village centers, and/or other transportation infrastructure
- How the individual segment has been rated in priority using the criteria previously described

Lastly, in 2017, city staff estimated approximate costs to construct the remaining priority trail network at a projected total of \$58.9 million. Staff used these planning level estimates to develop an approximate idea of funding needed to build out these segments, with the intent to complete feasibility reports as segments are scheduled or get closer to construction to refine the detailed costs. Now with more information about project realities from recently installed segments as well as feasibility reports for upcoming segments, city staff has increased the estimated projects costs to \$80.2 million to reflect this information. As more segments and feasibility reports are completed, and market realities evolve, city staff will continue to refine unfunded segment project costs.

Park-23307 & Park-TBD2332 Opus Area Park Improvements, with a view to the future regarding substantial private and public investment alongside the light rail line, the Opus placemaking and public realm design guidelines document was completed in 2019 and accepted by the council in January 2020. These guidelines intend to guide decision making that assist in activating the area by implementing placemaking strategies, along with the extensive trail network and within the public right of way. These placemaking strategies include trail branding and wayfinding as well as planting of edible landscape material along the trail network. The guidelines will further identify scope and program elements to guide future design and development of a community level park/plaza in the neighborhood.

Upcoming tasks to implement the improvements identified in the guidelines include:

- 2023: Construction and implementation of placemaking elements listed above.
- Ongoing: Work with existing businesses, developers and city staff to implement privately owned publicly accessible elements.
- Future: Acquire parcels to construct a new signature community park/plaza space as land becomes available through development or other means.

Staff submitted a state bonding request for 50 percent or \$725,000 of the costs associated with this first phase of the project.

Park-23309 Park Habitat Stewardship Plan, the proposed 2023-2027 CIP includes additional funding of \$500,000 over five years to conduct restoration and maintenance activities on approximately 390 acres of park property as part of Phase I of the Park Habitat Stewardship Plan identified in Appendix B (Table B.2) of the NRMP. The CIP identifies priority parks for restoration based on a prioritization schedule outlined in the NRMP, including the five community parks along with other high priority parks and city owned property (e.g Cullen-Smith property). Restoration funds identified in the CIP will be used for larger-scale restoration projects. This is in addition to funds allocated for ongoing maintenance needs that are within the Natural Resources Division operating budget.

Major Equipment. *ME-23402 Fleet Vehicles and ME-23401 Dump/Plow Truck Replacements*, the 2023 CIP continues with its vehicle replacement schedule after delaying the schedule for one year back in 2021 due to the uncertainty of COVID-19. Prices for all vehicles and equipment have escalated over the past year. Staff is estimating a ten percent increase in vehicle and equipment replacement costs for 2023. Inflationary increases for future years are unknown. Current projections

include increases of five percent for 2024 and three percent for the remaining out years. The cost of ten percent increases for just these two projects amounts to over \$130,000 for 2023. Staff is continually analyzing its fleet needs and replacement options along with creative financing options to maximize its return on investment.

ME-23403 Sidewalk and Trail Maintenance Vehicle, this project replaces two sidewalk/trail maintenance vehicles and adds a third vehicle to accommodate the added Ridgedale and Opus light rail train (LRT) sidewalks and trails.

ME-23407 Forestry Mower, this forestry mower is a specialized machine that attaches to an existing fleet skidsteer. The mower will be used throughout the year to assist in park restoration and management efforts by mowing and shredding large stands of buckthorn and other woody non-desirable species.

Technology. *Tech-23509 Finance/HRIS/Utility Billing ERP Software*, these applications are all nearing the end of their useful lives. All three of these applications are maintained by the Local Government Information Systems (LOGIS) consortium. As a member of [LOGIS](#), our annual assessments cover the current operating costs. In addition, a portion of annual assessments are set-aside for future capital outlay or replacement. LOGIS is in final stages of its RFP process to replace all of these applications. LOGIS has indicated that member cities will be required to pay an additional assessment for this conversion. The amount and length of that assessment will likely be known later this summer or fall. Staff is leaving all options available during this process including the potential of moving these applications away from LOGIS. Staff is waiting for the LOGIS RFP process to lay out before any future decisions are made.

Local Street Improvements. *LSI-23602 Local Street Rehabilitation*, the 2022 CIP anticipated the 2023 street reconstruction projects would include the second year of the Tonka-Woodcroft area. That project is almost a \$30 million project between streets, utilities and trail expansion and is the most expensive local street reconstruction project in the city's history. However, due to unforeseen circumstances including an unprecedented number of water main breaks along Carlson Parkway, an additional reconstruction project has been added to the 2023 local street rehab schedule. This project includes the areas of Carlson Parkway, Cheshire Parkway, Cheshire Lane and Gleason Lake Road. The estimated project cost is \$7.8 million between streets, utilities and storm water improvements.

Staff is further anticipating that water main replacement portion of this project may be requested to begin in the fall of 2022 in order to avoid another winter of expensive water main repair work in this area.

These infrastructure projects are becoming increasingly expensive, but are also critical in providing sustained and uninterrupted service to the city's residents and businesses. As we have recently seen with neighboring cities, infrastructure failures can be severe and costly for both cities and property owners. The city has made a concerted effort to ramp up its investment in utility infrastructure replacement and rehabilitation. These efforts have had a positive impact of reducing water main breaks and sewer backups. The city's infrastructure continues to age and it is critical that the city continue making strong infrastructure investments within its streets and utilities.

The city ramped up its street improvement levy back in 2006 thru 2008 to focus on rehabbing the local street system. The 2008 street levy was \$5 million. This dedicated street levy increased incrementally over the next decade to \$6.3 million in 2018. In 2019, almost \$1 million

of the street levy was diverted for other city needs. Over the last four years, one-time dollars were directed to the Street Improvement Fund to aid in supplanting the lost tax levy base. Those transfers include excess yearend fund balances from the General Fund and \$1 million from the city's ARPA funds. The 2023 preliminary levy dedicated to street improvements is scheduled to increase from \$6.08 million to \$6.78 million. This increase aids in reestablishing the street levy tax base, but with the ever-increasing price of street reconstruction projects, future incremental levy increases will be needed.

LSI-23603 Local Street Preservation, 2023 provides for a substantial street preservation investment in the Opus area. The city has been purposely delaying street preservation projects in this area until the Met Council completes its Light Rail Transit (LRT) project in the area. Once their construction is complete, the city can then begin its street preservation projects. Preservation-type projects are minor in comparison to rehabilitation projects and less costly. Activities include crack filling, patching and thin overlays.

LSI-23607 Opus TIF District Improvements, this project provides traffic mitigation measures for projected increased density related to the commercial and residential development of the Opus area and addition of LRT. Transportation projects slated for this area will be repaid through Tax Increment Financing. The six transportation improvement projects slated for this area total \$25.1 million. The first improvement project scheduled for 2023 is the Red Circle Drive at Shady Oak Road north turn lane at an estimated cost of \$2.1 million.

Storm Drainage Improvements. *SDI-23804 Major Pond Rehabilitation*, this project provides for sediment testing and dredging of municipal storm ponds. Annual project costs are estimated to be around \$200,000. Staff is seeing an increase in disposal costs related to potential contaminants, which will either reduce the amount of pond dredging that can be done annually, or require an increase in project budgets in future years.

SDI-23805 Storm Sewer Lift Station Improvements, a 2017 storm water facilities study evaluated the physical condition of the storm water lift station components as well as the operational performance of each station and identified needed improvements. The Holiday lift station is slated for refurbishment in 2023.

SDI-TBD22806 Huntingdon Pond, provides for the installation of a permanent outlet for Huntingdon Pond, which is currently unfunded. The city will continue to monitor waters levels.

Utility System Improvements. The utility fund continues with its long-range water and sanitary sewer infrastructure plan, along with an associated financing plan for critical maintenance and replacement of the city's \$600 million utility infrastructure investment. Financing includes regular bond issuances, which are anticipated to occur in 2023, 2024 and 2026.

WSS-22902 Water Tower Maintenance, this project provides for the scheduled painting, inspections and maintenance of the city's eight water storage structures. 2023 includes the painting of the Ridgedale tower and the washing of the Lake Street and Plymouth towers at a project cost of \$2,000,000.

WSS-22906 Water Meter Replacement Program, this project provides for the replacement of the city's water meter stock. Replacement meters may be an automated radio-read, fixed network or cellular read type. The total project is proposed to be completed over a 6-year period beginning with commercial, industrial and institutional meter bodies followed by the replacement of residential meters. Infiltration and inflow inspections are scheduled to be completed with the

meter replacements. The total cost is estimated to be \$9 to \$12 million and is planned to be completed in 2029. The replacement of meters will also support water conservation efforts in the city by increasing accuracy of water readings and the detection of leaks.

WSS-23907 Sewer – System Sustainability Improvements, this project provides for ongoing sustainability and optimization improvements to the sanitary sewer infrastructure. Projects include rehabilitating the Burchlane forcemain in 2023 and rehabilitating the Clarion Hills lift station and Brightwood Drive forcemain in 2024.

WSS-23910 Outdoor Warning Sirens, the project provides for the replacement of the ten outdoor emergency warning sirens located throughout the city. This is a four-year project that began in 2021 and is estimated to be \$270,000.

General Fund balance

Because the city budgets responsibly, a conservative strategy has been employed whereby a portion of the resources funding the CIP includes monies transferred over the five years from the General Fund balance. Per Council Policy 2.13 for determining adequate fund balances, a "Budget Stabilization Reserve" must be kept to cover the following year's operating budget and uncertainties, such as changes in state law or unforeseen natural disasters. In accordance with the policy, amounts in the balance of this reserve above forty percent of the following year's operating budget may be considered available to be transferred and appropriated by the council for capital needs or other non-ongoing needs.

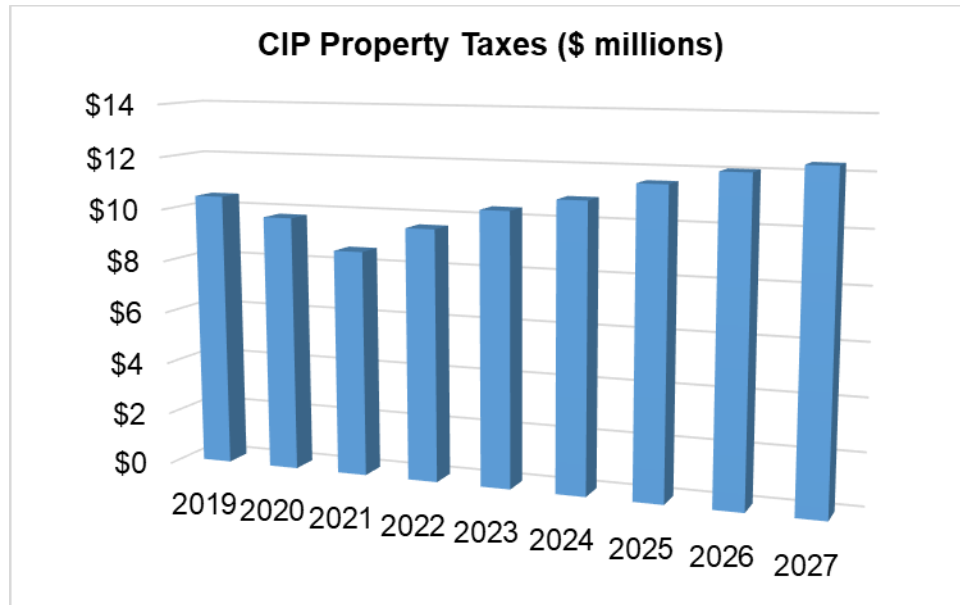
This methodology is a key to ensuring the city's ongoing fiscal resiliency. In any year, should the city not realize a positive ending increase in fund balance, the city is thereby well positioned to restructure its five-year plan into the future.

The fiscal Year 2021 ended with a positive balance, and therefore, by the end of 2022, the General Fund balance is projecting to have approximately \$5.7 million in available funds above the minimum required to meet the forty-percent threshold. This balance includes funds above the threshold realized in past years and already programmed in the current 2022-2026 CIP. The 2022 capital budget, combined with the proposed 2023-2027 CIP, anticipates transferring almost \$6.5 million over six years for capital expenditures. The remainder will ensure there is adequate fund balance to meet needs over that period for projected rising operating costs in the General Fund itself.

Property taxes

Both the 2020-2024 and 2021-2025 CIPs reduced property tax funding compared to the 2019 base. Originally, the 2020-2024 CIP redirected a portion of the CIP levy towards the new public safety facility's debt service and increased operational costs related to restructuring the city's compensation methodology.

The original intent prior to 2020 was to restore the capital levy in 2021 to 2019 levels. That was prior to the onset of the COVID-19 pandemic. Due to the pandemic, the 2021-2025 CIP delayed the levy restoration and further reduced the capital property tax levy. The 2022-2026 CIP restored most of the cost savings measures from 2021, but delayed the prior levy restoration until 2024. The 2023 capital levy of \$10.37 million is still \$95,000 less than the 2019 capital levy. Full restoration of the capital levy is now planned for 2025, which will restore funding to \$11.5 million.



Discussion Questions

1. Does council have any questions or discussion points about the proposed 2023-2027 CIP projects or funding?
2. Does the council support the community center refurbishment with the recommended internal financing?
3. Does the council support Hennepin County adding the reconstruction of Excelsior Boulevard from CR 101 to Willison Road to the County's CIP, given the anticipated financial burden of utility and local street improvements? See project page MSA-TBD23704.
4. Is the council comfortable with the 2023 capital levy of \$10.37 million?

2023-2027

**Capital Improvements Program
&
Economic Improvement Program**

Preliminary

06-20-2022



**CITY OF
MINNETONKA**



CITY OF
MINNETONKA

2023-2027 Capital Improvements Program

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Appendix:

Unfunded Trail Segments by Priority Ranking
2023 – 2027 Proposed Local Street Construction



Projects include sustainability features and/or focus.



Projects include a natural resources stewardship feature and/or focus.

Capital Improvements Policy

The Capital Improvements Program (CIP) is the city's five-year plan to provide and maintain public facilities for the citizens and businesses of Minnetonka, balanced against the constraint of available resources.

Funding Priorities

Reinvestment for the replacement, maintenance or increased efficiency of existing systems will have priority over the expansion of existing systems or the provision of new facilities and services. Priority rankings include:

1. Projects necessary for public health and safety, or to meet legal mandates.
2. Projects which help maintain or make existing systems more efficient. Cost-benefits and coordination with related projects will be considered.
3. Projects expanding existing systems, providing new services, or for general community betterment.

Planning Principles

- The CIP will support achievement of the city's long-term Strategic Priorities.
- The CIP will be updated annually to reflect changing capital needs for new construction and maintenance of the city's substantial investments in streets, utilities, parks, buildings and equipment.
- Development of the CIP will be consistent with the annual operating budget. Future operating costs associated with new capital improvements will be projected and included in operating budget forecasts.
- Fund balance guidelines will be established for each capital fund, and will reflect the type of fund, subsequent-year budget needs, annual cash flow requirements, replacement reserves and potential contingencies. The guidelines will be used to responsibly manage balances over the five-year planning horizon.



CITY OF
MINNETONKA

City of Minnetonka, Minnesota
2023 - 2027 Capital Improvement Plan
 2023 thru 2027

EXPENDITURES AND SOURCES SUMMARY

Department	2023	2024	2025	2026	2027	Total
1-Municipal Buildings	3,720,000	975,000	2,540,000	1,040,000	2,055,000	10,330,000
2-Recreational Facilities	2,205,000	1,675,000	760,000	645,000	695,000	5,980,000
3-Parks, Trails & Open Space	5,088,000	4,523,000	3,817,000	4,303,000	4,399,000	22,130,000
4-Major Equipment	1,947,700	2,710,800	2,576,400	4,031,600	2,013,800	13,280,300
5-Technology	2,440,350	1,823,400	1,178,550	1,638,900	1,620,150	8,701,350
6-Local Street Improvements	15,975,000	4,585,000	8,275,000	6,245,000	16,525,000	51,605,000
8-Storm Drainage Improvements	1,075,000	575,000	1,075,000	575,000	875,000	4,175,000
9-Water/Sewer Improvements	4,995,000	4,555,000	6,645,000	7,685,000	6,905,000	30,785,000
EXPENDITURE TOTAL	37,446,050	21,422,200	26,866,950	26,163,500	35,087,950	146,986,650

Source	2023	2024	2025	2026	2027	Total
Cable Television Fund	295,500	296,000	397,500	357,500	336,500	1,683,000
Capital Replacement Fund	5,439,000	2,468,600	3,672,600	2,975,600	2,827,900	17,383,700
City of Hopkins	4,950	29,700	6,600	3,300	3,300	47,850
Community Investment Fund	1,400,000	650,000				2,050,000
Cost Sharing	2,100,000					2,100,000
Electric Franchise Fees Fund	800,000	1,600,000	1,650,000	2,000,000	1,300,000	7,350,000
Forestry Fund	220,000	186,000	192,000	198,000	209,000	1,005,000
Grants/Partnership Funding		300,000			937,500	1,237,500
Hopkins School District	270,000	270,000	270,000	270,000	270,000	1,350,000
Metropolitan Council		2,300,000				2,300,000
Park & Trail Improvement Fund	2,002,050	497,300	718,400	711,700	596,700	4,526,150
Public Safety Fund	198,500	1,228,000	747,000	1,781,000	479,000	4,433,500
State of MN Bonding	725,000		1,635,000			2,360,000
Storm Water Fund	1,575,000	675,000	1,532,600	958,300	2,975,000	7,715,900
Street Improvement Fund	9,655,000	3,315,000	7,005,000	5,025,000	11,055,000	36,055,000
Technology Development Fund	2,028,850	1,527,400	781,050	1,231,400	933,650	6,502,350
Trail System Expansion Fund	1,550,000	1,000,000	635,000	2,400,000	2,400,000	7,985,000
Utility Fund	8,817,200	4,834,200	7,174,200	7,946,700	10,304,400	39,076,700
Williston Center Fund	365,000	245,000	450,000	305,000	460,000	1,825,000
SOURCE TOTAL	37,446,050	21,422,200	26,866,950	26,163,500	35,087,950	146,986,650

City of Minnetonka, Minnesota
 2023 - 2027 Capital Improvement Plan
 2023 thru 2027

SOURCES AND USES OF FUNDS

Source	2023	2024	2025	2026	2027
Cable Television Fund					
Beginning Balance	777,806	779,006	749,406	596,906	462,006
Revenues and Other Fund Sources					
<i>Revenue</i>					
Franchise Fee	783,900	783,900	783,900	783,900	783,900
Interest on Investments	17,400	7,800	7,700	7,400	5,800
Miscellaneous Revenue	30,000	30,000	30,000	30,000	30,000
Public Educ & Govt (PEG) Fee	87,600	87,600	87,600	87,600	87,600
<i>Total</i>	918,900	909,300	909,200	908,900	907,300
Total Revenues and Other Fund Sources	918,900	909,300	909,200	908,900	907,300
Total Funds Available	1,696,706	1,688,306	1,658,606	1,505,806	1,369,306
Expenditures and Uses					
<i>Capital Projects & Equipment</i>					
<u>5-Technology</u>					
Audio/Visual Equipment & Broadcast Programming TECH-23504	(195,500)	(196,000)	(297,500)	(257,500)	(236,500)
Technology Infrastructure TECH-23505	(100,000)	(100,000)	(100,000)	(100,000)	(100,000)
<i>Total</i>	(295,500)	(296,000)	(397,500)	(357,500)	(336,500)
<i>Other Uses</i>					
Operating Expenditures	(585,100)	(604,500)	(624,500)	(645,200)	(666,500)
Transfers	(37,100)	(38,400)	(39,700)	(41,100)	(42,500)
<i>Total</i>	(622,200)	(642,900)	(664,200)	(686,300)	(709,000)
Total Expenditures and Uses	(917,700)	(938,900)	(1,061,700)	(1,043,800)	(1,045,500)
Change in Fund Balance	1,200	(29,600)	(152,500)	(134,900)	(138,200)
Ending Balance	779,006	749,406	596,906	462,006	323,806

City of Minnetonka, Minnesota
 2023 - 2027 Capital Improvement Plan
 2023 thru 2027

SOURCES AND USES OF FUNDS

Source	2023	2024	2025	2026	2027	
Capital Replacement Fund						
Beginning Balance	2,291,243	2,357,243	2,193,643	901,043	405,443	
Revenues and Other Fund Sources						
<i>Revenue</i>						
Auction Proceeds	125,000	125,000	125,000	125,000	125,000	
Interest on Investments	20,000	25,000	0	0	0	
Interfund Loan	3,450,000	0	0	0	0	
Tax Levy	1,610,000	1,805,000	2,055,000	2,155,000	2,155,000	
Transfer In/Out	300,000	350,000	200,000	200,000	0	
Transfer in/Out	0	0	0	0	200,000	
<i>Total</i>	5,505,000	2,305,000	2,380,000	2,480,000	2,480,000	
Total Revenues and Other Fund Sources	5,505,000	2,305,000	2,380,000	2,480,000	2,480,000	
Total Funds Available	7,796,243	4,662,243	4,573,643	3,381,043	2,885,443	
Expenditures and Uses						
<i>Capital Projects & Equipment</i>						
<u>1-Municipal Buildings</u>						
Life Safety Reporting Upgrades	MB-23101	(80,000)	0	0	(80,000)	(85,000)
Energy Conservation & Sustainability Improvements	MB-23102	(40,000)	(60,000)	0	(65,000)	(70,000)
Major Building Components	MB-23103	0	(410,000)	(475,000)	(250,000)	(155,000)
Building Automation Replacement	MB-23104	(50,000)	(30,000)	(35,000)	(120,000)	(50,000)
Building Roof Replacements	MB-23105	(25,000)	(115,000)	(550,000)	(80,000)	(150,000)
Fire Station Refurbishment	MB-23106	(150,000)	(65,000)	(50,000)	(70,000)	(75,000)
City Hall and Community Center Improvements	MB-23107	(3,275,000)	(175,000)	(60,000)	(270,000)	(30,000)
Solar Initiative - Roof Projects	MB-23108	0	0	(1,250,000)	0	(312,500)
Special Project Facility Repairs and Upgrades	MB-23109	(30,000)	(30,000)	(30,000)	(30,000)	(35,000)
<i>Total</i>		(3,650,000)	(885,000)	(2,450,000)	(965,000)	(962,500)
<u>2-Recreational Facilities</u>						
Royals Athletic Center Improvements	RecF-23204	(110,000)	(110,000)	(110,000)	(110,000)	(110,000)
Ice Arena Improvements	RecF-23205	0	(50,000)	0	(25,000)	0
<i>Total</i>		(110,000)	(160,000)	(110,000)	(135,000)	(110,000)
<u>4-Major Equipment</u>						
Dump/Plow Truck Replacements	ME-23401	(315,300)	(284,600)	0	(296,100)	(305,000)
Fleet Vehicles	ME-23402	(964,900)	(896,900)	(730,200)	(700,900)	(930,900)
Sidewalk and Trail Maintenance Vehicle	ME-23403	(199,800)	0	0	0	0

Source		2023	2024	2025	2026	2027
Capital Replacement Fund						
Cold Planer	ME-23404	0	0	0	(778,600)	0
Electric Ice Resurfacers	ME-23406	0	0	(184,000)	0	0
Rubber-Tire Loader	ME-23408	0	0	0	0	(291,400)
Snow Blower	ME-23409	0	(142,100)	0	0	0
Sidewalk and Trail Maintenance	ME-23410	0	0	0	0	(128,100)
Skidsteer Loader	ME-23411	(99,000)	0	(98,400)	0	0
Sustainable Initiatives	ME-23412	(100,000)	(100,000)	(100,000)	(100,000)	(100,000)
	<i>Total</i>	(1,679,000)	(1,423,600)	(1,112,600)	(1,875,600)	(1,755,400)
Total Expenditures and Uses		(5,439,000)	(2,468,600)	(3,672,600)	(2,975,600)	(2,827,900)
Change in Fund Balance		66,000	(163,600)	(1,292,600)	(495,600)	(347,900)
Ending Balance		2,357,243	2,193,643	901,043	405,443	57,543

City of Minnetonka, Minnesota
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 2023 thru 2027

SOURCES AND USES OF FUNDS

Source	2023	2024	2025	2026	2027
Community Investment Fund					
Beginning Balance	21,062,785	20,025,785	19,738,785	20,101,785	20,464,785
Revenues and Other Fund Sources					
<i>Revenue</i>					
Interest on Investments	300,000	300,000	300,000	300,000	300,000
Other Revenue	63,000	63,000	63,000	63,000	63,000
<i>Total</i>	363,000	363,000	363,000	363,000	363,000
Total Revenues and Other Fund Sources	363,000	363,000	363,000	363,000	363,000
Total Funds Available	21,425,785	20,388,785	20,101,785	20,464,785	20,827,785
Expenditures and Uses					
<i>Capital Projects & Equipment</i>					
<u>2-Recreational Facilities</u>					
Ice Arena Improvements	RecF-23205 (1,400,000)	(50,000)	0	0	0
Skate Park	RecF-23207 0	(600,000)	0	0	0
<i>Total</i>	(1,400,000)	(650,000)	0	0	0
Total Expenditures and Uses	(1,400,000)	(650,000)	0	0	0
Change in Fund Balance	(1,037,000)	(287,000)	363,000	363,000	363,000
Ending Balance	20,025,785	19,738,785	20,101,785	20,464,785	20,827,785

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 2023 - 2027 Capital Improvement Plan
 2023 thru 2027

SOURCES AND USES OF FUNDS

Source	2023	2024	2025	2026	2027
Electric Franchise Fees Fund					
Beginning Balance	2,930,341	3,327,641	2,924,941	2,472,241	1,669,541
Revenues and Other Fund Sources					
<i>Revenue</i>					
Electric Franchise Fees	1,157,300	1,157,300	1,157,300	1,157,300	1,157,300
Interest on Investments	50,000	50,000	50,000	50,000	50,000
<i>Total</i>	1,207,300	1,207,300	1,207,300	1,207,300	1,207,300
Total Revenues and Other Fund Sources	1,207,300	1,207,300	1,207,300	1,207,300	1,207,300
Total Funds Available	4,137,641	4,534,941	4,132,241	3,679,541	2,876,841
Expenditures and Uses					
<i>Capital Projects & Equipment</i>					
<u>3-Parks, Trails & Open Space</u>					
Trail Improvement Plan	Park-23305	(800,000)	(600,000)	(650,000)	(1,000,000)
<i>Total</i>		(800,000)	(600,000)	(650,000)	(1,000,000)
<u>6-Local Street Improvements</u>					
Electrical System Enhancements	LSI-23604	0	(1,000,000)	(1,000,000)	(1,000,000)
<i>Total</i>		0	(1,000,000)	(1,000,000)	(1,000,000)
<i>Other Uses</i>					
Street Light Installations		(10,000)	(10,000)	(10,000)	(10,000)
<i>Total</i>		(10,000)	(10,000)	(10,000)	(10,000)
Total Expenditures and Uses	(810,000)	(1,610,000)	(1,660,000)	(2,010,000)	(1,310,000)
Change in Fund Balance	397,300	(402,700)	(452,700)	(802,700)	(102,700)
Ending Balance	3,327,641	2,924,941	2,472,241	1,669,541	1,566,841

City of Minnetonka, Minnesota
 2023 - 2027 Capital Improvement Plan
 2023 thru 2027

SOURCES AND USES OF FUNDS

Source	2023	2024	2025	2026	2027
Forestry Fund					
Beginning Balance	975,152	838,952	750,752	655,652	605,652
Revenues and Other Fund Sources					
<i>Revenue</i>					
Investment Interest	9,800	8,800	7,900	7,000	6,000
Levy Proceeds	133,000	148,000	148,000	200,000	262,000
<i>Total</i>	142,800	156,800	155,900	207,000	268,000
Total Revenues and Other Fund Sources	142,800	156,800	155,900	207,000	268,000
Total Funds Available	1,117,952	995,752	906,652	862,652	873,652
Expenditures and Uses					
<i>Capital Projects & Equipment</i>					
<u>3-Parks, Trails & Open Space</u>					
Plant Pest Program (Forestry Preservation)	Park-23301	(180,000)	(186,000)	(192,000)	(198,000)
<i>Total</i>		(180,000)	(186,000)	(192,000)	(198,000)
<u>4-Major Equipment</u>					
Fleet Vehicles	ME-23402	(40,000)	0	0	0
<i>Total</i>		(40,000)	0	0	0
<i>Other Uses</i>					
Transfer Out - GF		(59,000)	(59,000)	(59,000)	(59,000)
<i>Total</i>		(59,000)	(59,000)	(59,000)	(59,000)
Total Expenditures and Uses		(279,000)	(245,000)	(251,000)	(268,000)
Change in Fund Balance	(136,200)	(88,200)	(95,100)	(50,000)	0
Ending Balance	838,952	750,752	655,652	605,652	605,652

City of Minnetonka, Minnesota
 2023 - 2027 Capital Improvement Plan
 2023 thru 2027

SOURCES AND USES OF FUNDS

Source	2023	2024	2025	2026	2027
Municipal State Aid Fund					
Beginning Balance	(89,923)	2,050,377	4,190,677	6,330,977	8,471,277
Revenues and Other Fund Sources					
<i>Revenue</i>					
State Allotment	2,140,300	2,140,300	2,140,300	2,140,300	2,140,300
<i>Total</i>	2,140,300	2,140,300	2,140,300	2,140,300	2,140,300
Total Revenues and Other Fund Sources	2,140,300	2,140,300	2,140,300	2,140,300	2,140,300
Total Funds Available	2,050,377	4,190,677	6,330,977	8,471,277	10,611,577
Expenditures and Uses					
<i>Other Uses</i>					
Transfer Out	0	0	0	0	0
<i>Total</i>	0	0	0	0	0
Total Expenditures and Uses	0	0	0	0	0
Change in Fund Balance	2,140,300	2,140,300	2,140,300	2,140,300	2,140,300
Ending Balance	2,050,377	4,190,677	6,330,977	8,471,277	10,611,577

City of Minnetonka, Minnesota
 2023 - 2027 Capital Improvement Plan
 2023 thru 2027

SOURCES AND USES OF FUNDS

Source		2023	2024	2025	2026	2027
Park & Trail Improvement Fund						
Beginning Balance		5,658,226	4,585,776	5,008,076	5,209,276	5,417,176
Revenues and Other Fund Sources						
<i>Revenue</i>						
Interest on Investments		20,000	10,000	10,000	10,000	10,000
Miscellaneous Income		9,600	9,600	9,600	9,600	9,600
Park Dedication Fees		250,000	250,000	250,000	250,000	250,000
Tax Levy		650,000	650,000	650,000	650,000	650,000
	<i>Total</i>	929,600	919,600	919,600	919,600	919,600
Total Revenues and Other Fund Sources		929,600	919,600	919,600	919,600	919,600
Total Funds Available		6,587,826	5,505,376	5,927,676	6,128,876	6,336,776
Expenditures and Uses						
<i>Capital Projects & Equipment</i>						
<u>1-Municipal Buildings</u>						
Energy Conservation & Sustainability Improvements	MB-23102	(15,000)	0	0	0	0
	<i>Total</i>	(15,000)	0	0	0	0
<u>2-Recreational Facilities</u>						
Shady Oak Beach Improvements	RecF-23203	(10,050)	(60,300)	(13,400)	(6,700)	(6,700)
Skate Park	RecF-23207	(100,000)	0	0	0	0
	<i>Total</i>	(110,050)	(60,300)	(13,400)	(6,700)	(6,700)
<u>3-Parks, Trails & Open Space</u>						
Athletic Field Improvements	Park-23302	(25,000)	(20,000)	(160,000)	(100,000)	(40,000)
Burwell House Investments	Park-23303	(93,000)	(50,000)	(60,000)	(60,000)	0
Park Investment Plan	Park-23304	(260,000)	(70,000)	(250,000)	(215,000)	(195,000)
Trail Improvement Plan	Park-23305	(350,000)	0	0	0	0
Trail Rehabilitation	Park-23306	(75,000)	(75,000)	(75,000)	(120,000)	(120,000)
Opus Area Park Improvements	Park-23307	(725,000)	0	0	0	0
Ridgedale Commons - Programming Equipment	Park-23308	(10,000)	(42,000)	(5,000)	0	0
Park Habitat Stewardship Plan	Park-23309	(145,000)	(65,000)	(80,000)	(95,000)	(120,000)
Community Forest Inventory and Management Plan	Park-23310	(75,000)	0	0	0	0
Park Master Planning	Park-23311	(75,000)	(115,000)	(75,000)	(115,000)	(115,000)
	<i>Total</i>	(1,833,000)	(437,000)	(705,000)	(705,000)	(590,000)
<u>4-Major Equipment</u>						
Forestry Mower	ME-23407	(44,000)	0	0	0	0

Source	2023	2024	2025	2026	2027
Park & Trail Improvement Fund					
<i>Total</i>	(44,000)	0	0	0	0
Total Expenditures and Uses	(2,002,050)	(497,300)	(718,400)	(711,700)	(596,700)
Change in Fund Balance	(1,072,450)	422,300	201,200	207,900	322,900
Ending Balance	4,585,776	5,008,076	5,209,276	5,417,176	5,740,076

City of Minnetonka, Minnesota
 2023 - 2027 Capital Improvement Plan
 2023 thru 2027

SOURCES AND USES OF FUNDS

Source	2023	2024	2025	2026	2027	
Public Safety Fund						
Beginning Balance	(456,309)	98,191	(329,809)	(273,809)	(1,103,409)	
Revenues and Other Fund Sources						
<i>Revenue</i>						
Interest on Investments	3,000	0	3,000	1,400	0	
Other tax-related	0	0	0	0	0	
Tax Levy	550,000	625,000	700,000	800,000	800,000	
Transfer In	200,000	175,000	100,000	150,000	0	
<i>Total</i>	753,000	800,000	803,000	951,400	800,000	
Total Revenues and Other Fund Sources	753,000	800,000	803,000	951,400	800,000	
Total Funds Available	296,691	898,191	473,191	677,591	(303,409)	
Expenditures and Uses						
<i>Capital Projects & Equipment</i>						
<u>4-Major Equipment</u>						
Lucas Device Purchase	ME-23417	0	0	(45,000)	0	
Automated External Defibrillator (AEDs)	ME-23418	0	(28,000)	0	(36,000)	
Pumper Truck Replacement	ME-23419	0	0	0	(980,000)	
Apparatus Refurbishment	ME-23420	0	0	0	(175,000)	
Turnout Gear	ME-23423	0	0	(294,000)	0	
Fire JPA SCBA Program	ME-23424	0	(650,000)	0	0	
Rescue Equipment	ME-23425	0	0	(80,000)	0	
Rescue Truck Program	ME-23426	0	(100,000)	0	0	
Ballistic Helmets & Tactical Vests	ME-23428	(82,500)	0	0	0	
800 MHz Portable Radios	ME-23429	0	(450,000)	0	(576,000)	
800 MHz Mobile Radios	ME-23430	0	0	(328,000)	0	
Tasers	ME-23432	0	0	0	(93,000)	
<i>Total</i>		(82,500)	(1,228,000)	(747,000)	(1,731,000)	(129,000)
<u>5-Technology</u>						
Fire Technology Update	TECH-23510	0	0	0	(50,000)	0
Fire Pagers	TECH-23511	(50,000)	0	0	0	0
Station Alerting	TECH-23512	(66,000)	0	0	0	0
Body Worn/In Car Cameras	TECH-23513	0	0	0	0	(350,000)
<i>Total</i>		(116,000)	0	0	(50,000)	(350,000)

Source	2023	2024	2025	2026	2027
Public Safety Fund					
Total Expenditures and Uses	(198,500)	(1,228,000)	(747,000)	(1,781,000)	(479,000)
Change in Fund Balance	554,500	(428,000)	56,000	(829,600)	321,000
Ending Balance	98,191	(329,809)	(273,809)	(1,103,409)	(782,409)

City of Minnetonka, Minnesota
 2023 - 2027 Capital Improvement Plan
 2023 thru 2027

SOURCES AND USES OF FUNDS

Source	2023	2024	2025	2026	2027
Street Improvement Fund					
Beginning Balance	(5,475,400)	(6,390,400)	(1,090,400)	109,600	3,279,600
Revenues and Other Fund Sources					
<i>Revenue</i>					
Interest on Investments	0	0	0	0	0
MSA Maintenance	635,000	625,000	615,000	605,000	595,000
Other	575,000	510,000	10,000	10,000	10,000
Tax Levy	6,780,000	6,980,000	7,180,000	7,380,000	7,580,000
Transfer In	750,000	500,000	400,000	200,000	0
<i>Total</i>	8,740,000	8,615,000	8,205,000	8,195,000	8,185,000
Total Revenues and Other Fund Sources	8,740,000	8,615,000	8,205,000	8,195,000	8,185,000
Total Funds Available	3,264,600	2,224,600	7,114,600	8,304,600	11,464,600
Expenditures and Uses					
<i>Capital Projects & Equipment</i>					
<u>6-Local Street Improvements</u>					
Pavement Management Study	LSI-23601	(65,000)	(75,000)	(65,000)	(75,000)
Local Street Rehabilitation	LSI-23602	(4,100,000)	(1,350,000)	(3,500,000)	0
Local Street Preservation	LSI-23603	(5,490,000)	(1,890,000)	(3,440,000)	(4,700,000)
Noise Barrier	LSI-23605	0	0	0	(500,000)
Signal Improvements	LSI-23606	0	0	(250,000)	0
<i>Total</i>		(9,655,000)	(3,315,000)	(7,005,000)	(5,025,000)
Total Expenditures and Uses		(9,655,000)	(3,315,000)	(7,005,000)	(5,025,000)
Change in Fund Balance		(915,000)	5,300,000	1,200,000	3,170,000
Ending Balance		(6,390,400)	(1,090,400)	109,600	3,279,600
		409,600			

City of Minnetonka, Minnesota
 2023 - 2027 Capital Improvement Plan
 2023 thru 2027

SOURCES AND USES OF FUNDS

Source	2023	2024	2025	2026	2027	
Storm Water Fund						
Beginning Balance	1,471,222	1,771,222	3,025,822	3,478,922	4,564,722	
Revenues and Other Fund Sources						
<i>Revenue</i>						
Interest on Investments	40,000	40,000	40,000	40,000	40,000	
Storm Sewer Utility Fees	3,026,400	3,117,200	3,210,700	3,307,000	3,406,200	
<i>Total</i>	3,066,400	3,157,200	3,250,700	3,347,000	3,446,200	
Total Revenues and Other Fund Sources	3,066,400	3,157,200	3,250,700	3,347,000	3,446,200	
Total Funds Available	4,537,622	4,928,422	6,276,522	6,825,922	8,010,922	
Expenditures and Uses						
<i>Capital Projects & Equipment</i>						
<u>4-Major Equipment</u>						
Street Sweeper	ME-23405	0	0	(357,600)	(283,300)	0
<i>Total</i>		0	0	(357,600)	(283,300)	0
<u>6-Local Street Improvements</u>						
Local Street Rehabilitation	LSI-23602	(200,000)	(50,000)	(50,000)	0	(2,000,000)
Local Street Preservation	LSI-23603	(300,000)	(50,000)	(50,000)	(100,000)	(100,000)
<i>Total</i>		(500,000)	(100,000)	(100,000)	(100,000)	(2,100,000)
<u>8-Storm Drainage Improvements</u>						
Storm Sewer Risk Assessment and Projects	SDI-23801	(250,000)	(250,000)	(250,000)	(250,000)	(250,000)
Water Quality Projects	SDI-23802	0	(100,000)	0	(100,000)	0
Watershed Modeling	SDI-23803	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)
Major Pond Rehabilitation	SDI-23804	(200,000)	(200,000)	(200,000)	(200,000)	(200,000)
Storm Sewer Lift Station Improvements	SDI-23805	(600,000)	0	(600,000)	0	(400,000)
<i>Total</i>		(1,075,000)	(575,000)	(1,075,000)	(575,000)	(875,000)
<i>Other Uses</i>						
Operating Expenses		(1,034,200)	(1,065,200)	(1,097,200)	(1,130,100)	(1,164,000)
Transfers		(157,200)	(162,400)	(167,800)	(172,800)	(178,000)
<i>Total</i>		(1,191,400)	(1,227,600)	(1,265,000)	(1,302,900)	(1,342,000)
Total Expenditures and Uses		(2,766,400)	(1,902,600)	(2,797,600)	(2,261,200)	(4,317,000)

Source	2023	2024	2025	2026	2027
Storm Water Fund					
Change in Fund Balance	300,000	1,254,600	453,100	1,085,800	(870,800)
Ending Balance	1,771,222	3,025,822	3,478,922	4,564,722	3,693,922

City of Minnetonka, Minnesota
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 2023 thru 2027

SOURCES AND USES OF FUNDS

Source	2023	2024	2025	2026	2027	
Technology Development Fund						
Beginning Balance	1,059,450	1,787,000	1,011,900	983,150	627,750	
Revenues and Other Fund Sources						
<i>Revenue</i>						
Interest on Investments	6,400	2,300	2,300	1,000	1,000	
Interfund Loan	1,400,000	0	0	0	0	
Tax Levy	650,000	650,000	800,000	850,000	900,000	
Transfers In	700,000	100,000	50,000	125,000	125,000	
<i>Total</i>	2,756,400	752,300	852,300	976,000	1,026,000	
Total Revenues and Other Fund Sources	2,756,400	752,300	852,300	976,000	1,026,000	
Total Funds Available	3,815,850	2,539,300	1,864,200	1,959,150	1,653,750	
Expenditures and Uses						
<i>Capital Projects & Equipment</i>						
<u>5-Technology</u>						
Security Equipment	TECH-23503	(69,700)	(128,500)	(129,500)	(168,700)	(155,500)
Office Equipment	TECH-23507	(97,300)	(24,500)	(84,500)	(88,300)	(265,500)
Technology Purchases/Upgrades	TECH-23508	(461,850)	(1,374,400)	(567,050)	(974,400)	(512,650)
Finance/HRIS/Utility Billing ERP Software	TECH-23509	(1,400,000)	0	0	0	0
<i>Total</i>		(2,028,850)	(1,527,400)	(781,050)	(1,231,400)	(933,650)
<i>Other Uses</i>						
Interfund Loan Payback		0	0	(100,000)	(100,000)	(100,000)
<i>Total</i>		0	0	(100,000)	(100,000)	(100,000)
Total Expenditures and Uses		(2,028,850)	(1,527,400)	(881,050)	(1,331,400)	(1,033,650)
Change in Fund Balance	727,550	(775,100)	(28,750)	(355,400)	(7,650)	
Ending Balance	1,787,000	1,011,900	983,150	627,750	620,100	

City of Minnetonka, Minnesota
 2023 - 2027 Capital Improvement Plan
 2023 thru 2027

SOURCES AND USES OF FUNDS

Source	2023	2024	2025	2026	2027
Trail System Expansion Fund					
Beginning Balance	337,053	736,253	1,694,053	3,013,553	2,563,353
<u>Revenues and Other Fund Sources</u>					
<i>Revenue</i>					
Gas & Electric Franchise Fees	1,948,200	1,948,200	1,948,200	1,948,200	1,948,200
Interest on Investments	1,000	9,600	6,300	1,600	1,500
<i>Total</i>	1,949,200	1,957,800	1,954,500	1,949,800	1,949,700
Total Revenues and Other Fund Sources	1,949,200	1,957,800	1,954,500	1,949,800	1,949,700
Total Funds Available	2,286,253	2,694,053	3,648,553	4,963,353	4,513,053
<u>Expenditures and Uses</u>					
<i>Capital Projects & Equipment</i>					
<u>3-Parks, Trails & Open Space</u>					
Trail Improvement Plan	Park-23305	(1,550,000)	(1,000,000)	(635,000)	(2,400,000)
<i>Total</i>	(1,550,000)	(1,000,000)	(635,000)	(2,400,000)	(2,400,000)
Total Expenditures and Uses	(1,550,000)	(1,000,000)	(635,000)	(2,400,000)	(2,400,000)
Change in Fund Balance	399,200	957,800	1,319,500	(450,200)	(450,300)
Ending Balance	736,253	1,694,053	3,013,553	2,563,353	2,113,053

City of Minnetonka, Minnesota
 2023 - 2027 Capital Improvement Plan
 2023 thru 2027

SOURCES AND USES OF FUNDS

Source	2023	2024	2025	2026	2027
Utility Fund					
Beginning Balance	24,223,701	29,104,901	35,841,501	31,894,101	37,506,901
Revenues and Other Fund Sources					
<i>Revenue</i>					
Bond Proceeds	10,000,000	8,200,000	0	10,000,000	0
Hookup Fees	234,800	239,500	244,300	249,200	249,200
Interest on Investments	156,600	198,700	276,800	202,400	273,000
Miscellaneous Income	366,300	373,200	380,100	387,300	394,600
Water Sales & Sewer Services	17,602,100	18,353,400	19,136,900	19,953,800	20,805,622
<i>Total</i>	28,359,800	27,364,800	20,038,100	30,792,700	21,722,422
Total Revenues and Other Fund Sources	28,359,800	27,364,800	20,038,100	30,792,700	21,722,422
Total Funds Available	52,583,501	56,469,701	55,879,601	62,686,801	59,229,323
Expenditures and Uses					
<i>Capital Projects & Equipment</i>					
<u>1-Municipal Buildings</u>					
Life Safety Reporting Upgrades	MB-23101	0	(50,000)	0	0
<i>Total</i>		0	(50,000)	0	0
<u>4-Major Equipment</u>					
Dump/Plow Truck Replacements	ME-23401	0	0	(287,500)	0
Fleet Vehicles	ME-23402	(102,200)	(59,200)	(71,700)	(129,400)
<i>Total</i>		(102,200)	(59,200)	(359,200)	(129,400)
<u>6-Local Street Improvements</u>					
Local Street Rehabilitation	LSI-23602	(3,500,000)	(50,000)	(50,000)	0
Local Street Preservation	LSI-23603	(220,000)	(120,000)	(120,000)	(120,000)
<i>Total</i>		(3,720,000)	(170,000)	(170,000)	(3,270,000)
<u>9-Water/Sewer Improvements</u>					
Water - Miscellaneous Piping & Improvements	WSS-23901	(170,000)	(180,000)	(190,000)	(200,000)
Water - Tower Maintenance	WSS-23902	(2,000,000)	(70,000)	(25,000)	(85,000)
Water - Removal of Excavated Soil	WSS-23903	(80,000)	0	(90,000)	0
Water - System Sustainability Improvements	WSS-23904	(350,000)	(800,000)	(1,000,000)	(700,000)
Water - Trunk Utility Line Replacement	WSS-23905	0	0	0	(3,750,000)
Water - Water Meter Replacement Program	WSS-23906	0	(1,500,000)	(1,500,000)	(1,500,000)
Sewer - System Sustainability Improvements	WSS-23907	(1,900,000)	(1,500,000)	(3,400,000)	(1,000,000)
Sewer - Infiltration and Inflow Reduction Program	WSS-23908	(170,000)	(180,000)	(190,000)	(200,000)
Opus Area Utility Infrastructure	WSS-23909	(250,000)	(250,000)	(250,000)	(250,000)

Source		2023	2024	2025	2026	2027
Utility Fund						
Outdoor Warning Sirens	WSS-23910	(75,000)	(75,000)	0	0	0
	<i>Total</i>	(4,995,000)	(4,555,000)	(6,645,000)	(7,685,000)	(6,905,000)
<i>Other Uses</i>						
Debt Service		(2,290,400)	(3,025,400)	(3,631,500)	(3,628,000)	(4,363,900)
Operating Expenses		(6,474,300)	(6,644,100)	(6,818,600)	(6,998,000)	(7,182,300)
Sewer Service Charge		(5,096,700)	(5,300,500)	(5,512,500)	(5,733,000)	(5,962,300)
Transfers		(800,000)	(824,000)	(848,700)	(874,200)	(900,400)
	<i>Total</i>	(14,661,400)	(15,794,000)	(16,811,300)	(17,233,200)	(18,408,900)
Total Expenditures and Uses		(23,478,600)	(20,628,200)	(23,985,500)	(25,179,900)	(28,713,300)
Change in Fund Balance		4,881,200	6,736,600	(3,947,400)	5,612,800	(6,990,878)
Ending Balance		29,104,901	35,841,501	31,894,101	37,506,901	30,516,023

City of Minnetonka, Minnesota
 2023 - 2027 Capital Improvement Plan
 2023 thru 2027

SOURCES AND USES OF FUNDS

Source	2023	2024	2025	2026	2027
Williston Center Fund					
Beginning Balance	360,672	416,272	545,972	559,372	625,672
Revenues and Other Fund Sources					
<i>Revenue</i>					
Interest on Investments	2,000	10,000	10,000	12,000	12,000
Membership Fees	1,911,500	1,911,500	2,054,900	2,054,900	2,209,000
Miscellaneous Revenues	130,000	130,000	130,000	130,000	130,000
Other Fees	364,100	364,100	400,500	400,500	400,500
Tennis Court Fees	682,500	716,700	716,700	716,700	716,700
<i>Total</i>	3,090,100	3,132,300	3,312,100	3,314,100	3,468,200
Total Revenues and Other Fund Sources	3,090,100	3,132,300	3,312,100	3,314,100	3,468,200
Total Funds Available	3,450,772	3,548,572	3,858,072	3,873,472	4,093,872
Expenditures and Uses					
<i>Capital Projects & Equipment</i>					
<u>1-Municipal Buildings</u>					
Life Safety Reporting Upgrades	MB-23101	0	0	(50,000)	0
Major Building Components	MB-23103	(40,000)	(40,000)	(40,000)	(155,000)
Building Roof Replacements	MB-23105	(15,000)	0	0	(15,000)
<i>Total</i>		(55,000)	(40,000)	(90,000)	(155,000)
<u>2-Recreational Facilities</u>					
Williston Center Improvements	RecF-23201	(310,000)	(205,000)	(360,000)	(230,000)
<i>Total</i>		(310,000)	(205,000)	(360,000)	(230,000)
<i>Other Uses</i>					
Operating Expenses		(2,613,900)	(2,700,200)	(2,789,400)	(2,881,500)
Transfers Out - Indirect Costs		(55,600)	(57,400)	(59,300)	(63,300)
<i>Total</i>		(2,669,500)	(2,757,600)	(2,848,700)	(2,942,800)
Total Expenditures and Uses		(3,034,500)	(3,002,600)	(3,298,700)	(3,247,800)
Change in Fund Balance	55,600	129,700	13,400	66,300	(31,700)
Ending Balance	416,272	545,972	559,372	625,672	593,972

2023 - 2027 Capital Improvement Plan

2023 *thru* 2027

City of Minnetonka, Minnesota

Department 1-Municipal Buildings

Contact Facilities Manager

Type Improvement

Useful Life

Category Municipal Buildings

Priority 2 Important-Provide Efficiency

Project #	MB-23101
Project Name	Life Safety Reporting Upgrades

Description (Include Scheduling and Project Status)

This item funds the improvement of life safety, duress, sprinkler and fire panel alarms that are located in the city’s buildings.

The schedule for detector replacement is:
 2023: Public Works Fire Annunciator Panel
 2024: Water Plant #16 Chemical and Fire Alarms
 2025: Williston Center Fire System and Sprinklers
 2026: Community Center Elevators and Controls
 2027: City Hall Elevators and Controls

Justification/Relationship to Plans and Projects

A number of the city’s building fire panels and associated emergency detectors (smoke, fire, duress, and duct) are due for replacement as they have reached the end of their useful life and need to be updated to meet current code.

Improvements to the notification system involve upgrading the detectors located in each building that signal an emergency with digital equipment. Alarms that were previously sent to police dispatch are now sent to an outside vendor for monitoring.

The project is consistent with the policy of maintaining the city’s infrastructure.

Expenditures	2023	2024	2025	2026	2027	Total
Equip/Vehicles/Furnishings	80,000	50,000	50,000	80,000	85,000	345,000
Total	80,000	50,000	50,000	80,000	85,000	345,000

Funding Sources	2023	2024	2025	2026	2027	Total
Capital Replacement Fund	80,000			80,000	85,000	245,000
Utility Fund		50,000				50,000
Williston Center Fund			50,000			50,000
Total	80,000	50,000	50,000	80,000	85,000	345,000

Impacts (Budget, Sustainability, Other)

This project does not increase annual operating costs.



2023 - 2027 Capital Improvement Plan

2023 thru 2027

City of Minnetonka, Minnesota

Department 1-Municipal Buildings
Contact Facilities Manager
Type Improvement
Useful Life
Category Municipal Buildings
Priority 2 Important-Provide Efficiency

Project # MB-23102
Project Name Energy Conservation & Sustainability Improvements

Description (Include Scheduling and Project Status)

This item provides for the upgrade of energy consuming equipment such as light fixtures, occupancy sensors, insulation, weather stripping, water heaters, water reduction device fixtures and similar equipment that will save energy and water resources.

Projects are undertaken such that those deriving the shortest payback of investment are completed first as well as lighting that has reached the end of its useful life.

2023: Park shelter and restroom lighting
 2024: Ice arena - hot water heaters and furnaces
 2025: See Solar Initiative - Roof Projects page
 2026: Refrigerant change out
 2027: Conservation improvements

Justification/Relationship to Plans and Projects

Electric rate interim increases have been sought by Xcel Energy from the Public Utilities Commission on a somewhat regular basis. Electric and gas prices continue to drive return on investment for energy saving projects.

The city has a comprehensive list of energy-saving improvements and completes those with the shortest payback first and progresses to those items with a longer payback.

LED lighting, energy efficient motors, variable air volume HVAC equipment and building computer controls are becoming mainstream and are supported by life cycle-costing methods and rate of return analyses.

LED lighting generally saves 30 to 40% of current demand (per fixture). At current electric rates, LED lighting projects have a payback of typically 3-5 years.

Current strategy is to replace fluorescent lighting three or more years old, failed lighting, or lighting that is operating over eight hours per working day with LED fixtures.

Expenditures	2023	2024	2025	2026	2027	Total
Construction/Maintenance	55,000	60,000		65,000	70,000	250,000
Total	55,000	60,000		65,000	70,000	250,000

Funding Sources	2023	2024	2025	2026	2027	Total
Capital Replacement Fund	40,000	60,000		65,000	70,000	235,000
Park & Trail Improvement Fund	15,000					15,000
Total	55,000	60,000		65,000	70,000	250,000

Impacts (Budget, Sustainability, Other)

Generally resources spent in this area should have a return on investment of 3 to 5-years or less.



2023 - 2027 Capital Improvement Plan

2023 thru 2027

City of Minnetonka, Minnesota

Department 1-Municipal Buildings
Contact Facilities Manager
Type Improvement
Useful Life
Category Municipal Buildings
Priority 2 Important-Provide Efficiency

Project # MB-23103
Project Name Major Building Components

Description (Include Scheduling and Project Status)

This item provides for the replacement or emergency repair of various major building components including: heating, ventilating & air conditioning (HVAC), life safety equipment, fire systems, building exterior envelope components, interior sub-systems and structural repair.

2023: Williston Boilers (2)
 2024: Williston Center RTU's #1 & 2
 Comm. Center 2nd floor condenser
 Ice A Dehumidifiers
 2025: Comm. Center AHU #1, Condenser/AC,
 Williston Center RTU's #3 & 4
 2026: Data Room updates
 Williston RTU's #5, 6 & 7
 WTP #16 AHU
 2027: Data Center updates
 Williston RTU's #8 & 9

Definitions:
 AC - air conditioning unit
 AHU - air handling unit
 RTU - roof top unit

Justification/Relationship to Plans and Projects

A number of the city's building air conditioning and heating units are approaching the end of their useful life. The outlined phased program replaces those units that are in greater need. If a unit unexpectedly fails, those units will be reprioritized for immediate replacement.

This project is consistent with the policy of maintaining the city's infrastructure.

Expenditures	2023	2024	2025	2026	2027	Total
Construction/Maintenance	40,000	450,000	515,000	310,000	310,000	1,625,000
Total	40,000	450,000	515,000	310,000	310,000	1,625,000

Funding Sources	2023	2024	2025	2026	2027	Total
Capital Replacement Fund		410,000	475,000	250,000	155,000	1,290,000
Williston Center Fund	40,000	40,000	40,000	60,000	155,000	335,000
Total	40,000	450,000	515,000	310,000	310,000	1,625,000

Impacts (Budget, Sustainability, Other)

This item generally does not increase operating costs and in some cases reduces costs when energy efficient units replace older less-efficient ones.

Many major building components are currently available for utility rebates.

Additional HVAC improvements that were previously scheduled in 2023 were accelerated to 2020 and funded due to receipt of Federal CARES Act money as a result of COVID-19 to improve filtration and outside air control.



2023 - 2027 Capital Improvement Plan

2023 thru 2027

City of Minnetonka, Minnesota

Department 1-Municipal Buildings
Contact Facilities Manager
Type Equipment
Useful Life
Category Municipal Buildings
Priority 2 Important-Provide Efficiency

Project #	MB-23104
Project Name	Building Automation Replacement

Description (Include Scheduling and Project Status)

This project funds the ongoing installation or replacement of the computer controlled system to efficiently monitor and remotely control city heating, ventilating and air conditioning systems as well as other related systems in each of the city’s buildings.

Each year’s improvement project would be initiated and completed in the year of funding.

2023: Satellite Fire Stations
 2024: Meadow, Purgatory and Big Willow Park Buildings Integration
 2025: City Hall
 2026: System wide upgrades and modeling
 2027: Server upgrade

Justification/Relationship to Plans and Projects

Building automation is the centralized digital control of a building's heating, ventilation, air conditioning, lighting and other systems, through a Building Automation System (BAS). The objectives of building automation are reduction in energy consumption, improved equipment life cycles, improved occupant comfort and remote operation.

The city’s original building automation computer program and system is no longer supported and is systematically being replaced. Initially, building controls utilized pneumatic systems to command actuators and thermostats by air pressure. The conversion from pneumatic to digital (electronic) controls reduces maintenance, and increases environmental control for improved building comfort.

The project is consistent with maintaining the city’s infrastructure. As the building automation system becomes more robust, so does the capability of the building system controls.

Expenditures	2023	2024	2025	2026	2027	Total
Equip/Vehicles/Furnishings	50,000	30,000	35,000	120,000	50,000	285,000
Total	50,000	30,000	35,000	120,000	50,000	285,000

Funding Sources	2023	2024	2025	2026	2027	Total
Capital Replacement Fund	50,000	30,000	35,000	120,000	50,000	285,000
Total	50,000	30,000	35,000	120,000	50,000	285,000

Impacts (Budget, Sustainability, Other)

These projects decrease annual operational costs by eliminating labor costs for air compressor maintenance, parts searches, and call backs. It also allows quicker response to comfort control adjustments. Energy efficiencies are anticipated to increase as select building temperature setbacks are expanded.

The automation replacement increases costs for new software licenses and software modules.



2023 - 2027 Capital Improvement Plan

2023 thru 2027

Department 1-Municipal Buildings

Contact Facilities Manager

Type Improvement

Useful Life

Category Municipal Buildings

Priority 2 Important-Provide Efficiency

City of Minnetonka, Minnesota

Project #	MB-23105
Project Name	Building Roof Replacements

Description (Include Scheduling and Project Status)

This item provides for the scheduled replacement, repair and evaluation of roof systems for community and utility buildings.

All city roofs were assessed in 2011 to program development and follow up on improvements. Project specifications are then developed by a consulting firm specializing in roof systems. The projects are bid in the funding year and completed during the warm weather months.

2023: Ice Arena A roof evaluation, system wide repairs, existing Police roof, Williston Fitness Center roof repair
 2024: Glen Lake Activity Center
 2025: Ice Arena A
 2026: City Hall/Community Center link (flat roof)
 2027: Community Center (flat roof)

Justification/Relationship to Plans and Projects

Roofing systems have a life expectancy that varies depending on the type of roof system. Rubber and adhered rubber roofs have increased life expectancies and are considered good alternatives if the City’s preferred built-up roof standard is not economically feasible. Re-roofing provides an opportunity to evaluate insulation and make upgrades for energy savings. All roof insulating capabilities are evaluated during replacement of each roof system. Flashing systems, coping, gutters and snow guards, parapet walls are also considered part of the roof system and are repaired if found to be deficient.

These projects are consistent with the policy of maintaining the city’s infrastructure.

Expenditures	2023	2024	2025	2026	2027	Total
Construction/Maintenance	40,000	115,000	550,000	95,000	150,000	950,000
Total	40,000	115,000	550,000	95,000	150,000	950,000

Funding Sources	2023	2024	2025	2026	2027	Total
Capital Replacement Fund	25,000	115,000	550,000	80,000	150,000	920,000
Williston Center Fund	15,000			15,000		30,000
Total	40,000	115,000	550,000	95,000	150,000	950,000

Impacts (Budget, Sustainability, Other)

Added insulation during re-roofing will decrease heating and cooling expenses.

Improvements to Fire #5, originally scheduled in 2024, were accelerated to 2020 due to current roof failures.



2023 - 2027 Capital Improvement Plan

2023 *thru* 2027

City of Minnetonka, Minnesota

Project #	MB-23106
Project Name	Fire Station Refurbishment



Type Improvement	Department 1-Municipal Buildings
Useful Life	Contact Facilities Manager
Category Municipal Buildings	Priority 1 Critical for Safety/Preserve

Description (Include Scheduling and Project Status)

This item provides for the repair and ongoing refurbishment of fire stations. Anticipated repairs may include flooring, cabinets, garage doors, epoxy flooring painting, truck exhaust systems, hot water heaters and miscellaneous painting.

Satellite station system wide improvements include overhead door operators, paint, bath and showers, generator replacement, wall and floor repairs, and code items.

Justification/Relationship to Plans and Projects

The city's satellite fire stations were constructed between 1972 and 1991. Significant roofing, siding, grounds and flooring projects are complete in a majority of the stations.

Exterior doors, select mechanical & plumbing replacements, apparatus bay/operational items and general facility improvements are identified. In 2023, additional funds are shown to construct modifications to accommodate revised staffing levels at Fire Stations #3 and 5.

These smaller upgrades follow major upgrades to Fire Stations #2, #3, #4 and #5.

Expenditures	2023	2024	2025	2026	2027	Total
Construction/Maintenance	150,000	65,000	50,000	70,000	75,000	410,000
Total	150,000	65,000	50,000	70,000	75,000	410,000

Funding Sources	2023	2024	2025	2026	2027	Total
Capital Replacement Fund	150,000	65,000	50,000	70,000	75,000	410,000
Total	150,000	65,000	50,000	70,000	75,000	410,000

Impacts (Budget, Sustainability, Other)

Repairs generally will not increase operating costs. Energy conservation items such as doors and water heaters will decrease heat energy expenses.



2023 - 2027 Capital Improvement Plan

2023 *thru* 2027

City of Minnetonka, Minnesota

Department 1-Municipal Buildings
Contact Facilities Manager
Type Improvement
Useful Life
Category Municipal Buildings
Priority 2 Important-Provide Efficiency

Project # MB-23107
Project Name City Hall and Community Center Improvements

Description (Include Scheduling and Project Status)

This project provides for the funding of major improvement, maintenance and service delivery projects at city hall and the community center, which includes meeting rooms, banquet facilities, employee areas and public spaces.

Projects will include enhancements to the furnishings, lighting, building comfort, and security.

City Hall (CH) & Community Center (CC) Projects
 2023: CC renovation and flooring, CH public area flooring and storage area renovations \$475,000
 2024: CH window replacements
 2025: CH service delivery remodel, visitor screening and security
 2026: Space needs study, ADA review and digital signs
 2027: CH/CC miscellaneous projects

Justification/Relationship to Plans and Projects

The community center was constructed in 1987 and city hall in 1971 and have received a number of cosmetic improvements, roofs, and select building system equipment to operate effectively. Like city hall, the community center is in need of upgrades that are outlined above. Building refurbishment and employee work space improvements are priorities and driving forces for a comprehensive facility improvement.

The city began implementation of the Civic Center Master Plan in 2005 and 2006 through upgrades of the Civic Center roadway, parking lots, landscaping and recreational facilities. The City Hall courtyard was refurbished in 2016 with the installation of stamped concrete, retaining walls, lighting, yard furniture and landscaping. In 2017 the community center courtyard and council chambers deck was completed. In 2019 city hall office spaces were refurbished and in 2019 to 2020 meeting rooms and office areas were refurbished.

Expenditures	2023	2024	2025	2026	2027	Total
Construction/Maintenance	3,275,000	175,000	60,000	270,000	30,000	3,810,000
Total	3,275,000	175,000	60,000	270,000	30,000	3,810,000

Funding Sources	2023	2024	2025	2026	2027	Total
Capital Replacement Fund	3,275,000	175,000	60,000	270,000	30,000	3,810,000
Total	3,275,000	175,000	60,000	270,000	30,000	3,810,000

Impacts (Budget, Sustainability, Other)

Savings from previous years' civic center and city hall improvements have been reprogrammed into this project. In 2020/2021, building material costs have increased drastically and continue to rise which could further impact costs of these projects.

Facility improvements will help to provide a quality facility that can be marketed to outside groups and organizations that could potentially increase revenues.



2023 - 2027 Capital Improvement Plan

2023 *thru* 2027

City of Minnetonka, Minnesota

Department 1-Municipal Buildings
Contact Facilities Manager
Type Improvement
Useful Life
Category Municipal Buildings
Priority 2 Important-Provide Efficiency

Project # MB-23108
Project Name Solar Initiative - Roof Projects

Description (Include Scheduling and Project Status)

This project consists of upgrading the Public Works and Public Safety facility roofs with solar panels.

2025 - Public Works facility roof
 2027 - Public Works facility solar
 Future - Public Safety facility

Justification/Relationship to Plans and Projects

Electric rate interim increases have been sought by Xcel Energy from the Public Utilities Commission on a somewhat regular basis. Electric and gas prices continue to drive return on investment for energy saving projects.

These projects were identified as part of the energy conservation and sustainability improvements effort. Staff will be seeking federal energy grants to aid in cost sharing this project.

Expenditures	2023	2024	2025	2026	2027	Total	Future
Construction/Maintenance			1,250,000		1,250,000	2,500,000	500,000
Total			1,250,000		1,250,000	2,500,000	Total

Funding Sources	2023	2024	2025	2026	2027	Total	Future
Capital Replacement Fund			1,250,000		312,500	1,562,500	500,000
Grants/Partnership Funding					937,500	937,500	
Total			1,250,000		1,250,000	2,500,000	Total

Impacts (Budget, Sustainability, Other)

Construction of the solar roof will decrease dependency on electric consumption.

2023 - 2027 Capital Improvement Plan

2023 *thru* 2027

City of Minnetonka, Minnesota

Department 1-Municipal Buildings

Contact Facilities Manager

Type Improvement

Useful Life

Category Municipal Buildings

Priority 2 Important-Provide Efficiency

Project #	MB-23109
Project Name	Special Project Facility Repairs and Upgrades

Description (Include Scheduling and Project Status)

This item provides for the completion of special project facility repairs and upgrades.

Justification/Relationship to Plans and Projects

Throughout the course of the year, various facility projects come up that are not budgeted within the current 5 year CIP. However, the nature of the project is typically best from a timing and budgeting perspective to be completed when identified.

This project would allow for these identified tasks to be completed when requested.

Expenditures	2023	2024	2025	2026	2027	Total
Construction/Maintenance	30,000	30,000	30,000	30,000	35,000	155,000
Total	30,000	30,000	30,000	30,000	35,000	155,000

Funding Sources	2023	2024	2025	2026	2027	Total
Capital Replacement Fund	30,000	30,000	30,000	30,000	35,000	155,000
Total	30,000	30,000	30,000	30,000	35,000	155,000

Impacts (Budget, Sustainability, Other)

This item generally does not increase operating costs and in some cases reduces costs by completing the project with available on site contractors.



CITY OF
MINNETONKA

2023 - 2027 Capital Improvement Plan

2023 *thru* 2027

City of Minnetonka, Minnesota

Project # RecF-23201

Project Name Williston Center Improvements

Type Improvement

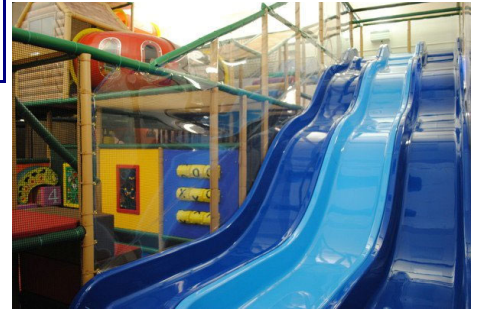
Department 2-Recreational Facilities

Useful Life

Contact Williston Center Manager

Category Recreational Facilities

Priority 2 Important-Provide Efficiency



Description (Include Scheduling and Project Status)

These projects preserve the future usefulness of the facility for its traditional functions. Due to the pandemic facility memberships and visits decreased but as COVID peaks and we near the endemic phase we anticipate memberships continue to increase. Memberships are up 10% from 2021. The facility is averaging 7,613 members of which 6,248 are Minnetonka residents. Williston continues to be a reasonably priced fitness facility and a cost-effective location to host 60 Recreation Services programs.

Justification/Relationship to Plans and Projects

Facility improvements focus on keeping our customer base satisfied in terms of cleanliness, maintenance, equipment needs and programming space.

In 2021, 8 pieces of cardiovascular equipment were replaced and new free weights, plates and racks were purchased. The facility will replace 10 treadmills in 2022 as they were delayed from 2020.

Future facility projects and upgrades include:

2023: parking lot mill & overlay (\$65,000), fitness equipment (\$75,000), pool deck flooring (\$60,000), EIFS repair (\$60,000) and misc. building repairs (\$50,000)

2024: studio flooring resurface (\$20,000), carpet replacement (\$55,000), key fobs (\$25,000), treehouse flooring (\$30,000) and misc. building repairs (\$75,000)

2025: strength equipment (\$125,000), fitness flooring (\$65,000), cycling bikes (\$50,000), batting cage netting/machines (\$70,000) and misc. building repairs (\$50,000)

2026: elliptical machines (\$55,000), energy efficient improvements (\$75,000) and misc. building repairs

2027: treadmills (\$130,000), treehouse upgrades (\$75,000) and misc. building repairs (\$100,000)

The projects included in the 2023-2027 municipal buildings section will make necessary repairs to maintain the integrity of the tennis roof, roof top units and the boilers.

Expenditures	2023	2024	2025	2026	2027	Total
Construction/Maintenance	310,000	205,000	360,000	230,000	305,000	1,410,000
Total	310,000	205,000	360,000	230,000	305,000	1,410,000

Funding Sources	2023	2024	2025	2026	2027	Total
Williston Center Fund	310,000	205,000	360,000	230,000	305,000	1,410,000
Total	310,000	205,000	360,000	230,000	305,000	1,410,000

Impacts (Budget, Sustainability, Other)

The projects listed above will not affect annual costs, but will protect the investments made within the building over the past few years.

2023 - 2027 Capital Improvement Plan

2023 *thru* 2027

City of Minnetonka, Minnesota

Project # RecF-23203
Project Name Shady Oak Beach Improvements

Type Improvement **Department** 2-Recreational Facilities
Useful Life **Contact** Recreation Superintendent
Category Recreational Facilities **Priority** 2 Important-Provide Efficiency



Description (Include Scheduling and Project Status)

Shady Oak Beach is jointly operated by the cities of Hopkins and Minnetonka. The facility is open from June – August each summer with the revenues generated from season pass sales and daily admissions. The facility was most recently renovated in 1998. An additional renovation on the lifeguard shack was completed in 2021.

2023: Miscellaneous building/grounds maintenance (\$6,000); miscellaneous building equipment/components (\$9,000), i.e. concession equipment, patio tables and chairs
 2024: Inflatable replacement (\$10,000); parking lot mill and overlay (\$80,000)
 2025: Miscellaneous building maintenance (\$20,000)
 2026: Miscellaneous building maintenance (\$10,000)
 2027: Miscellaneous building maintenance (\$10,000)

Justification/Relationship to Plans and Projects

The joint agreement between the city of Minnetonka and city of Hopkins provides for the sharing of the operating and capital expenses of Shady Oak Beach. These expenses are split 67% city of Minnetonka and 33% city of Hopkins.

These improvements are in keeping with the efforts to maintain a quality facility.

Expenditures	2023	2024	2025	2026	2027	Total
Construction/Maintenance	15,000	90,000	20,000	10,000	10,000	145,000
Total	15,000	90,000	20,000	10,000	10,000	145,000

Funding Sources	2023	2024	2025	2026	2027	Total
City of Hopkins	4,950	29,700	6,600	3,300	3,300	47,850
Park & Trail Improvement Fund	10,050	60,300	13,400	6,700	6,700	97,150
Total	15,000	90,000	20,000	10,000	10,000	145,000

Impacts (Budget, Sustainability, Other)

Maintenance costs tend to rise as facilities age. A consistent replacement schedule of older items will allow operating costs to be maintained. These capital projects will not have an effect on the facility’s annual operating costs or revenues long-term.

2023 - 2027 Capital Improvement Plan

2023 *thru* 2027

City of Minnetonka, Minnesota

Project # RecF-23204
Project Name Royals Athletic Center Improvements



Type Improvement
Useful Life
Category Recreational Facilities
Department 2-Recreational Facilities
Contact Facility Division Manager
Priority 2 Important-Provide Efficiency

Description (Include Scheduling and Project Status)

The Royals Athletic Center (formerly Lindbergh Center) is jointly owned and operated by the City of Minnetonka and the Hopkins School District. The facility has five regulation basketball courts, seven volleyball courts, competitive running track, walking & jogging track and an exercise and conditioning room. Designated hours for community use of the Royals Athletic Center provide residents the opportunity to maintain overall fitness.

Due to the Hopkins School District capital bond referendum, the renovation of certain items may be completed at different times than expected. The city will still adhere to its funding schedule. Projects are regularly put into the CIP to spread the cost of maintenance and equipment replacement over a number of years rather than expending a large amount at one time. The city would be responsible for 29% of the following improvements:

- 2023: Cardiovascular equipment, sidewalk/entrance reconfiguration
- 2024: Replace four basketball court floors
- 2025: Main bleacher replacement
- 2026: Replace doors, carpeting
- 2027: Replace basket/curtain lifts, sound system, lighting

Justification/Relationship to Plans and Projects

The joint agreement between the city of Minnetonka and the Hopkins School District provides for the sharing of the operating and capital expenses of the Royals Athletic Center. The facility is instrumental to the joint recreation division's ability to offer high demand youth and adult community programs.

Expenditures	2023	2024	2025	2026	2027	Total
Construction/Maintenance	380,000	380,000	380,000	380,000	380,000	1,900,000
Total	380,000	380,000	380,000	380,000	380,000	1,900,000

Funding Sources	2023	2024	2025	2026	2027	Total
Capital Replacement Fund	110,000	110,000	110,000	110,000	110,000	550,000
Hopkins School District	270,000	270,000	270,000	270,000	270,000	1,350,000
Total	380,000	380,000	380,000	380,000	380,000	1,900,000

Impacts (Budget, Sustainability, Other)

These capital improvements are in keeping with efforts to provide and maintain a quality and efficiently operated facility. Preventative maintenance costs tend to rise as the building and equipment ages. A consistent maintenance and replacement schedule of older equipment will allow operating costs to be maintained.



2023 - 2027 Capital Improvement Plan

2023 thru 2027

Department 2-Recreational Facilities

Contact Ice Arena Manager

Type Improvement

Useful Life

Category Recreational Facilities

Priority 2 Important-Provide Efficiency

City of Minnetonka, Minnesota

Project #	RecF-23205
Project Name	Ice Arena Improvements

Description (Include Scheduling and Project Status)

Ice Arena A was constructed in 1970 by volunteers and has been under the city’s ownership since 1975. Ice Arena B was constructed as a permanent facility in 1989 after operating as an air structure for 16 years. As aging facilities that still are in demand, primarily during prime skating season, ongoing preventative maintenance and equipment replacement are vital to providing quality, safe and efficient facilities.

2018-24: Interfund loan payback from the Community Investment Fund (CIF) to the Special Assessment Construction Fund as adopted in the 2015 Budget and formal public hearings for use of the CIF. Final transfer of \$50,000 is scheduled for 2024. This interfund loan financed improvements at Ice Arena A including upgrading the refrigeration system and replacing the dasher boards.

Justification/Relationship to Plans and Projects

Replacement of the aging Rink B refrigeration system (2023) will reduce current and future maintenance expenses. A 20 year life expectancy is typical of refrigeration systems and the current system will be 20 years old when replaced. \$1,400,000

Upgrading the concession stand food storage walls and flooring in 2024 is necessary to be NSF compliant. \$50,000. 2026 shows \$25,000 for a new sound system in Rink B.

These improvements are in keeping with efforts to provide and maintain a safe and efficient facility.

Expenditures	2023	2024	2025	2026	2027	Total
Construction/Maintenance	1,400,000	100,000				1,500,000
Equip/Vehicles/Furnishings				25,000		25,000
Total	1,400,000	100,000		25,000		1,525,000

Funding Sources	2023	2024	2025	2026	2027	Total
Capital Replacement Fund		50,000		25,000		75,000
Community Investment Fund	1,400,000	50,000				1,450,000
Total	1,400,000	100,000		25,000		1,525,000

Impacts (Budget, Sustainability, Other)

Maintenance costs on the refrigeration system installed in Rink A in 2015 and scheduled in Rink B in 2023 have reduced due to better energy efficiency, the elimination of expensive R22 refrigerant, and reduced mechanical breakdowns.

2023 - 2027 Capital Improvement Plan

2023 *thru* 2027

Department 2-Recreational Facilities

City of Minnetonka, Minnesota

Contact Park Planner

Project # RecF-23207

Type Improvement

Project Name Skate Park

Useful Life 20

Category Recreational Facilities

Priority 3 Expansion of New/Existing

Description (Include Scheduling and Project Status)

In early 2021, a group of residents approached the Minnetonka Park Board inquiring about a new or updated skate park. The city currently owns one skate park, located in Glen Lake off of Excelsior Boulevard. This 20-year-old skate park is an older style skate park and is not heavily used.

In 2022, the city will complete a Skate Park Feasibility Study and identify a number of potential sites, along with estimated costs. The next step in the project would be to start design of a new or renovated skate park in 2023, with construction beginning the following year.

Justification/Relationship to Plans and Projects

The results of the 2019 Community Facility & Programming Space Study indicated an increase in participation levels for skateboarding.

The recent update to the Parks, Open Space and Trails (POST) Plan lists a skate park as a future priority initiative.

An increased interest in non-traditional sports, such as skateboarding have occurred recently. The Minnetonka Park Board and staff have received numerous requests for updated amenities related to skate boarding.

Expenditures	2023	2024	2025	2026	2027	Total
Planning/Design/Engineering	100,000					100,000
Construction/Maintenance		900,000				900,000
Total	100,000	900,000				1,000,000

Funding Sources	2023	2024	2025	2026	2027	Total
Community Investment Fund		600,000				600,000
Grants/Partnership Funding		300,000				300,000
Park & Trail Improvement Fund	100,000					100,000
Total	100,000	900,000				1,000,000

Impacts (Budget, Sustainability, Other)

Skate parks are typically are large up front cost with minimal on-going maintenance.

City of Minnetonka, Minnesota
2023 - 2027 Capital Improvement Plan

PENDING PROJECTS

(Includes projects with a 'Status' set to 'Pending')

Project Name	Department	Project #	Priority	Project Cost
Pending				
Recreational Pool	2-Recreational Facilities	RecF-TBD2302	3	20,000,000
	TOTAL			20,000,000

2023 - 2027 Capital Improvement Plan

2023 thru 2027

City of Minnetonka, Minnesota

Department 2-Recreational Facilities

Contact Recreation Director

Type Improvement

Useful Life 20

Category Recreational Facilities

Priority 3 Expansion of New/Existing

Project #	RecF-TBD2302
Project Name	Recreational Pool

Description (Include Scheduling and Project Status)

The results of the 2019 Community Facility & Programming Space Study indicated the need for an additional recreational swimming pool. An additional pool would relieve pressures at the heavily used Williston Center pool.

Staff will explore opportunities for school partnerships, public/private partnerships, or leasing opportunities as options for additional pool space. Staff will also explore available funding options including pursuing state bonding.

SCHEDULING AND PROJECT STATUS:
 2023-2027: Explore opportunities
 Future: Construction/renovation of pool facility

Justification/Relationship to Plans and Projects

The results of the 2019 Community Facility & Programming Space Study indicated the need for an additional recreational swimming pool.

Swim lessons are one of the most popular and sought-after program offerings in the Recreation Department. Over the past three years, the waitlist percentage (total available openings/waitlisted participants) has been over 50%. The next highest program area is teen programming with 9%. Based on National Recreation and Parks Association standards for pools the City of Minnetonka does not meet the recommended level of service for swimming pools.

In addition to the swim lesson program, the Williston Center offers approximately 20 hours of senior-focused aquatics programming. This leaves minimal time for member use (open swim, lap swimming, etc.).

Expenditures	2023	2024	2025	2026	2027	Total	Future
Construction/Maintenance				0		0	20,000,000
Total				0		0	Total

Funding Sources	2023	2024	2025	2026	2027	Total	Future
Community Investment Fund				0		0	20,000,000
Grants/Partnership Funding				0		0	
Total				0		0	Total

Impacts (Budget, Sustainability, Other)

Operating expenditures to be determined based on the type of facility. The city will pursue state bonding for this project.



CITY OF
MINNETONKA

2023 - 2027 Capital Improvement Plan

2023 *thru* 2027

City of Minnetonka, Minnesota



Department 3-Parks, Trails & Open Space

Contact Natural Resources Manager

Type Maintenance

Useful Life

Category Park Improvements/Refurbish

Priority 3 Expansion of New/Existing

Project #	Park-23301
Project Name	Plant Pest Program (Forestry Preservation)

Description (Include Scheduling and Project Status)

This program funds asset-related costs associated with the arrival of the Emerald Ash Borer (EAB) insect.

In 2014, the city initiated the EAB Management Plan to begin to address the anticipated effects of EAB infestation. The city has hired additional staff to assist with the implementation of EAB management for both public and private trees. The first full year of the program was in 2015. Phase 2 of the EAB Management Plan began in 2019 after discovery of the EAB within the city boundary.

Justification/Relationship to Plans and Projects

The Emerald Ash Borer is an insect now present in Minnetonka that will eventually kill most native ash trees. As a result, the city has a pro-active management program that deals with the anticipated costs of the infestation. These costs include tree removal, stump grinding, reforestation, chemical treatments and public education.

Beginning in 2022, CIP funds specific to the EAB Management Program were expanded to include all plant pests to account for overlap of staff efforts and funds associated with those efforts. Funds will be used to purchase equipment to manage EAB. In addition, the equipment will be used for tree removal related to other existing or emerging pests/diseases (oak wilt, Dutch elm disease, etc.), removal of risk trees, and tree pruning along the right-of-way and on city property as well as reforestation. Funds will continue to be used to hire contractors to remove diseased trees that city field crews cannot remove.

This plan is related to Council Policy 8.3 (Plant Pest Program) and is coordinated with other forestry-related programs.

Expenditures	2023	2024	2025	2026	2027	Total
Construction/Maintenance	180,000	186,000	192,000	198,000	209,000	965,000
Total	180,000	186,000	192,000	198,000	209,000	965,000

Funding Sources	2023	2024	2025	2026	2027	Total
Forestry Fund	180,000	186,000	192,000	198,000	209,000	965,000
Total	180,000	186,000	192,000	198,000	209,000	965,000

Impacts (Budget, Sustainability, Other)

The costs above reflect only the capital budget portion of the program, and operating costs for the program are budgeted in the general fund within the natural resources division of the public works department. A \$58,000 per year transfer from the forestry fund balance to the general fund supports the operating costs of the plan including staffing, administration and seasonal employees above its general fund base budget.

2023 - 2027 Capital Improvement Plan

2023 *thru* 2027

City of Minnetonka, Minnesota

Department 3-Parks, Trails & Open Space

Contact Public Works Operations Man

Type Improvement

Useful Life

Category Park Improvements/Refurbish

Priority 2 Important-Provide Efficiency

Project #	Park-23302
Project Name	Athletic Field Improvements

Description (Include Scheduling and Project Status)

The Minnetonka Park Board’s 2012 update of the city’s Athletic Field Needs Study and the 2019 Facility Needs Study continue to indicate a moderate need for increased game quality athletic fields for the sports of soccer, lacrosse and football; and increased access to quality practice fields for youth softball and baseball through partnerships.

2023: \$25,000 replace safety netting at Big Willow baseball and Little League fields, Guilliams baseball field, and safety netting at all batting cages
 2024: \$20,000 field improvements at city owned athletic fields.
 2025: \$160,000 replacement of Big Willow Soccer lights with LED lights.
 2026: \$100,000 remodel Big Willow concessions building - roofing, siding, windows, doors, electrical and plumbing.
 2027: \$40,000 backstop fencing replacement - various parks.

Justification/Relationship to Plans and Projects

With a lack of available city property for athletic field expansion, the lighting of existing fields, along with partnerships with local school districts, provides the best opportunities to expand access to community fields. This program also funds major upgrades to dedicated city owned athletic fields to maintain acceptable playing standards.

Expenditures	2023	2024	2025	2026	2027	Total
Construction/Maintenance	25,000	20,000	160,000	100,000	40,000	345,000
Total	25,000	20,000	160,000	100,000	40,000	345,000

Funding Sources	2023	2024	2025	2026	2027	Total
Park & Trail Improvement Fund	25,000	20,000	160,000	100,000	40,000	345,000
Total	25,000	20,000	160,000	100,000	40,000	345,000

Impacts (Budget, Sustainability, Other)

These improvements will reduce annual maintenance costs.

2023 - 2027 Capital Improvement Plan

2023 *thru* 2027

Department 3-Parks, Trails & Open Space

City of Minnetonka, Minnesota

Contact Facilities Manager

Project # Park-23303

Type Improvement

Project Name Burwell House Investments

Useful Life

Category Municipal Buildings

Priority 1 Critical for Safety/Preserve

Description (Include Scheduling and Project Status)

The Burwell House and related structures are subject to the Historic Register of Buildings requirements as well as grant conditions from the State Historic Preservation Office (SHPO). The facilities, grounds, and adjacent parkland serve to house the artifacts of the Minnetonka Historical Society, support and provide facilities for both Administrative and Recreation programming, and hosts several special events each year.

Buildings on site include: Burwell House and Woodshed, Ice House, Cottage, and Workshop.

In 2019, a city consultant completed a facility assessment of all related structures and site. While site and grounds improvements are funded through parks and streets, this page reflects the recommended capital needs estimated in the facility assessment.

Justification/Relationship to Plans and Projects

The facility assessment noted several envelope and interior cosmetic needs. This plan now spreads the funding request over five years; eliminating large single year expenses. Immediate needs that are addressed include: interior flooring, walls, ceilings, and windows, exterior decorative trims, fascia boards, paint and railings.

Structural deficiencies are showing on the workshop and funding is included to complete a review by a structural engineer.

Financial partnerships through SHPO and other interested parties will be pursued as opportunities arise. Currently no building improvement funds are available through state resources.

Expenditures	2023	2024	2025	2026	2027	Total
Construction/Maintenance	93,000	50,000	60,000	60,000		263,000
Total	93,000	50,000	60,000	60,000		263,000

Funding Sources	2023	2024	2025	2026	2027	Total
Park & Trail Improvement Fund	93,000	50,000	60,000	60,000		263,000
Total	93,000	50,000	60,000	60,000		263,000

Impacts (Budget, Sustainability, Other)

These improvements will reduce annual maintenance costs.

2023 - 2027 Capital Improvement Plan

2023 *thru* 2027

Department 3-Parks, Trails & Open Space

City of Minnetonka, Minnesota

Contact Public Works Operations Man

Project #	Park-23304
Project Name	Park Investment Plan

Type Improvement

Useful Life

Category Park Development

Priority 2 Important-Provide Efficiency

Description (Include Scheduling and Project Status)

This item provides for the scheduled improvements within the park system on a 30 year schedule and includes small benches, bike racks and other amenities in addition to the projects identified below.

Staff has created a 30-year schedule guideline.

- 2023: Gro Tonka and Mini-Tonka Park playground equipment and safety surfacing replacement (\$165,000)
Linner and Junction Park tennis court reconstruction (\$80,000)
Engineered wood fiber installation at playgrounds (\$15,000)
- 2024: Reich Park tennis court reconstruction (\$55,000)
Engineered wood fiber installation at playgrounds (\$15,000)
- 2025: Groveland and Sunrise Ridge Park playground equipment and safety surfacing replacement (\$180,000)
Covington Park tennis court reconstruction (\$55,000)
Engineered wood fiber installation at playgrounds (\$15,000)
- 2026: Glen Moor and Wilson Park playground equipment and safety surfacing replacement (\$200,000)
Engineered wood fiber installation at playgrounds (\$15,000)
- 2027: Covington and Woodgate Park playground equipment and safety surfacing replacement (\$180,000)
Engineered wood fiber installation at playgrounds (\$15,000)

Justification/Relationship to Plans and Projects

An implementation schedule was created for the park and trail system on a 30 year basis. Improvements will be made upon final evaluation of the listed amenity in order to maintain the park and trail infrastructure. Improvements may include but are not limited to play surfaces & equipment, lighting, site furnishings and bike parking.

Expenditures	2023	2024	2025	2026	2027	Total
Construction/Maintenance	260,000	70,000	250,000	215,000	195,000	990,000
Total	260,000	70,000	250,000	215,000	195,000	990,000

Funding Sources	2023	2024	2025	2026	2027	Total
Park & Trail Improvement Fund	260,000	70,000	250,000	215,000	195,000	990,000
Total	260,000	70,000	250,000	215,000	195,000	990,000

Impacts (Budget, Sustainability, Other)

This rehabilitation will not increase annual maintenance costs.



2023 - 2027 Capital Improvement Plan

2023 thru 2027

City of Minnetonka, Minnesota

Department 3-Parks, Trails & Open Space
Contact Park Planner
Type Improvement
Useful Life
Category Park Improvements/Refurbish
Priority 3 Expansion of New/Existing

Project #	Park-23305
Project Name	Trail Improvement Plan

Description (Include Scheduling and Project Status)

The Trail Improvement Plan is a multi-year plan created to enhance the city's trail and sidewalk system. New trails and walks added to the system provide safe and active connections between existing trails, parks schools and village centers. Staff will explore opportunities to include bike parking as part of trail expansion projects in village centers and at schools, as feasible and appropriate.

2023: Smetana Road - Westbrook Way to Sanibel Drive (0.9 miles)

2024: Hopkins Crossroad (CR 73) - Cedar Lake Road to Hillside Lane (0.6 miles)
 Hillside Lane - Hopkins Crossroad to Tanglen Elementary (0.1 miles)

2025: Hopkins Crossroad (CR73) - Hillside Lane to Wayzata Boulevard (0.4 miles)

2026: Minnetonka Boulevard (CR5) - The Marsh to Tonkawood Road (0.8 miles)

2027: Excelsior Boulevard - Woodland Road to Clear Spring Road/CSAH 101 Library (1.0 miles)

In 2020, staff was successful in securing a Regional Solicitation Grant through the Metropolitan Council for the Hopkins Crossroad Trail, for an amount of \$2,300,000. Staff will continue to apply for future grant opportunities and local funding will be programmed to complete trail segments. Additional segments will be accelerated if grant funding is secured. Staff have also applied for construction grants from Hennepin County.

Funding for utility burial is included for trail projects that require it through electric franchise fund.

Justification/Relationship to Plans and Projects

There is strong community support for the Minnetonka Trail System as evidenced by the heavy use of the completed trail segments and inquiries received about opportunities for extensions. When completed, these trails and walkways will enable more people to use active modes of transportation, connect five community parks, adjacent communities, and allow users to travel safely throughout the city on trails physically separated from motorized vehicles.

This is an integral part of the Parks, Open Space and Trail System and the Comprehensive Guide Plans to construct the Minnetonka Trail for walkers, joggers and bicyclists of all ages and abilities.

Staff conducted an educational and community dialogue for missing trail links to assist the Park Board and City Council in recommending projects to be constructed. The city's internal trails team annually reviews and updates the Trail Improvement Plan and unscheduled segments.

The vision for trail segments uses a feasibility score made up of Community Access (40%), Nature of Use (40%), Cost Effectiveness (10%) and Degree of Construction Difficulty (10%).

Expenditures	2023	2024	2025	2026	2027	Total
Construction/Maintenance	2,700,000	3,900,000	2,920,000	3,400,000	3,600,000	16,520,000
Total	2,700,000	3,900,000	2,920,000	3,400,000	3,600,000	16,520,000

Funding Sources	2023	2024	2025	2026	2027	Total
Electric Franchise Fees Fund	800,000	600,000	650,000	1,000,000	1,200,000	4,250,000
Metropolitan Council		2,300,000				2,300,000
Park & Trail Improvement Fund	350,000					350,000
State of MN Bonding			1,635,000			1,635,000
Trail System Expansion Fund	1,550,000	1,000,000	635,000	2,400,000	2,400,000	7,985,000
Total	2,700,000	3,900,000	2,920,000	3,400,000	3,600,000	16,520,000

Impacts (Budget, Sustainability, Other)

A list of additional future segments that are ranked and prioritized for implementation is shown on CIP page Park-TBD2333.








Annual maintenance costs will increase by approximately \$1,500 per mile of additional trail.



Overhead utilities will be buried with trail projects, consistent with city strategic goals, as the balance of the Electric Franchise Fund allows. If the fund does not allow, only burial or relocation of poles necessary to construct the trail will be pursued.

Minnetonka Trail Improvement Plan 2023 - 2027





Trail Construction

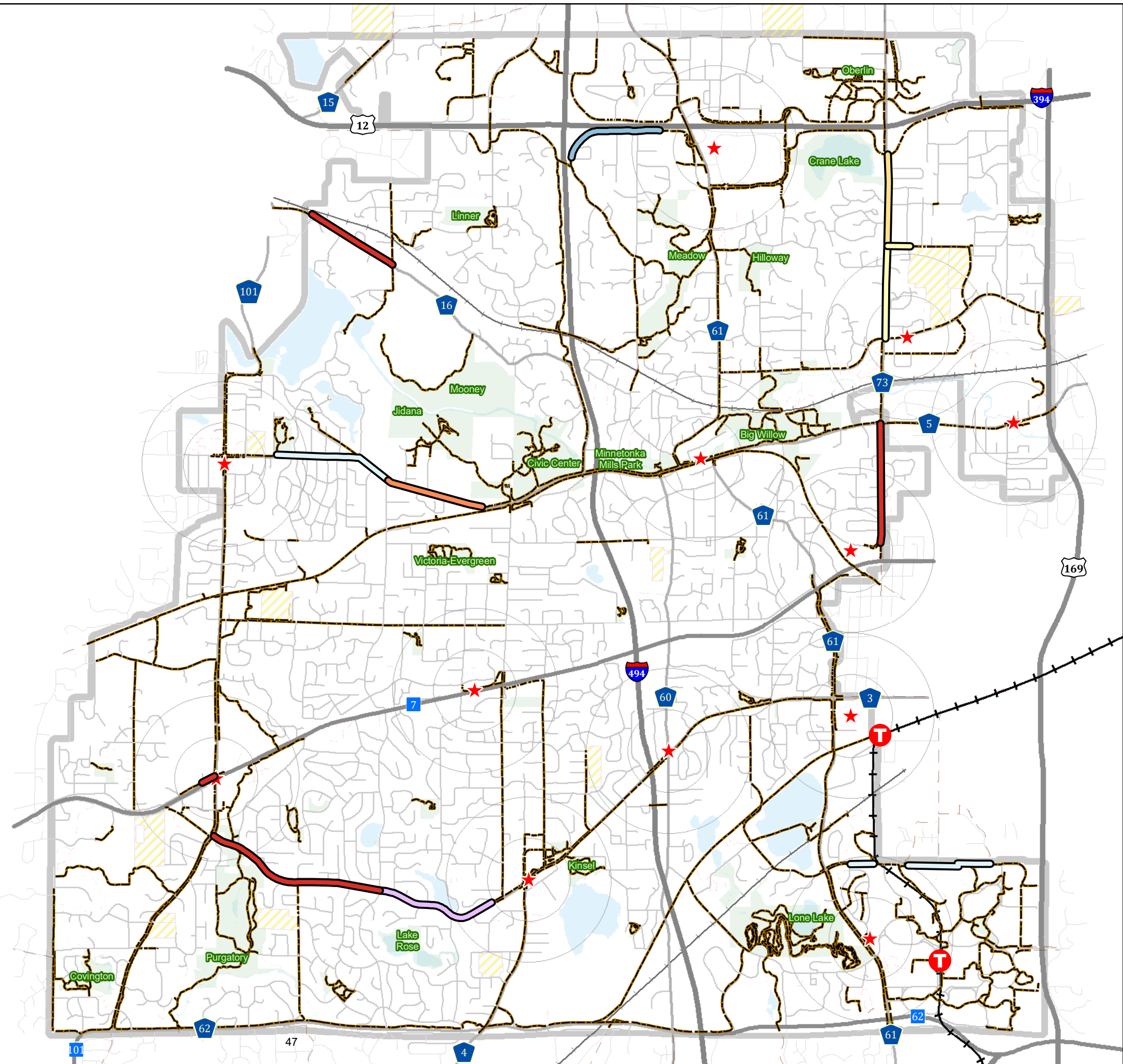
Year

-  2022
-  2023
-  2024
-  2025
-  2026
-  2027
-  10 yr Plan 2028 - 2031

-  Light Rail Station
-  Village Center

Existing Sidewalks and Trails

-  Existing Sidewalks and Trails
-  School Property
-  1/4 Mile Village Center Ring
-  1/2 Mile Village Center Ring



2023 - 2027 Capital Improvement Plan

2023 *thru* 2027

City of Minnetonka, Minnesota

Department 3-Parks, Trails & Open Space

Contact Public Works Operations Man

Type Improvement

Useful Life

Category Park Development

Priority 1 Critical for Safety/Preserve

Project #	Park-23306
Project Name	Trail Rehabilitation

Description (Include Scheduling and Project Status)

This item provides for the rebuilding and resurfacing of existing Minnetonka Trail System and neighborhood trail connections, and replacement and expansion of trail signage and maps.

A condition rating system will be used to determine which segments will be addressed each year. Signage on the trail system will be continually updated and revised maps will be produced.

2023: Lone Lake Park, Lindsey Lane (1.2 miles)
 2024: CSAH 101 - Ridgewood Rd to Hutchins Dr (1.4 miles)
 2025: Cheshire Parkway, North Frontage Rd - Ridgedale Dr to CR 73, South Frontage Rd - Ridgedale Dr to CR 73. (1.7 miles)
 2026: Townline Rd/CR 62 - Vinehill Rd to CR 60 (3.6 miles)
 2027: Hilloway Rd, Oakland Rd - 494 to Carlson Pkwy, Hopkins Crossroad - Oberlin to 494, Lynwood Rd, Ford Park (1.6 miles)

This is an integral part of the plan to maintain the Trail System for walkers, joggers and bicyclists. The trails and walkways connect five community parks, adjacent communities and allow users to travel throughout the city on trails separated from motorized vehicles.

Justification/Relationship to Plans and Projects

There is strong community support for the Minnetonka Trail System as evidenced by the heavy use of the completed trail segments. Some of the trail sections are approaching 20 years old and have reached a condition beyond what regular maintenance can address.

Approximately 108 miles of trails are currently maintained by the city.

Expenditures	2023	2024	2025	2026	2027	Total
Construction/Maintenance	75,000	75,000	75,000	120,000	120,000	465,000
Total	75,000	75,000	75,000	120,000	120,000	465,000

Funding Sources	2023	2024	2025	2026	2027	Total
Park & Trail Improvement Fund	75,000	75,000	75,000	120,000	120,000	465,000
Total	75,000	75,000	75,000	120,000	120,000	465,000

Impacts (Budget, Sustainability, Other)

Future maintenance costs related to these improvements are included in annual budget.

Department 3-Parks, Trails & Open Space

Contact Park Planner

Type Improvement

Useful Life

Category Park Improvements/Refurbish

Priority 3 Expansion of New/Existing

Project #	Park-23307
Project Name	Opus Area Park Improvements

Description (Include Scheduling and Project Status)

The Opus business center is the largest employment center in Minnetonka. With the addition of proposed light rail the area will see increased opportunities for a mixture of further business and housing, driving the need for additional park and greenspaces.

Staff completed the Opus area place making and public realm design guidelines implementation plan for Opus in 2019 to guide design of the public realm, open space and a future park. Elements of the plan are being constructed by private developers, partner agencies and municipal capital projects.

2023: Construction and implementation of place making elements designed in 2021, including trail wayfinding signage and branding and landscape material. Funding to construct these improvements is part of the same funding that was approved to begin design for 2021.

Future: Implementation of a community park/plaza space will be implemented in future years as development occurs and land can be acquired. Funding shown in 2023 will be used to acquire land and begin park improvements, as land becomes available \$15,000,000 is listed as unfunded on ParkTBD-2332 page to construct park infrastructure and amenities.

Staff will pursue grants and public private partnership opportunities to assist in financing projects. A state bonding request of \$725,000 has been submitted to the State of MN for consideration in the 2022 Legislative session.

Justification/Relationship to Plans and Projects

The Opus area is nearing 40 years old and is experiencing revitalization and redevelopment activity that has been sparked by the Green Line Extension, which will run through the business park and include the Opus LRT Station. The Opus area place making and public realm design guidelines document outlines improvements to revitalize the original Opus plan to fit today’s needs and align with City planning vision. This project begins the framework for investments to provide recreational and park uses for new business and residential uses anticipated in the area. The guidelines document also recommends a series of place making efforts within Opus that reflect the areas agriculture and business park history and serve as a catalyst for building community and creating an environment supportive of development opportunities.

The project is consistent with the development of a park allowing for better access to a Neighborhood Park Service Area that is currently deficient of park and recreational uses. The creation of a gathering place for park use will also complement the vast trail network currently in place. Trail resurfacing and reconstruction will take place within Opus, as part of regular maintenance and as part of SWLRT impacted segments.

2023 - 2027 Capital Improvement Plan

2023 *thru* 2027

City of Minnetonka, Minnesota

Department 3-Parks, Trails & Open Space

Contact Park Planner



Expenditures	2023	2024	2025	2026	2027	Total
Construction/Maintenance	1,450,000					1,450,000
Total	1,450,000					1,450,000

Funding Sources	2023	2024	2025	2026	2027	Total
Park & Trail Improvement Fund	725,000					725,000
State of MN Bonding	725,000					725,000
Total	1,450,000					1,450,000

Impacts (Budget, Sustainability, Other)

Annual operating costs will be known when a final concept is approved.

2023 - 2027 Capital Improvement Plan

2023 *thru* 2027

City of Minnetonka, Minnesota

Department 3-Parks, Trails & Open Space

Contact Recreation Superintendent

Type Equipment

Useful Life

Category Park Improvements/Refurbish

Priority 3 Expansion of New/Existing

Project #	Park-23308
Project Name	Ridgedale Commons - Programming Equipment

Description (Include Scheduling and Project Status)

Ridgedale Commons will provide space for new recreation programs, activities and special events.

2023: Additional IT Equipment, i.e. projector/screen (\$7,000); Farmers Market Equipment, i.e. tents (\$3,000)

2024: Additional IT Equipment, i.e. sound system (\$40,000); Miscellaneous Programming Equipment, i.e. outdoor games, fitness equipment (\$2,000)

2025: Miscellaneous Programming (\$5,000)

Justification/Relationship to Plans and Projects

Due to its central location and various types of programming spaces, Ridgedale Commons will be an ideal location for new programs or as a new location for existing programs and events, such as the farmers market. Various types of equipment are needed to implement these offerings.

Expenditures	2023	2024	2025	2026	2027	Total
Equip/Vehicles/Furnishings	10,000	42,000	5,000			57,000
Total	10,000	42,000	5,000			57,000

Funding Sources	2023	2024	2025	2026	2027	Total
Park & Trail Improvement Fund	10,000	42,000	5,000			57,000
Total	10,000	42,000	5,000			57,000

Impacts (Budget, Sustainability, Other)

The purchase of this equipment will allow staff to provide new programs and rental space. Minimal revenues will be generated.

2023 - 2027 Capital Improvement Plan

2023 *thru* 2027

City of Minnetonka, Minnesota



Department 3-Parks, Trails & Open Space

Contact Natural Resources Manager

Type Improvement

Useful Life

Category Park Development

Priority 1 Critical for Safety/Preserve

Project #	Park-23309
Project Name	Park Habitat Stewardship Plan

Description (Include Scheduling and Project Status)

Costs associated with habitat restoration and maintenance activities required to restore and maintain biodiversity and high quality habitat in natural areas. Activities include site planning, invasive plant removal, site preparation, native seeding/planting, mowing, herbicide treatments, and prescribed burning.

The following schedule constitutes Phase 1 of a 20-year restoration plan outlined in Appendix B of the NRMP. Funds will be used for restoration and maintenance activities that are guided by restoration priorities and target plant communities outlined in Appendix A of the 2021 Natural Resources Master Plan (NRMP), and any detailed habitat restoration and maintenance plans that have been developed for select parks.

- 2023: Purgatory Park, Hilloway Park
- 2024: Meadow Park, Orchard Park, Lake Rose Park
- 2025: Big Willow Park, Jidana Park, Green Circle Park
- 2026: Victoria-Evergreen Park, Kinsel Park, Minnetonka Mills Park, Civic Center
- 2027: Lone Lake Park, Tower Hill Park

Justification/Relationship to Plans and Projects

The City Council adopted the 2021 Natural Resources Master Plan (NRMP), which includes projected costs for restoration and maintenance of native plant communities within priority Minnetonka parks. Priority parks are identified in Table 4.2 of the plan and have restoration goals and strategies identified in Appendix A.

Expenditures	2023	2024	2025	2026	2027	Total
Construction/Maintenance	145,000	65,000	80,000	95,000	120,000	505,000
Total	145,000	65,000	80,000	95,000	120,000	505,000

Funding Sources	2023	2024	2025	2026	2027	Total
Park & Trail Improvement Fund	145,000	65,000	80,000	95,000	120,000	505,000
Total	145,000	65,000	80,000	95,000	120,000	505,000

Impacts (Budget, Sustainability, Other)

Habitat restoration in park spaces incurs annual maintenance costs that continue over time. As native species become established and habitat areas become more resilient, those maintenance costs generally decline but will not cease entirely. Regular funding for long-term maintenance will be necessary to ensure success, however many activities can be conducted efficiently using large-scale mowing practices, regular burns, and volunteer labor. Restoring habitat biodiversity creates a more resilient landscape and park systems, benefiting the community as a whole.

2023 - 2027 Capital Improvement Plan

2023 *thru* 2027

City of Minnetonka, Minnesota



Department 3-Parks, Trails & Open Space

Contact Natural Resources Manager

Type Improvement

Useful Life

Category Park Development

Priority 2 Important-Provide Efficiency

Project #	Park-23310
Project Name	Community Forest Inventory and Management Plan

Description (Include Scheduling and Project Status)

The 2021 Natural Resources Management Plan identifies the need for developing a community forest inventory and management plan to guide protection and enhancement efforts related to the city’s community forest, which is a significant asset to the community. The city currently expends significant effort in forestry related initiatives, however developing a plan will ensure that resources and activities align with city goals related to the community forest.

Developing a plan will involve completing a tree inventory for the city and using that information to inform management strategies, including arboriculture (tree care) needs, disease and pest management, woodland management, addressing tree equity concerns, replanting efforts, monitoring, and research. Development of the plan is expected to take one year.

Justification/Relationship to Plans and Projects

The City Council adopted the 2021 Natural Resources Master Plan (NRMP), which identifies the need and benefit of developing a community forest inventory and management plan in Appendix C, describing major initiatives.

Expenditures	2023	2024	2025	2026	2027	Total
Planning/Design/Engineering	75,000					75,000
Total	75,000					75,000

Funding Sources	2023	2024	2025	2026	2027	Total
Park & Trail Improvement Fund	75,000					75,000
Total	75,000					75,000

Impacts (Budget, Sustainability, Other)

There are initial up-front costs with conducting a tree inventory and developing a management plan. Implementation of the plan will guide current resource allocation and identify potential new management strategies to ensure a healthy and long-lived community forest. Once the plan is development, budget considerations will be handled through the annual budget and CIP approval process.

2023 - 2027 Capital Improvement Plan

2023 *thru* 2027

City of Minnetonka, Minnesota



Department 3-Parks, Trails & Open Space

Contact Park Planner

Type Improvement

Useful Life 20

Category Park Improvements/Refurbish

Priority 2 Important-Provide Efficiency

Project #	Park-23311
Project Name	Park Master Planning

Description (Include Scheduling and Project Status)

The purpose of this program is to develop master planning documents for each of the priority parks/open spaces identified in the 2022 Parks, Open Space and Trails (POST) Plan. This master planning effort would consist of an inventory and conditions assessment of existing park features including but not limited to parking, access, structures, trails (paved and unpaved, formal and informal), and all active and passive recreational amenities. An analysis would then be performed to identify and recommend what existing park features require upgrade, redesign, or elimination and what new features could be added to meet the goals outlined in the POST Plan. This master planning effort will align with the 2021 Natural Resources Master Plan ecological restoration and management goals.

For 2023 the master planning effort at Purgatory Park will include all of the items listed above as well as special consideration towards the red barn site and dog usage.

- 2023: Purgatory Park
- 2024: Big Willow Park, Cullen Nature Preserve
- 2025: Meadow Park, Jidana Park
- 2026: Lone Lake Park
- 2027: Civic Center Park, Victoria-Evergreen Park

Justification/Relationship to Plans and Projects

The parks listed as a part of this project have been identified as priority sites for master planning in the POST Plan. Natural Resources management plans will be developed for the community parks as recommended by the 2021 NRMP. Several of the park listed also have on-going volunteer-led restoration efforts at various locations.

Expenditures	2023	2024	2025	2026	2027	Total
Planning/Design/Engineering	75,000	115,000	75,000	115,000	115,000	495,000
Total	75,000	115,000	75,000	115,000	115,000	495,000

Funding Sources	2023	2024	2025	2026	2027	Total
Park & Trail Improvement Fund	75,000	115,000	75,000	115,000	115,000	495,000
Total	75,000	115,000	75,000	115,000	115,000	495,000

Impacts (Budget, Sustainability, Other)

The costs above reflect cost associated with consultant fees to conduct the planning efforts. Additional costs associated with the improvements would be identified in future budgets and CIP.

City of Minnetonka, Minnesota
2023 - 2027 Capital Improvement Plan

PENDING PROJECTS

(Includes projects with a 'Status' set to 'Pending')

Project Name	Department	Project #	Priority	Project Cost
Pending				
Park & Open Space Purchase	3-Parks, Trails & Open Space	<i>Park-TBD2331</i>	3	1,483,000
Opus Area Park Improvements	3-Parks, Trails & Open Space	<i>Park-TBD2332</i>	3	15,000,000
Trail Segments - Unscheduled	3-Parks, Trails & Open Space	<i>Park-TBD2333</i>	3	80,223,000
Athletic Field Improvements Unfunded	3-Parks, Trails & Open Space	<i>Park-TBD2334</i>	2	180,000
TOTAL				96,886,000



2023 - 2027 Capital Improvement Plan

2023 *thru* 2027

City of Minnetonka, Minnesota

Department 3-Parks, Trails & Open Space

Contact Public Works Operations Man

Type Improvement

Useful Life

Category Park Development

Priority 3 Expansion of New/Existing

Project #	Park-TBD2331
Project Name	Park & Open Space Purchase

Description (Include Scheduling and Project Status)

The city's open space preservation implementation strategy calls for the preservation of open space that meets certain criteria. The Park Board has previously identified certain parcels in order to expand existing parkland. The 2021 update to the POST plan and a near term future regional park search effort in collaboration with Three Rivers Park District may also inform future need, prioritization and acquisition of land to expand the park system, as appropriate.

As parcels from the prioritization list become available, they will be acquired or preserved by other means (e.g., conservation easements) based on funding availability and City Council approval. Parcels classified as urgent and high priority for open space preservation will be actively pursued.

This project is consistent with the Council Policy on an Open Space Preservation Program and the Management of Natural Resources. The city currently has appropriated in prior years and has now reserved almost \$1 million in the Community Investment Fund for park and open space purchases as opportunities arise.

Justification/Relationship to Plans and Projects

The Minnetonka Park Board developed a property acquisition list that identifies desirable parcels for purchase by the city. The list includes properties within the Minnehaha Creek Preserve and properties that are adjacent to existing city park land to serve in expanding the city's parks. This funding provides resources to purchase land identified by the Park Board. \$983,000 was previously allocated between 2013 and 2017 and is reserved for use.

In 2001 Minnetonka voters approved a \$15,000,000 bond referendum for parks renewal and open space preservation. About half of those funds were used for open space preservation and the balance for park renewal.

Prior	Expenditures	2023	2024	2025	2026	2027	Total	Future
983,000	Land Acquisition					0	0	500,000
Total	Total					0	0	Total

Prior	Funding Sources	2023	2024	2025	2026	2027	Total	Future
983,000	Community Investment Fund					0	0	500,000
Total	Total					0	0	Total

Impacts (Budget, Sustainability, Other)

Costs related to additional land stewardship are expected to increase dependent upon the size and environmental features of parcels acquired.

Department 3-Parks, Trails & Open Space

Contact Park Planner

Type Improvement

Useful Life

Category Park Improvements/Refurbish

Priority 3 Expansion of New/Existing

Project #	Park-TBD2332
Project Name	Opus Area Park Improvements

Description (Include Scheduling and Project Status)

The Opus business center is the largest employment center in Minnetonka. With the addition of proposed light rail the area will see increased opportunities for a mixture of further business and housing, driving the need for additional park and greenspaces.

Staff has completed Opus area place making and public realm design guidelines implementation plan for Opus in 2019 to guide design of the public realm, open space and development of a future park. Sustainable elements including but not limited to electric charging stations for vehicles, enhanced bike parking & amenities, stormwater features, restoration of natural resources system functions and edible landscapes will be pursued as appropriate.

Construction of a community park/plaza space will be implemented in future years as development occurs and land can be acquired. Funding in the amount of \$15,000,000 is currently listed as unfunded to be used for park infrastructure and amenities. Interim place making efforts and programming may be considered in the event land for a the new community park/plaza space does not become available prior to opening day of Southwest Light Rail Transit.

Staff will pursue grants and public private partnership opportunities to assist in financing projects.

Justification/Relationship to Plans and Projects

The Opus area is nearing 40 years old and is experiencing revitalization and redevelopment activity that has been sparked by the Green Line Extension, which will run through the business park and include the Opus LRT Station. The Opus area place making and public realm design guidelines document outlines improvements to revitalize the original Opus plan to fit today’s needs and align with City planning vision. This project begins the framework for investments to provide recreational and park uses for new business and residential uses anticipated in the area. The guidelines document also recommends a series of place making efforts within Opus that reflect the areas agriculture and business park history and serve as a catalyst for building community and creating an environment supportive of development opportunities.

The project is consistent with the development of a park allowing for better access to a Neighborhood Park Service Area that is currently deficient of park and recreational uses. The creation of a gathering place for park use will also complement the vast trail network currently in place. Trail resurfacing and reconstruction will take place within Opus, as part of regular maintenance and as part of SWLRT impacted segments.

2023 - 2027 Capital Improvement Plan

2023 *thru* 2027

City of Minnetonka, Minnesota

Department 3-Parks, Trails & Open Space

Contact Park Planner



Expenditures	2023	2024	2025	2026	2027	Total	Future
Construction/Maintenance					0	0	15,000,000
Total					0	0	Total

Funding Sources	2023	2024	2025	2026	2027	Total	Future
Park & Trail Improvement Fund					0	0	15,000,000
Total					0	0	Total

Impacts (Budget, Sustainability, Other)

Annual operating costs will be known when a final concept is approved.

2023 - 2027 Capital Improvement Plan

2023 *thru* 2027

Department 3-Parks, Trails & Open Space

City of Minnetonka, Minnesota

Contact Park Planner

Project # Park-TBD2333
Project Name Trail Segments - Unscheduled

Type Improvement

Useful Life

Category Trails

Priority 3 Expansion of New/Existing

Description (Include Scheduling and Project Status)

This project involves the construction of the trails described in the table on the following page. Individual project cost estimates have increased based on recent actual project costs including Minnetonka Boulevard Trail and Ridgedale Drive Trail. A map of the unfunded potential trail locations is included for reference in the document appendix. These projects are currently unscheduled. Some trail segments may qualify for funding from outside sources, which will be pursued as appropriate.

Staff conducted an educational and community dialogue for missing trail links to assist the Park Board and City Council in recommending projects to be constructed. In 2016 the city’s internal trails team updated the feasibility score and reprioritized unscheduled segments.

The priority 1 and 2 segments along Baker Road are part of the Three Rivers Park District Bryant Lake Regional Trail. Three Rivers Park District is working to identify funding opportunities to construct the trail. Minnetonka staff, park board and city council will continue to be engaged as part of that effort and may align future municipal trail implementation and/or utility burial to complement the new regional trail.

Justification/Relationship to Plans and Projects

There is strong community support for the Minnetonka Trail System as evidenced by the heavy use of the completed trail segments and resident inquiries received about opportunities for extensions. Cost projections are based on linear foot costs and data from previous projects. Efforts to coordinate trail segment implementation with complementary major road, development or utility projects will be pursued as available and appropriate.

This is an integral part of the Parks, Open Space and Trail System and Comprehensive Guide Plans to construct the Minnetonka Trail System for walkers, joggers, and bicyclists of all ages and abilities. The latest version of the Trail Improvement Plan is available on the city’s website.

Expenditures	2023	2024	2025	2026	2027	Total	Future
Construction/Maintenance					0	0	80,223,000
Total					0	0	Total
Funding Sources	2023	2024	2025	2026	2027	Total	Future
Trail System Expansion Fund					0	0	80,223,000
Total					0	0	Total

Impacts (Budget, Sustainability, Other)

Although these projects are currently unfunded, a proposed funding source and timetable data are provided. The estimated project costs shown on the timetable are for independent project implementation. Costs for these trail segments could be reduced through coordination with a major roadway, utility or development project. Coordination opportunities will be pursued as available and appropriate. Annual maintenance costs will increase by approximately \$1,500/mile.

Overhead utilities will be buried with trail projects, consistent with city strategic goals, as the balance of the Electric Franchise Fund allows. If the fund does not allow, only burial or relocation of poles necessary to construct the trail will be pursued.

Priority Rank	Priority Score (10=High 1=Low)	Priority Trail Segments (all costs 2022 dollars)	Length (miles)	Estimated Cost 2023-2027 CIP	Estimated Cumulative Cost
			44.7		
1	7.0	Baker Rd - Excelsior Blvd to Crosstown Hwy	1.7		by others
2	7.0	Baker Rd - Excelsior Blvd to Minnetonka Blvd	1.7		by others
3	6.5	Ridgedale Dr - White Birch Lane to Target	0.6		Constructed 2022 - \$900,000
4	6.2	Minnetonka Blvd - Woodlawn Ave to Tonkawood	0.8		Programmed for 2023 - \$2,700,000
5a	6.1	Hopkins Crossroad - Cedar Lake Rd to Hillside Lane	0.6		Programmed for 2024 - \$3,900,000
5b	6.1	Hopkins Crossroad - Hillside Ln to Wayzata Blvd	0.4		Programmed for 2025 - \$2,920,000
6	6.0	Minnetonka Blvd - The Marsh to Tonkawood	0.8		Programmed for 2026 - \$3,400,000
7	5.9	Excelsior Blvd - Woodland Rd to Clear Springs Rd/101 Library	1.0		Programmed for 2027 - \$3,600,000
8	5.9	Excelsior Blvd - Glen Oak St to Woodland Rd	0.7	\$2,057,000	\$2,057,000
9	5.6	Hwy 7 Cr 101 to Seven Hi La	0.1	\$242,000	\$2,299,000
10	5.5	Hopkins Crossroad - Minnetonka Blvd to Minnetonka Mills Rc	0.6	\$1,331,000	\$3,630,000
11	5.3	McGinty Rd - CR 101 to Crosby Rd (partly in Wayzata)	0.6	\$1,210,000	\$4,840,000
12	5.1	Delton Ave - Vine Hill Rd to Old Excelsior Blvd	0.7	\$1,452,000	\$6,292,000
13	5.0	Vine Hill Rd - Delton Ave to Covington Rd (Kingswood Ter)	0.9	\$1,815,000	\$8,107,000
14	4.9	Essex Rd - Ridgedale Dr to Oakland Rd	0.7	\$1,573,000	\$9,680,000
15	4.9	Hwy 7 Underpass west of CR 101*	0.0	\$121,000	\$9,801,000
16	4.9	Minnetonka Mills Rd - Shady Oak Rd to Hopkins Crossroad	0.6	\$1,210,000	\$11,011,000
17	4.8	TH 7 - Cattle Pass to CR 101 on north side	0.4	\$847,000	\$11,858,000
18	4.7	Hillside La - Hopkins Crossroad to Tanglen School	0.1		Programmed for 2024
19	4.7	Meadow Park to Ridgedale	0.4	\$726,000	\$12,584,000
20	4.6	Old Excelsior Blvd - Vine Hill Rd to CR 101 N side of Hwy 7	0.8	\$1,694,000	\$14,278,000
21	4.6	Williston Rd - Minnetonka Blvd to Hwy 7	1.0	\$2,057,000	\$16,335,000
22	4.5	Wayzata Blvd N - Hampton Inn to Shelard Pkwy	0.3	\$726,000	\$17,061,000
23	4.5	Ridgedale Connections	1.1	\$2,299,000	\$19,360,000
24	4.3	McGinty Rd - Crosby Rd to existing trail on west side of I-494	1.3	\$2,662,000	\$22,022,000
25	4.2	Rowland Rd/Bren Rd - Lone Lake Park to Opus trail system	1.1	\$2,299,000	\$24,321,000
26	4.1	Rowland Rd - Baker Rd to SWLRT Trail	0.1	\$363,000	\$24,684,000
27	4.0	Porter/Delton Ave - Hutchins Dr to Cr 101	0.2	\$605,000	\$25,289,000
28	3.9	Tonkawood Road - Minnetonka Blvd to Hwy 7	1.5	\$3,025,000	\$28,314,000
29	3.8	Woodland Rd - Townline Rd to Hwy 7	2.0	\$4,235,000	\$32,549,000
30	3.7	Orchard Rd/Westmark Dr - Minnetonka Dr	1.3	\$2,662,000	\$35,211,000
31	3.7	Pioneer Rd - Carlton Rd to Shady Oak Rd	0.6	\$1,331,000	\$36,542,000
32	3.7	Shady Oak Rd - Minnetonka Blvd to Hwy 7	1.1	\$2,178,000	\$38,720,000
33	3.6	Minnetonka Blvd - CR 101 west to Deephaven city limits	0.2	\$484,000	\$39,204,000
34	3.4	Sunset Dr and Marion Lane West segments	0.3	\$605,000	\$39,809,000
35	3.3	Minnehaha Creek Trail - Headwaters to Jidana Park	0.9	\$1,815,000	\$41,624,000
36	3.2	McGinty Rd E - Minnetonka Blvd to Surry La	0.5	\$1,089,000	\$42,713,000
37	3.1	Wayzata Blvd - Claredon Dr to Wayzata city limits	0.2	\$605,000	\$43,318,000
38	2.9	Stone Rd - Saddlebrooke Cir to Sheffield Cur	0.1	\$363,000	\$43,681,000
39	2.9	Orchard Rd/Huntingdon Dr - Baker Rd to Shady Oak Rd	0.7	\$1,452,000	\$45,133,000
40	2.9	North Lone Lake Park - along RR tracks to Dominick Rd	0.3	\$726,000	\$45,859,000
41	2.9	Knollway Park to Wayzata Blvd/Horn Dr	0.2	\$484,000	\$46,343,000
42	2.9	Knollway Park to Shady Oak Rd	0.3	\$726,000	\$47,069,000
43	2.8	NTC - Meeting St to existing trail on west side of I-494	0.1	\$242,000	\$47,311,000
44	2.8	Clear Spring Rd - connect trail to Hwy 7	0.2	\$484,000	\$47,795,000
45	2.8	58th St W - Mahoney Ave into Purgatory Park	0.2	\$605,000	\$48,400,000
46	2.7	Victoria Evergreen to McKenzie Park	1.0	\$2,057,000	\$50,457,000
47	2.7	Lake St Ext - Baker Rd to Shady Oak Rd	0.9	\$1,936,000	\$52,393,000
48	2.6	Stone Rd/Meeting St - RR tracks to Linner Rd	0.6	\$1,331,000	\$53,724,000
49	2.6	Orchard Rd - Wyola Rd to Baker Rd	0.1	\$363,000	\$54,087,000
50	2.5	Excelsior Blvd - Pioneer to Nelson/Shady Oak Rd - S	0.9	\$1,936,000	\$56,023,000
51	2.4	Lake St Ext - Williston Rd to Spring Lake Rd	0.7	\$1,452,000	\$57,475,000
52	2.3	Covington Park east side connection to CR 101	0.2	\$484,000	\$57,959,000
53	2.3	NTC - Maywood La from I-494 crossing to Excelsior Blvc	0.2	\$363,000	\$58,322,000
54	2.2	Covington Rd - Vine Hill Rd to Mahoney Ave	0.9	\$1,936,000	\$60,258,000
55	2.1	Hilloway Park to YMCA La	0.5	\$968,000	\$61,226,000
56	2.1	East side of I-494 - Minnetonka Blvd to Wentworth Tr	0.4	\$847,000	\$62,073,000
57	2.0	Ford Rd - All	1.2	\$2,420,000	\$64,493,000
58	1.9	Woodland Rd to Williston Rd - Through Woodgate Park	0.7	\$1,573,000	\$66,066,000
59	1.9	Westmill Rd - Spring Hill Park to Clear Spring Rd	0.3	\$605,000	\$66,671,000
60	1.9	Oberlin Park along Park Ave to Ridgemount Ave	0.2	\$484,000	\$67,155,000
61	1.9	Holiday Rd/Seymour Rd - Woodland Rd to Spring Hill Park	0.7	\$1,452,000	\$68,607,000
62	1.9	Highwood Dr - Williston Rd to Tonkawood Rc	0.8	\$1,694,000	\$70,301,000
63	1.9	Cedar Lake Rd - Big Willow to Hopkins Crossroad	0.6	\$1,331,000	\$71,632,000
64	1.8	Jane La - Baker Rd to County Trail (Dominick Dr)	0.6	\$1,331,000	\$72,963,000
65	1.5	South St - Mayview Rd to Baker Rd	0.2	\$484,000	\$73,447,000
66	1.5	Oak Ridge Rd - Minnetonka Blvd to Hopkins city limits	0.4	\$968,000	\$74,415,000
67	1.5	Kinsel Rd/Mayview Rd - Excelsior Blvd to Glen Moor Park	0.4	\$847,000	\$75,262,000
68	1.5	Ford Park to Lindbergh Dr	0.4	\$847,000	\$76,109,000
69	1.3	Jidana La - Minnetonka Blvd to Jidana Park	0.2	\$484,000	\$76,593,000
70	1.2	Stodola Rd - Purgatory Park to Scenic Heights Dr	0.2	\$484,000	\$77,077,000
71	1.0	Highland Rd - Excelsior Blvd to Hwy 7	1.5	\$3,146,000	\$80,223,000

2023 - 2027 Capital Improvement Plan

2023 *thru* 2027

Department 3-Parks, Trails & Open Space

Contact Public Works Operations Man

Type Improvement

Useful Life

Category Park Development

Priority 2 Important-Provide Efficiency

City of Minnetonka, Minnesota

Project #	Park-TBD2334
Project Name	Athletic Field Improvements Unfunded

Description (Include Scheduling and Project Status)

The Minnetonka Park Board’s 2012 update of the city’s Athletic Field Needs Study continues to indicate a moderate need for increased game quality athletic fields for the sports of soccer, lacrosse and football; and increased access to quality practice fields for youth softball and baseball through partnerships.

\$180,000 is included as an unfunded request for the lighting of the two existing fields at Lone Lake Park.

Justification/Relationship to Plans and Projects

With a lack of available city property for athletic field expansion, the lighting of existing fields, along with partnerships with local school districts, provides the best opportunities to expand access to community fields. This program also funds major upgrades to dedicated city owned athletic fields to maintain acceptable playing standards.

Expenditures	2023	2024	2025	2026	2027	Total	Future
Construction/Maintenance					0	0	180,000
Total					0	0	Total

Funding Sources	2023	2024	2025	2026	2027	Total	Future
Park & Trail Improvement Fund					0	0	180,000
Total					0	0	Total

Impacts (Budget, Sustainability, Other)

This rehabilitation will not increase annual maintenance costs.



CITY OF
MINNETONKA

2023 - 2027 Capital Improvement Plan

2023 thru 2027

Department 4-Major Equipment
Contact Public Works Operations Man
Type Equipment
Useful Life
Category Major Equipment
Priority 2 Important-Provide Efficiency

City of Minnetonka, Minnesota

Project #	ME-23402
Project Name	Fleet Vehicles

Description (Include Scheduling and Project Status)

This item provides for the scheduled replacement of departmental cars, pickups, light trucks and equipment, mowers and support equipment such as trailers, generators, rollers and turf care equipment.

The vehicles are purchased early in the year utilizing the State and County Cooperative Purchasing contracts when available.

Justification/Relationship to Plans and Projects

These vehicles are used by staff for the delivery of city services and are included in the CIP due to their individual and aggregate costs which are depreciable.

These purchases are consistent with the city’s Vehicle Replacement Guide. All replacements are evaluated for eligibility for replacement with energy efficient vehicles. City staff conducts ongoing analysis of vehicle use in order to eliminate underutilized equipment and provide appropriate vehicle numbers for the intended use.

A 1-ton pickup truck has been added in 2023 to accommodate the needs of the parks division at Ridgedale and the LRT in OPUS.

Expenditures	2023	2024	2025	2026	2027	Total
Equip/Vehicles/Furnishings	1,107,100	956,100	801,900	842,600	1,060,300	4,768,000
Total	1,107,100	956,100	801,900	842,600	1,060,300	4,768,000

Funding Sources	2023	2024	2025	2026	2027	Total
Capital Replacement Fund	964,900	896,900	730,200	700,900	930,900	4,223,800
Forestry Fund	40,000					40,000
Utility Fund	102,200	59,200	71,700	141,700	129,400	504,200
Total	1,107,100	956,100	801,900	842,600	1,060,300	4,768,000

Impacts (Budget, Sustainability, Other)

Scheduled replacements can reduce repair costs by up to \$400 per year for the first three years following purchase.

In 2021, fleet vehicles were delayed one year with the exception of police vehicles.

Due to current market conditions and inflation, replacement estimates have been increased by 10% for 2023, 5% for 2024, and 3% for 2025-2027.

City of Minnetonka, Minnesota

Project # ME-23403
Project Name Sidewalk and Trail Maintenance Vehicle

Type Equipment

Department 4-Major Equipment

Useful Life

Contact Public Works Operations Manag

Category Major Equipment

Priority 2 Important-Provide Efficiency



Description (Include Scheduling and Project Status)

This item provides for the addition of one machine and scheduled replacement of two sidewalk/trail maintenance vehicles. Machines would be ordered in the summer of the funding year. An additional machine was added in 2023 to accommodate the addition of Ridgedale and OPUS LRT sidewalks and trails that will require expanded service for pedestrians using these areas.

Justification/Relationship to Plans and Projects

These units are primarily snow removal machines used on sidewalks and trails. Replacement is consistent with the city’s Vehicle Replacement Guide.

Expenditures	2023	2024	2025	2026	2027	Total
Equip/Vehicles/Furnishings	199,800					199,800
Total	199,800					199,800

Funding Sources	2023	2024	2025	2026	2027	Total
Capital Replacement Fund	199,800					199,800
Total	199,800					199,800

Impacts (Budget, Sustainability, Other)

Replacement can reduce repair costs by up to \$3,800 each year for the first three years. Due to current market conditions and inflation, replacement estimates have been increased by 10% for 2023.

2023 - 2027 Capital Improvement Plan

2023 *thru* 2027

City of Minnetonka, Minnesota

Project # ME-23404
Project Name Cold Planer



Type Equipment
Useful Life
Category Major Equipment
Department 4-Major Equipment
Contact Public Works Operations Manag
Priority 2 Important-Provide Efficiency

Description (Include Scheduling and Project Status)

This item anticipates the replacement of the existing Cold Planer.
 This equipment will be replaced during the funding year.

Justification/Relationship to Plans and Projects

The current cold planer was purchased in 2011 and will be in need of replacement in 2026.
 This is consistent with the city’s policy of replacing its fleet vehicles.

Expenditures	2023	2024	2025	2026	2027	Total
Equip/Vehicles/Furnishings				778,600		778,600
Total				778,600		778,600

Funding Sources	2023	2024	2025	2026	2027	Total
Capital Replacement Fund				778,600		778,600
Total				778,600		778,600

Impacts (Budget, Sustainability, Other)

This project will not affect operating costs.
 Due to current market conditions and inflation, replacement estimates have been increased by 3% for 2026.

City of Minnetonka, Minnesota

Project # ME-23405
Project Name Street Sweeper



Type Equipment
Useful Life
Category Major Equipment
Department 4-Major Equipment
Contact Director of Public Works
Priority 2 Important-Provide Efficiency

Description (Include Scheduling and Project Status)

This item provides for the scheduled replacement of the city’s three street sweepers.
 Sweepers would be purchased in January of the funding year for delivery prior to the spring cleanup. These machines are purchased utilizing the State Cooperative Purchasing contract.

Justification/Relationship to Plans and Projects

These machines are used to clean city streets during the period of March through October.
 The purchase is consistent with the city’s Vehicle Replacement Guide.

Expenditures	2023	2024	2025	2026	2027	Total
Equip/Vehicles/Furnishings			357,600	283,300		640,900
Total			357,600	283,300		640,900

Funding Sources	2023	2024	2025	2026	2027	Total
Storm Water Fund			357,600	283,300		640,900
Total			357,600	283,300		640,900

Impacts (Budget, Sustainability, Other)

Replacement will save approximately \$10,000 in repair expense following the first year of purchase.
 Due to current market conditions and inflation, replacement estimates have been increased by 3% for 2025 and 2026.



City of Minnetonka, Minnesota

Project #	ME-23406
Project Name	Electric Ice Resurfacer



Type	Equipment	Department	4-Major Equipment
Useful Life	15	Contact	Ice Arena Manager
Category	Major Equipment	Priority	2 Important-Provide Efficiency

Description (Include Scheduling and Project Status)

This item provides for the scheduled replacement of the ice re-surfacer used at the ice arenas.

This purchase has been moved back to 2025. A 10-year replacement for propane models had been anticipated, however staff has found that the electric machine is lasting longer and now anticipates a 15-year life for the model purchased in 2010.

Justification/Relationship to Plans and Projects

The city currently has two ice re-surfacers in its inventory that are used in arenas A and B. The city previously used propane for power but now use batteries for machine operation which are more sustainable.

This replacement is consistent with the city’s Vehicle Replacement Guide.

Expenditures	2023	2024	2025	2026	2027	Total
Equip/Vehicles/Furnishings			184,000			184,000
Total			184,000			184,000

Funding Sources	2023	2024	2025	2026	2027	Total
Capital Replacement Fund			184,000			184,000
Total			184,000			184,000

Impacts (Budget, Sustainability, Other)

Replacement could save approximately \$1,000 annually for three years after replacement.

Due to current market conditions and inflation, replacement estimates have been increased by 3% for 2025.



City of Minnetonka, Minnesota

Project #	ME-23407
Project Name	Forestry Mower



Type	Equipment	Department	4-Major Equipment
Useful Life		Contact	Public Works Operations Manag
Category	Major Equipment	Priority	2 Important-Provide Efficiency

Description (Include Scheduling and Project Status)

This item provides for the purchase of a forestry mower attachment to be used with an existing fleet skidsteer. A forestry mower, also known as a drum style mulcher is a specialized machine attachment for the efficient removal of woody brush and small trees. This "drum style mulcher" will be used throughout the year to assist in park restoration and management efforts by mowing and shredding large stands of buckthorn and other woody non-desirable species.

Justification/Relationship to Plans and Projects

The City Council adopted the 2021 Natural Resources Master Plan (NRMP), which includes projected costs for restoration and maintenance of native plant communities within priority Minnetonka parks. This equipment will allow city staff to more effectively prepare larger areas for restoration that have been highly degraded by invasive woody plants, and allow for more of the allocated funding to be used for contractor seeding, plant installation, and detailed park maintenance as restoration progresses throughout the park system. The cost of contracted forestry mowing operations is approximately \$5,000 per acre in recent years.

Expenditures	2023	2024	2025	2026	2027	Total
Equip/Vehicles/Furnishings	44,000					44,000
Total	44,000					44,000

Funding Sources	2023	2024	2025	2026	2027	Total
Park & Trail Improvement Fund	44,000					44,000
Total	44,000					44,000

Impacts (Budget, Sustainability, Other)

As identified in the NRMP, habitat restoration in park spaces incurs implementation costs. Establishing the city's ability to perform restoration preparation tasks reduces required contractor expenses. Operation of the forestry mower will require staff person identification, training and time throughout the year. Staff can perform this work throughout the year, including the winter, or whenever staff time is available.

By completing work with city staff the addition of this equipment could save up to \$30,000 over the next five years.

Due to current market conditions and inflation, replacement estimates have been increased by 10% for 2023.

Routine maintenance and servicing will be required over time.

City of Minnetonka, Minnesota

Project # ME-23408
Project Name Rubber-Tire Loader



Type Equipment
Useful Life
Category Major Equipment
Department 4-Major Equipment
Contact Public Works Operations Manag
Priority 2 Important-Provide Efficiency

Description (Include Scheduling and Project Status)

This item provides for the replacement of the three front-end loaders in the city's inventory. Cost includes the replacement of the machine and the attached loaders (plow and wing).

Purchase will utilize the State's Cooperative Purchasing program and will be purchased the year the machine is funded.

Justification/Relationship to Plans and Projects

These pieces are used for a variety of maintenance activities but primarily truck loading and snow plowing. These items are included in the CIP due to their individual and aggregate costs which are depreciable.

The replacement is consistent with the city's Vehicle Replacement Guide.

Expenditures	2023	2024	2025	2026	2027	Total
Equip/Vehicles/Furnishings					291,400	291,400
Total					291,400	291,400

Funding Sources	2023	2024	2025	2026	2027	Total
Capital Replacement Fund					291,400	291,400
Total					291,400	291,400

Impacts (Budget, Sustainability, Other)

This replacement can reduce repair costs by \$1,750 a year for the first three years following purchase.

Due to current market conditions and inflation, replacement estimates have been increased by 3% for 2027.

2023 - 2027 Capital Improvement Plan

2023 thru 2027

City of Minnetonka, Minnesota

Project # ME-23410
Project Name Sidewalk and Trail Maintenance



Type Equipment
Useful Life
Category Major Equipment
Department 4-Major Equipment
Contact Public Works Operations Manag
Priority 2 Important-Provide Efficiency

Description (Include Scheduling and Project Status)

This item provides for the replacement of a sidewalk/trail maintenance tractor.
 This machine would be ordered in the summer of the funding year.

Justification/Relationship to Plans and Projects

This equipment is used for mowing and snow removal on sidewalks and trails.
 The replacement is consistent with the city's Vehicle Replacement Guide.

Expenditures	2023	2024	2025	2026	2027	Total
Equip/Vehicles/Furnishings					128,100	128,100
Total					128,100	128,100

Funding Sources	2023	2024	2025	2026	2027	Total
Capital Replacement Fund					128,100	128,100
Total					128,100	128,100

Impacts (Budget, Sustainability, Other)

This replacement can reduce repair costs by \$3,800 a year for the first three years following purchase.
 Due to current market conditions and inflation, replacement estimates have been increased by 3% for 2027.

City of Minnetonka, Minnesota

Project # ME-23411
Project Name Skidsteer Loader

Type Equipment
Useful Life
Category Major Equipment
Department 4-Major Equipment
Contact Public Works Operations Manag
Priority 2 Important-Provide Efficiency



Description (Include Scheduling and Project Status)

This item provides for the addition of a skid loader and broom attachment for added sidewalk maintenance in 2023 and scheduled replacement of a skid loader in 2025.

This machine would be purchased in the beginning of the funding year utilizing a Minnesota Cooperative Purchasing Venture contract. This machine is being added to the fleet to accommodate sidewalk and trail maintenance associated with the addition of light rail pedestrian traffic in the OPUS area.

Justification/Relationship to Plans and Projects

These machines are replaced on a 15-year basis and are used for snow removal, landscaping and small loading projects in the city.

This addition will be added to the city's Vehicle Replacement Guide.

Expenditures	2023	2024	2025	2026	2027	Total
Equip/Vehicles/Furnishings	99,000		98,400			197,400
Total	99,000		98,400			197,400

Funding Sources	2023	2024	2025	2026	2027	Total
Capital Replacement Fund	99,000		98,400			197,400
Total	99,000		98,400			197,400

Impacts (Budget, Sustainability, Other)

The addition of the machine will increase fuel and maintenance expense on an ongoing basis.

Due to current market conditions and inflation, replacement estimates have been increased by 10% for 2023 and 3% for 2025.



2023 - 2027 Capital Improvement Plan

2023 thru 2027

City of Minnetonka, Minnesota

Department 4-Major Equipment
Contact Director of Public Works
Type Equipment
Useful Life
Category Major Equipment
Priority 2 Important-Provide Efficiency

Project # ME-23412
Project Name Sustainable Initiatives

Description (Include Scheduling and Project Status)

This item is for the development and implementation of green and sustainable initiatives related to major equipment.

These initiatives are currently being researched to determine a general plan and best practices for the city to implement further these practices. Considerations include carbon footprint reduction, service life, impacts to operations, and cost/benefits.

The city is currently constructing general public charging stations in 3 locations. Each location consists of 2 charging stations with 2 individual chargers for an overall total of 12 public chargers.

Items currently in consideration include hybrid light use vehicles and electric light use vehicles primarily related to inspection services based on current technology. Staff is further evaluating options for consideration of fleet vehicles prior to purchase.

Justification/Relationship to Plans and Projects

Through implementation of these initiatives, the city will reduce its carbon footprint.

Expenditures	2023	2024	2025	2026	2027	Total
Equip/Vehicles/Furnishings	100,000	100,000	100,000	100,000	100,000	500,000
Total	100,000	100,000	100,000	100,000	100,000	500,000

Funding Sources	2023	2024	2025	2026	2027	Total
Capital Replacement Fund	100,000	100,000	100,000	100,000	100,000	500,000
Total	100,000	100,000	100,000	100,000	100,000	500,000

Impacts (Budget, Sustainability, Other)

Implementation would result in the need to purchase hybrid, or electric vehicles, or both. Charging stations would increase electric expenses. This project however may be offset by public fees, would reduce fuel costs and carbon footprint.

City of Minnetonka, Minnesota

Project #	ME-23417
Project Name	Lucas Device Purchase



Type	Equipment	Department	4-Major Equipment
Useful Life		Contact	Fire Chief
Category	Major Equipment	Priority	1 Critical for Safety/Preserve

Description (Include Scheduling and Project Status)

The Lucas Device is used to administer CPR to persons experiencing a cardiac arrest.
 This project replaces two devices carried on duty crew apparatus.

Justification/Relationship to Plans and Projects

In order to be able to save the lives of sudden cardiac arrest patients and avoid neurological damage, a steady supply of oxygen to the heart and brain is necessitated. Life-sustaining circulation can be created through effective and uninterrupted chest compressions.
 The city has been operating Lucas devices since 2013 and it has proven to be an effective lifesaving tool.
 This is consistent with the City’s policy of providing essential life saving equipment for public safety purposes.

Expenditures	2023	2024	2025	2026	2027	Total
Equip/Vehicles/Furnishings			45,000			45,000
Total			45,000			45,000

Funding Sources	2023	2024	2025	2026	2027	Total
Public Safety Fund			45,000			45,000
Total			45,000			45,000

Impacts (Budget, Sustainability, Other)

A maintenance contract is included in the purchase price in order to maintain these devices in working order.

City of Minnetonka, Minnesota

Project #	ME-23418
Project Name	Automated External Defibrillator (AEDs)



Type	Equipment	Department	4-Major Equipment
Useful Life		Contact	Fire Chief
Category	Major Equipment	Priority	1 Critical for Safety/Preserve

Description (Include Scheduling and Project Status)

Automated External Defibrillators (AEDs) are portable medical devices designed to analyze heart rhythms and deliver electric shocks to victims of cardiac arrest. Chances of surviving sudden cardiac death diminish by 7-10% for every minute without immediate CPR or defibrillation. This program maintains the AEDs carried on police patrol vehicles, most of the fire department’s response vehicles and fixed city facilities.

Justification/Relationship to Plans and Projects

AED’s were standardized citywide in 2020. The 2024 purchase will replace AED’s no longer supported with parts and maintenance. In 2018, the City received a grant through Firehouse Subs to replace twelve AEDs. Our Cardiac Science AEDs are under an 8-year warranty, which expires December of 2026. All twelve AEDs should be replaced by early 2027. This is replacement is consistent with the City’s policy of providing essential life-saving equipment for public safety purposes.

Expenditures	2023	2024	2025	2026	2027	Total
Equip/Vehicles/Furnishings		28,000			36,000	64,000
Total		28,000			36,000	64,000

Funding Sources	2023	2024	2025	2026	2027	Total
Public Safety Fund		28,000			36,000	64,000
Total		28,000			36,000	64,000

Impacts (Budget, Sustainability, Other)

Regular maintenance is part of the overall program and replacement pads are budgeted in the fire department operations budget.

City of Minnetonka, Minnesota

Project #	ME-23423
Project Name	Turnout Gear



Type	Equipment	Department	4-Major Equipment
Useful Life		Contact	Fire Chief
Category	Major Equipment	Priority	1 Critical for Safety/Preserve

Description (Include Scheduling and Project Status)

This project updates the firefighting turnout gear worn by firefighters to protect them from thermal insult and other environmental hazards while firefighting fires and performing rescues.

It is the practice of the city to move a set of turnout gear to reserve status as a backup after 5 years of use. This allows a firefighter zero out of service time due to contaminated and gear that needs repair. This follows the established schedule.

Justification/Relationship to Plans and Projects

Firefighting turnout gear is basic equipment (coats, pants, helmet, gloves, hood and boots) worn by firefighters while performing firefighting and rescue duties to protect them from the environments in which they are operating in. The city follows National Fire Protection Association standard 1851 that states the turnout gear shall not be in service any more than ten years.

It has been the practice of the fire department to maintain two sets of pants and coats, while issuing only one set of helmets, boots, hoods and gloves. This project will allow each firefighter to be issued two full sets, one for their assigned satellite station and one set to be kept at the central station for duty crew shifts. This will eliminate firefighters transporting equipment in their personal vehicles this greatly reducing exposure to cancer causing carcinogenic contaminants absorbed by the turnout gear.

This project is consistent with the policy of maintaining safe and effective equipment to be used by the firefighting staff.

This funds a total of 92 sets of turnout gear (one set for each member of the department).

Expenditures	2023	2024	2025	2026	2027	Total
Equip/Vehicles/Furnishings			294,000			294,000
Total			294,000			294,000

Funding Sources	2023	2024	2025	2026	2027	Total
Public Safety Fund			294,000			294,000
Total			294,000			294,000

Impacts (Budget, Sustainability, Other)

There is an annual cost for gear inspection by a certified vendor, period repair and ongoing cleaning and care.



City of Minnetonka, Minnesota

Project #	ME-23425
Project Name	Rescue Equipment



Type	Equipment	Department	4-Major Equipment
Useful Life		Contact	Fire Chief
Category	Major Equipment	Priority	2 Important-Provide Efficiency

Description (Include Scheduling and Project Status)

This project will update essential rescue equipment, such as the extrication and lifting equipment that is purchased to rescue persons trapped in vehicles and machinery.

This project provides equipment that is no longer serviceable due to its age.

Justification/Relationship to Plans and Projects

The City of Minnetonka provide basic rescue services such as vehicle extrication and surface water rescue. In 2010 the City of Minnetonka liquidated its technical rescue cache and disbanded our technical rescue team. We also fortified our mutual aid arrangements to provide low frequency and unpredictable technical services. Our vision at the time and continues to be that the city will maintain equipment and training for the most frequent or most likely rescue calls for service.

Currently the city operates 1 full set of battery powered tools and 3 sets of hydraulic rescue equipment. Battery powered rescue tool technology has become the industry standard with hydraulic becoming an out of date technology. Battery powered rescue tools provide advantages such as better mobility, they are better for the environment than hydraulically powered tools, safer and has been proven to be highly reliable.

Expenditures	2023	2024	2025	2026	2027	Total
Equip/Vehicles/Furnishings			80,000			80,000
Total			80,000			80,000

Funding Sources	2023	2024	2025	2026	2027	Total
Public Safety Fund			80,000			80,000
Total			80,000			80,000

Impacts (Budget, Sustainability, Other)

There will be minimal annual maintenance cost for some of the items.

City of Minnetonka, Minnesota

Project #	ME-23428
Project Name	Ballistic Helmets & Tactical Vests



Type	Equipment	Department	4-Major Equipment
Useful Life		Contact	Police Chief
Category	Major Equipment	Priority	2 Important-Provide Efficiency

Description (Include Scheduling and Project Status)

This item provides for the replacement of the police departments 14 Special Weapons and Tactics (SWAT) team tactical ballistic helmets and vests.

This project is consistent with the policy of maintaining current equipment to ensure the safety of officers.

Justification/Relationship to Plans and Projects

Members of the police department’s Special Weapons and Tactics (SWAT) team require a higher “threat” level of ballistic vest than patrol officers, due to the nature of their assignment. The manufacturer warranties the performance specifications of the product for 5 years from the date of purchase. All SWAT personnel received a new ballistic tactical vest in 2018.

This project is consistent with the policy of maintaining current equipment to ensure the safety of officers.

Expenditures	2023	2024	2025	2026	2027	Total
Equip/Vehicles/Furnishings	82,500					82,500
Total	82,500					82,500

Funding Sources	2023	2024	2025	2026	2027	Total
Public Safety Fund	82,500					82,500
Total	82,500					82,500

Impacts (Budget, Sustainability, Other)

No annual costs associated with this item

City of Minnetonka, Minnesota

Project # ME-23430
Project Name 800 MHz Mobile Radios

Type Equipment

Department 4-Major Equipment

Useful Life

Contact Police Chief

Category Major Equipment

Priority 2 Important-Provide Efficiency



Description (Include Scheduling and Project Status)

This item provides for the replacement of the police departments 800 MHz mobile squad radios as part of the Metropolitan Regional Radio System.

Justification/Relationship to Plans and Projects

The police department currently has 36 mobile radios mounted in vehicles and Fire has 32. The manufacturer recommends replacement in 10 year intervals in order to stay current with technology. The radios were last purchased in 2015.

This project will be researched in 2024 for purchase in 2025.

This project is consistent with the policy of maintaining current technology.

Expenditures	2023	2024	2025	2026	2027	Total
Equip/Vehicles/Furnishings			328,000			328,000
Total			328,000			328,000

Funding Sources	2023	2024	2025	2026	2027	Total
Public Safety Fund			328,000			328,000
Total			328,000			328,000

Impacts (Budget, Sustainability, Other)

This project does require a service agreement that already exists within the police department budget.

City of Minnetonka, Minnesota

Project # ME-23432
Project Name Tasers

Type Equipment
Useful Life
Category Major Equipment

Department 4-Major Equipment
Contact Police Chief
Priority 2 Important-Provide Efficiency



Description (Include Scheduling and Project Status)

This item provides for the replacement of the department’s TASER devices.

Justification/Relationship to Plans and Projects

TASERs are electronic weapons that temporary incapacitate its targets allowing for them to be approached and handled in an unresisting manner. The department issues TASERs to each of its members providing for a less than lethal option.

The manufacturer recommend device replacement every 7 years. The current department TASERs were acquired in 2017. This project is for the replacement of 62 department TASER devices.

Expenditures	2023	2024	2025	2026	2027	Total
Equip/Vehicles/Furnishings					93,000	93,000
Total					93,000	93,000

Funding Sources	2023	2024	2025	2026	2027	Total
Public Safety Fund					93,000	93,000
Total					93,000	93,000

Impacts (Budget, Sustainability, Other)

TASER devices do come with an annual cost for training, batteries and the replacement of expended TASER cartridges.

City of Minnetonka, Minnesota
2023 - 2027 Capital Improvement Plan

PENDING PROJECTS

(Includes projects with a 'Status' set to 'Pending')

Project Name	Department	Project #	Priority	Project Cost
Pending				
Support & Command Vehicle	4-Major Equipment	ME-TBD23422	2	170,000
Reflective Fire Hydrant Markers	4-Major Equipment	ME-TBD23428	n/a	60,000
Multi Use Van	4-Major Equipment	ME-TBD23433	n/a	45,000
	TOTAL			275,000

City of Minnetonka, Minnesota

Project #	ME-TBD23428
Project Name	Reflective Fire Hydrant Markers



Type	Equipment	Department	4-Major Equipment
Useful Life		Contact	Fire Chief
Category	Major Equipment	Priority	n/a

Description (Include Scheduling and Project Status)

Add reflective fire hydrant markers to all of the remaining public fire hydrants that currently do not have hydrant markers.

It is our preference to acquire all of the hydrant markers at once and have them installed over a 1-2 year timeframe. Acquisition of the markers could be phased over multiple years if necessary.

Justification/Relationship to Plans and Projects

- Fire hydrants are our critical link to an uninterrupted water supply during any fire suppression incident commonly including building fires, grass fires, and vehicle fires.
- Of the roughly 3,300 public fire hydrants, 1,900 (58%) do not have a hydrant marker.
- The fire code requires all fire protection features to be unobstructed, clearly visible, and readily identifiable. Reflective markers add nearly five feet of visibility above the hydrant making them easily visible and readily identifiable from a distance in all weather conditions, 24 hours a day, and may be the only indicator we have if a hydrant is completely covered by snow.
- Hydrant locations are somewhat unpredictable as spacing between hydrants can range from 300ft.-1,000ft., and hydrant setbacks from the streets can be anywhere from a couple feet to more than 30ft. The OPUS area provides an additional challenge because public hydrants are primarily installed along the pedestrian trails where there is little to no fire truck access, but is still accessible by foot to manually pull our supply hose to the hydrant.
- 1,400 public fire hydrants (42%) currently have a hydrant marker. Public Works estimates they add 40-50 reflective hydrant markers a year to newly installed fire hydrants throughout the city. At 50 per year, it will take 38 years to get markers on the remaining hydrants.
- We require private fire hydrants to have reflective markers. We need to set the example by having reflective markers on all of our public fire hydrants.

Expenditures	2023	2024	2025	2026	2027	Total	Future
Equip/Vehicles/Furnishings				0		0	60,000
Total				0		0	Total

Funding Sources	2023	2024	2025	2026	2027	Total	Future
Public Safety Fund				0		0	60,000
Total				0		0	Total

Impacts (Budget, Sustainability, Other)

Operating costs should remain consistent. Public Works would primarily be responsible for the installation of these during annual fire hydrant flushing/inspection/maintenance, spring/summer painting, and potentially during winter.

City of Minnetonka, Minnesota

Project # TECH-23503
Project Name Security Equipment

Type Equipment
Useful Life
Category Technology

Department 5-Technology
Contact IT Manager
Priority 2 Important-Provide Efficiency



Description (Include Scheduling and Project Status)

This project calls for the systematic maintenance and upgrade of the security equipment serving all city facilities, including: card access, video surveillance and alarm systems.

Acquisitions will occur on a planned annual basis. A list of major equipment to be replaced is as follows:

2023 – Replacement of existing security cameras, including: City Hall perimeter doors, Community Center interior hallways, Ice Arena A compressor equipment, Williston Center lobby and treehouse, Police Department cells. Card access improvements

2024 – Card access improvements, paging speakers in common areas of City Hall and Community Center. Replacement of City Hall sound masking systems

2025 – Card access improvements, replacement of existing cameras in Council Chambers, Glen Lake Activity Center, Gray's Bay Marina, Public Works, and Shady Oak Beach. Addition of Community Center lot cameras

2026 – Card access improvements, first round replacements of half of the cameras in the Public Safety facility, rekey of Burwell House, and Fire Stations

2027 – Card access improvements, replacement of existing cameras in Community Center, Fire Station, Williston Water Tower and Police Department. Public Safety sound masking

Justification/Relationship to Plans and Projects

As part of appropriate management, city staff evaluates and plans for the safety and security of our public facilities to protect our assets, citizens, employees and visitors. Continuing upgrades and replacement of security equipment is a key component of accomplishing that goal.

This project is consistent with the city’s policy of establishing schedules for equipment replacement.

Expenditures	2023	2024	2025	2026	2027	Total
Equip/Vehicles/Furnishings	69,700	128,500	129,500	168,700	155,500	651,900
Total	69,700	128,500	129,500	168,700	155,500	651,900

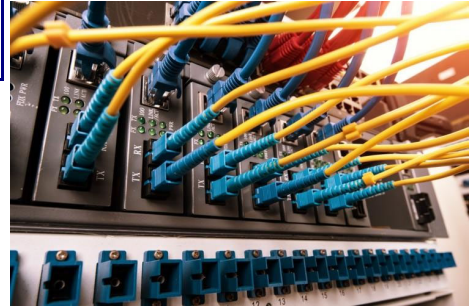
Funding Sources	2023	2024	2025	2026	2027	Total
Technology Development Fund	69,700	128,500	129,500	168,700	155,500	651,900
Total	69,700	128,500	129,500	168,700	155,500	651,900

Impacts (Budget, Sustainability, Other)

The replacement purchases will not affect operating costs and will reduce maintenance costs on equipment that is experiencing failure due to age.

City of Minnetonka, Minnesota

Project # TECH-23505
Project Name Technology Infrastructure



Type Equipment
Useful Life
Category Technology
Department 5-Technology
Contact IT Manager
Priority 3 Expansion of New/Existing

Description (Include Scheduling and Project Status)

These items provide for the acquisition of additional fiber optic cabling, wireless technology and distributed antenna systems to connect the City Hall campus with other remote sites. The goal is to continue connectivity to city facility locations via fiber or wireless technology to increase bandwidth and improve transmission speeds while eliminating operating costs.

- First Priority Projects:
- Establish distributed antenna systems for mobile phone and public safety coverage in Williston Center, Ice Arena A/B, and Glen Lake Activity Center
 - Replace fiber optic hand hole markers along priority routes due to age
 - Complete fiber connectivity to Woodland Water Tower
 - Establish further public safety coverage on the Civic Center Campus
 - Establish redundant paths to certain city facilities for disaster recovery

- Completed Projects Through 2023:
- Move fiber optic termination panels to new infrastructure as part of the City Hall construction
 - Establish fiber connectivity through joint powers agreement with Minnetonka School District to Fire Station 4
 - Establish wireless connectivity to Fire Station 3, and 5

Justification/Relationship to Plans and Projects

Technology is an integral component in the delivery of city services. To keep stride with technology that becomes increasingly more sophisticated, the city continues to upgrade its technology infrastructure.

Fiber optic cabling has much greater bandwidth availability and continues to be the standard to interconnect city facilities. Wireless technologies have evolved and are an acceptable standard for services. They can be built at a fraction of the cost.

Staff will continue to look for opportunities to maximize our resources and to take advantage of lower labor costs related to road reconstruction projects. The goal is to continue connectivity to city facility locations via fiber or microwave/wireless technology to increase bandwidth and improve transmission speeds while eliminating operating costs.

Connectivity with LOGIS and city facilities is an integral component in the delivery of city services. All city departments utilize the network and technology to conduct business.

Expenditures	2023	2024	2025	2026	2027	Total
Equip/Vehicles/Furnishings	100,000	100,000	100,000	100,000	100,000	500,000
Total	100,000	100,000	100,000	100,000	100,000	500,000

Funding Sources	2023	2024	2025	2026	2027	Total
Cable Television Fund	100,000	100,000	100,000	100,000	100,000	500,000
Total	100,000	100,000	100,000	100,000	100,000	500,000

Impacts (Budget, Sustainability, Other)

This project decreases operational costs due to the discontinuation of monthly service fees paid to vendors.

City of Minnetonka, Minnesota

Project #	TECH-23508
Project Name	Technology Purchases/Upgrades



Type	Equipment	Department	5-Technology
Useful Life		Contact	IT Manager
Category	Technology	Priority	1 Critical for Safety/Preserve

Description (Include Scheduling and Project Status)

This project funds the purchase of replacement computers, iPad’s, servers, network infrastructure, printers, and software. It also provides for the purchase of new equipment and software that serves the city as a whole.

A replacement schedule has been established and is reviewed on a regular basis by Information Technology staff.

Examples of projects within the schedule:

2023: Computer and wireless access point replacements, structured cabling

2024: Server replacements, including migration from City Hall data center to the Public Safety data center. Network switch replacements

2025: First round replacements of computers and network infrastructure related to the Public Safety building. Replacement of Public Works network equipment

2026: Replacement of surveillance servers, first round replacements of Public Safety building (PD/FD) network equipment, structured cabling

2027: Computer and wireless access point replacements, first round replacement of Ridgedale Commons switch equipment

Justification/Relationship to Plans and Projects

This project provides for the systematic maintenance and upgrade of the following equipment: desktop and laptop computers, iPad’s, servers, network infrastructure, uninterruptable power systems, and software.

Desktop computers, laptops, iPad’s, and servers are generally replaced on a four year replacement cycle while network infrastructure and uninterruptable power systems are replaced every five years. Printers will be replaced on an as needed basis or eliminated and replaced with multi function copier devices.

Expenditures	2023	2024	2025	2026	2027	Total
Equip/Vehicles/Furnishings	461,850	1,374,400	567,050	974,400	512,650	3,890,350
Total	461,850	1,374,400	567,050	974,400	512,650	3,890,350

Funding Sources	2023	2024	2025	2026	2027	Total
Technology Development Fund	461,850	1,374,400	567,050	974,400	512,650	3,890,350
Total	461,850	1,374,400	567,050	974,400	512,650	3,890,350

Impacts (Budget, Sustainability, Other)

Budgeting and purchasing technology equipment through this project allows the city greater flexibility to direct equipment to where it is most needed rather than using individual department budgets.

Annual maintenance costs may increase due to the added equipment such as additional servers and networking equipment. Increases in consulting, maintenance agreements and equipment repair are in the Information Technology general fund operating budget.

2023 - 2027 Capital Improvement Plan

2023 *thru* 2027

Department 5-Technology

City of Minnetonka, Minnesota

Contact Finance Director

Project #	TECH-23509
Project Name	Finance/HRIS/Utility Billing ERP Software

Type Equipment

Useful Life 20

Category Technology

Priority 2 Important-Provide Efficiency

Description (Include Scheduling and Project Status)

The city's current financial, human resources management and utility billing applications are 20+ years old. The city currently utilizes the LOGIS consortium for these and several other applications. The utility billing application is in need of major version updates that will require as much time and effort as converting to a new system all together. LOGIS and its members have decided that due to the age of the finance and HR management applications it is beneficial to RFP for this suite of applications.

Justification/Relationship to Plans and Projects

As a member of LOGIS, our annual assessments cover the current operating costs for each application. In addition, annual assessments set aside a portion for long-term capital outlay or replacement. LOGIS is in final stages of the vendor selection process, with the expectation that final vendor selection will occur this summer (2022). Implementation will begin shortly thereafter and is expected to be a 2 to 3 year process.

LOGIS has informed its members that they will require a long-term commitment from its members before signing the contract. Currently members are on a year-to-year commitment. There will likely be additional assessments associated with the LOGIS conversion, but it is unknown at this point as to what those assessments may be and the options available for those paybacks.

Staff will be leaving all of our options available during this process including the potential of moving these applications away from LOGIS. There are pluses and minuses to this option. Financially, there will be a larger upfront costs, but our annual costs may be lower.

Staff is closely monitoring the LOGIS process along with another similar city that has decided to leave LOGIS to determine our next course of action.

Expenditures	2023	2024	2025	2026	2027	Total
Other	1,400,000					1,400,000
Total	1,400,000					1,400,000

Funding Sources	2023	2024	2025	2026	2027	Total
Technology Development Fund	1,400,000					1,400,000
Total	1,400,000					1,400,000

Impacts (Budget, Sustainability, Other)

New financial, HR management and utility billing systems will have an impact on the operating budget, but costs are unknown at this point. Estimated purchase and implementation costs are approximately \$1.4 million if the city decides to leave LOGIS. This is based on historical data from a similar size city that left LOGIS in 2019.

City of Minnetonka, Minnesota

Project # TECH-23510
Project Name Fire Technology Update



Type Equipment
Useful Life
Category Technology
Department 5-Technology
Contact Fire Chief
Priority 2 Important-Provide Efficiency

Description (Include Scheduling and Project Status)

This project updates the computers and other electronic tools used for computer aided dispatching computers in front line vehicles and apparatus. Technology improvements and changes necessitate these two projects as soon as feasible.

Justification/Relationship to Plans and Projects

The mobile computers will be similar to unit's already in place on several fire vehicles and will allow for the same capabilities of receiving dispatch information, routing, fire hydrant location and other essential information while responding. Information such as building pre-plans and dispatch information is sent to responding apparatus via mobile data terminals. This project is consistent with the policy of maintaining current technology. This item funds additional 5 MDC's for apparatus currently without them. This page also covers any other needed technical upgrades at the stations or in the trucks including monitors, video conferencing and other technology.

Expenditures	2023	2024	2025	2026	2027	Total
Equip/Vehicles/Furnishings				50,000		50,000
Total				50,000		50,000

Funding Sources	2023	2024	2025	2026	2027	Total
Public Safety Fund				50,000		50,000
Total				50,000		50,000

Impacts (Budget, Sustainability, Other)

Annual maintenance of these terminals will be less after initial purchase and then will require upkeep due to normal usage.

City of Minnetonka, Minnesota

Project #	TECH-23512
Project Name	Station Alerting



Type	Equipment	Department	5-Technology
Useful Life		Contact	Fire Chief
Category	Technology	Priority	2 Important-Provide Efficiency

Description (Include Scheduling and Project Status)

Hennepin County dispatch is switching over to “automated dispatching” which will decrease call processing times. Station alerting is already installed in the new central station. This project will install station alerting into Fire Stations 3 and 5.

Station 1 – Completed in 2021
 Station 3 - 2022
 Station 5 - 2023

Justification/Relationship to Plans and Projects

This will standardize the station alerting systems throughout the city. This type of station alerting reduces station turnout time (and overall response time) and quickly informs the on duty firefighters on the location and nature of emergency calls for service.

This project is consistent with the city’s maintenance of highly reliable public safety services.

Expenditures	2023	2024	2025	2026	2027	Total
Equip/Vehicles/Furnishings	66,000					66,000
Total	66,000					66,000

Funding Sources	2023	2024	2025	2026	2027	Total
Public Safety Fund	66,000					66,000
Total	66,000					66,000

Impacts (Budget, Sustainability, Other)

There will be ongoing maintenance of the systems.

The soft-start alerting tones used by system minimize the stress on firefighters by increasing the volume of the tone slowly—from off to full volume—over a longer amount of time. In addition, because the system includes many speakers located throughout the fire station, the volume levels for each speaker can be much lower than in other systems. A day/night feature in the system lowers the speaker volume during the quieter nighttime hours to further mitigate the “startle response”.

City of Minnetonka, Minnesota

Project # LSI-23601
Project Name Pavement Management Study



Type Maintenance **Department** 6-Local Street Improvements
Useful Life **Contact** Director of Public Works
Category Street Improvement **Priority** 2 Important-Provide Efficiency

Description (Include Scheduling and Project Status)

This project provides for the annual testing of 25% of the city streets and for the updating of the pavement evaluation software. The street condition database is used to analyze and program street improvements in a cost-effective manner in order to maintain a pavement rating at or above the city's strategic goal of 80 on a scale of 100.

This project provides for the annual update of the Pavement Management System.

Justification/Relationship to Plans and Projects

This system allows for the analysis of various repair/reconstruction options with respect to geographic areas, pavement conditions and budget constraints to make the most efficient and effective use of available funds.

This is necessary to fully understand the interaction of street conditions throughout the local network and to program repairs and replacements in the most cost-effective manner.

Due to the aging infrastructure, bridge inspections are required for public safety. Depending on the condition of the bridge, inspections are required on a one or two-year interval and results are reported to MnDOT.

Expenditures	2023	2024	2025	2026	2027	Total
Construction/Maintenance	65,000	75,000	65,000	75,000	65,000	345,000
Total	65,000	75,000	65,000	75,000	65,000	345,000

Funding Sources	2023	2024	2025	2026	2027	Total
Street Improvement Fund	65,000	75,000	65,000	75,000	65,000	345,000
Total	65,000	75,000	65,000	75,000	65,000	345,000

Impacts (Budget, Sustainability, Other)

This study will have no impact on annual maintenance costs and ensures the condition of the city's pavements are evaluated and data is available to manage the city's roadway network in a sustainable and cost effective way.

2023 - 2027 Capital Improvement Plan

2023 *thru* 2027

City of Minnetonka, Minnesota

Department 6-Local Street Improvements
Contact Director of Public Works
Type Improvement
Useful Life
Category Street Improvement
Priority 2 Important-Provide Efficiency

Project #	LSI-23602
Project Name	Local Street Rehabilitation

Description (Include Scheduling and Project Status)

This project will provide for the reconstruction and rehabilitation of various local streets throughout the city. Included in these projects are improvements to the storm sewer system, necessary I & I remediation, significant utility system upgrades and street improvements.

Roads that are scheduled for reconstruction and rehabilitation include the following:

Reconstruction
 2023 - Carlson Pkwy., Cheshire Pkwy., Cheshire Ln., Gleason Lake Road*
 2024 - Wayzata Blvd. (west of CR 61)
 2025 - Wayzata Blvd. (Fairfield Rd. to eastern city limits)
 2026 - See Local Street Preservation Sheet for Major Preservation projects.
 2027 - Kinsel Neighborhood

*The Carlson Parkway project was initially scheduled in 2022 but was delayed into 2023. The \$1 million that was allocated in 2022 has been included in the 2023 budgeted street funds shown below.

Storm water and utility upgrades will be combined and coordinated with the street reconstruction projects.

Justification/Relationship to Plans and Projects

The most recent community surveys indicate that citizens still rank street maintenance a high priority amongst competing city service needs.

A thin overlay pavement program, which is a cost-effective method for extending the life of aging local streets for as much as six to ten years, was used extensively until 2014. The goal during that time period was to reconstruct or overlay all streets that had not received major maintenance in the prior 20 years, by 2014.

In 2011, staff began to transition from the thin overlay program to one that also includes preservation and maintenance programs for the streets that have been previously reconstructed. No additional funding was necessary since the thin overlay budget was spread out to also include the new preservation programs, which were performed by public works crews.

These projects are consistent with the Pavement Management Study, the Water Resources Plan, the Infiltration and Inflow Reduction Program and the NPDES Phase II Storm Water Program. The latter is state and federally mandated and requires cities to address illicit discharge into the storm sewer systems as well as improve the quality of storm water runoff.

In addition to these rehabilitation projects, separate pages are provided for preservation projects and enhancements for local street rehabilitation projects related to the burial of overhead utility lines, addition of decorative lighting and energy saving (LED) retrofits.

Expenditures	2023	2024	2025	2026	2027	Total
Construction/Maintenance	7,800,000	1,450,000	3,600,000		10,890,000	23,740,000
Total	7,800,000	1,450,000	3,600,000		10,890,000	23,740,000
Funding Sources	2023	2024	2025	2026	2027	Total
Storm Water Fund	200,000	50,000	50,000		2,000,000	2,300,000
Street Improvement Fund	4,100,000	1,350,000	3,500,000		5,740,000	14,690,000
Utility Fund	3,500,000	50,000	50,000		3,150,000	6,750,000
Total	7,800,000	1,450,000	3,600,000		10,890,000	23,740,000

2023 - 2027 Capital Improvement Plan

2023 *thru* 2027

Department 6-Local Street Improvements

City of Minnetonka, Minnesota

Contact Director of Public Works

Impacts (Budget, Sustainability, Other)

Overall, these projects will reduce annual road maintenance needs, but add to sidewalk/trail maintenance.

Pavement millings are recycled and reused in new pavement mixes.

2023 - 2027 Capital Improvement Plan

2023 *thru* 2027

City of Minnetonka, Minnesota

Department 6-Local Street Improvements
Contact Director of Public Works
Type Maintenance
Useful Life
Category Street Improvement
Priority 2 Important-Provide Efficiency

Project #	LSI-23603
Project Name	Local Street Preservation

Description (Include Scheduling and Project Status)

This item provides for crack sealing, thin bituminous overlays, pavement marking and other maintenance and preservation items necessary to maintain the local streets in the city.

The scheduling is based on 2023 through 2027 maintenance activities.

Justification/Relationship to Plans and Projects

Preserving existing streets with regular maintenance can significantly extend the life of a street. Keeping existing pavements in good condition requires varying levels of maintenance, which can be thought of as preserving our street assets.

Rehabilitation projects are major maintenance activities, such as thick overlays and reconstructions. These projects are completed when a pavement has significantly deteriorated, and routine maintenance is no longer effective to extend the life of the street. Overlays have been shown to be a cost-effective strategy to extend the life of aging pavements.

Preservation-type projects are minor in comparison and less costly. They include crack filling, patching and thin overlays. These projects are typically completed on streets that have already received major rehabilitation work, but are in need of minor repairs. These projects are aimed at solidifying the pavement and keeping moisture from penetrating below the pavement, which is a key factor in the deterioration of roads.

Utility improvements are completed as needed during preservation projects. Completing minor repairs and upgrades in conjunction with the road work extends the life of the utility infrastructure and creates a better, more reliable street. Typical preservation work includes sewer casting replacement and adjustment, water main valve repairs and installation of chimney seals on sanitary sewer manholes.

Major Preservation Areas (Mill and Overlay)
 2023 - Opus
 2024 - Minor Preservation Areas only
 2025 - Opus
 2026 - Minnetonka Dr., Oakland Rd. (west of 494), Frontage Rd. (south of 394)
 2027 - Cedar Lake Rd.

*See 2023-2027 Proposed Local Street Construction map for Major Preservation Areas in addition to the Minor Preservation Areas (Overlays) that are performed by Public Works. Funding for both the Major and Minor Preservations Areas is identified in the below funding table.

This project is consistent with the city's Pavement Management Study.

Expenditures	2023	2024	2025	2026	2027	Total
Construction/Maintenance	6,010,000	2,060,000	3,610,000	4,920,000	4,970,000	21,570,000
Total	6,010,000	2,060,000	3,610,000	4,920,000	4,970,000	21,570,000

Funding Sources	2023	2024	2025	2026	2027	Total
Storm Water Fund	300,000	50,000	50,000	100,000	100,000	600,000
Street Improvement Fund	5,490,000	1,890,000	3,440,000	4,700,000	4,750,000	20,270,000
Utility Fund	220,000	120,000	120,000	120,000	120,000	700,000
Total	6,010,000	2,060,000	3,610,000	4,920,000	4,970,000	21,570,000

2023 - 2027 Capital Improvement Plan

2023 *thru* 2027

Department 6-Local Street Improvements

City of Minnetonka, Minnesota

Contact Director of Public Works

Impacts (Budget, Sustainability, Other)

Street Improvement Fund

Overlays - \$5.15M ('23), \$1.55M ('24), \$3.1M ('25), \$4.35M ('26), \$4.4M ('27)

Other Maintenance - \$340k ('23), \$340k ('24), \$340k ('25), \$350k ('26), \$350k ('27)

These projects will not affect annual maintenance costs. However, regular maintenance extends the life of a street and is a financially and environmentally stable practice.

The majority of funding for this program is for supplies only and will be staffed with current employees.



2023 - 2027 Capital Improvement Plan

2023 *thru* 2027

Department 6-Local Street Improvements

City of Minnetonka, Minnesota

Contact Director of Public Works

Project # LSI-23604

Type Improvement

Project Name Electrical System Enhancements

Useful Life

Category Street Improvement

Priority 3 Expansion of New/Existing

Description (Include Scheduling and Project Status)

This project involves electrical system enhancements related to the burial of overhead utility lines in conjunction with street reconstruction projects, addition of decorative lighting and energy saving (LED) retrofits.

When possible, the burial improvements would be completed in conjunction with street reconstruction projects scheduled within the CIP. Redevelopment projects may prompt the need to expedite LED retrofit projects if the redevelopment creates a need to relocate existing streetlights. Current city trail planning may further expedite the need to move electrical poles and bury lines in conflict with future trail segments as noted on the Park Trail Improvement Plan page.

Justification/Relationship to Plans and Projects

The burial of overhead utility lines and upgrades to energy efficient lighting is consistent with Minnetonka's community vision and strategic goals for reducing the community's use of energy as well as maintaining and improving its visual image, particularly along major road corridors where street lighting is most necessary. The installation of decorative lighting is also consistent with these goals and will likely be done in high traffic areas.

Burial and lighting projects are selected relative to two criteria: (1) aesthetic benefit or visual clutter that would be improved and (2) traffic count as a representative of the number of citizens who would benefit from the project and greater energy savings would likely be achieved. Projects will be prioritized using the "aesthetic benefit" and "traffic/ped count" criteria as follows:

High Priority: County and state roads, MSA high volume streets and high volume trails and public transportation related locations with high aesthetic benefit.

Medium Priority: MSA high and low volume streets and low volume trails and public transportation related locations with high aesthetic benefit.

Low Priority: MSA high and low volume streets and low volume trails and public transportation related locations with low aesthetic benefit.

High priority projects will typically be funded. Medium priority projects will be funded on a case-by-case basis. Low priority projects will likely not be funded unless there is an unusual circumstance.

Expenditures	2023	2024	2025	2026	2027	Total
Construction/Maintenance		1,000,000	1,000,000	1,000,000	100,000	3,100,000
Total		1,000,000	1,000,000	1,000,000	100,000	3,100,000

Funding Sources	2023	2024	2025	2026	2027	Total
Electric Franchise Fees Fund		1,000,000	1,000,000	1,000,000	100,000	3,100,000
Total		1,000,000	1,000,000	1,000,000	100,000	3,100,000

Impacts (Budget, Sustainability, Other)

2023 - Funding in 2023 was amended to 2022 with the award of the Tonka-Woodcroft project.

2024 - Opus Area

2025 - Opus Area

2026 - Opus Area

2027 - Kinsel Neighborhood

The energy saving retrofit improvements will generate significant savings in power costs and help lower environmental impacts, ensure long term sustainability of the city's electrical system and provide savings with annual maintenance costs.



2023 - 2027 Capital Improvement Plan

2023 *thru* 2027

City of Minnetonka, Minnesota

Department 6-Local Street Improvements
Contact Director of Public Works
Type Improvement
Useful Life
Category Street Improvement
Priority 2 Important-Provide Efficiency

Project #	LSI-23605
Project Name	Noise Barrier

Description (Include Scheduling and Project Status)

MnDOT has been constructing noise walls and barriers during roadway construction projects since the mid-1970s.

In 2018, MnDOT started a Standalone Noise Barrier Program which allows for construction of noise barriers along state highways where no noise abatement measures exist and no major construction projects are programmed. This program requires a 10% cost share by the city.

Justification/Relationship to Plans and Projects

Noise barriers provide infrastructure to mitigate highway noise.

Noise barriers are ranked by MnDOT based on existing noise levels, number of homes adjacent to the highway and cost effectiveness of a noise barrier. The city has applied to MnDOT for funding of barrier walls at the following locations and received funding for 1:

Trunk Highway 169 between Cedar Lake Road and Ford Park (2027)
 Trunk Highway 7 between West of Carlyse Place and East of Carlyse Place (not currently funded by MnDOT)
 Trunk Highway 7 between East of Carlyse Place and East of Clear Springs Road (not currently funded by MnDOT)

Expenditures	2023	2024	2025	2026	2027	Total
Construction/Maintenance					500,000	500,000
Total					500,000	500,000

Funding Sources	2023	2024	2025	2026	2027	Total
Street Improvement Fund					500,000	500,000
Total					500,000	500,000

Impacts (Budget, Sustainability, Other)

MnDOT has selected Minnetonka as its recipient for funding and construction of the TH 169 noise barrier in 2027.

The MnDOT Standalone Noise Barrier Program requires a 10% cost share. \$500,000 has been allocated for the city commitment from the street fund. This amount will be refined as MnDOT further studies and develops the design of this wall segment.

MnDOT conducts an annual solicitation for its noise barrier program. The city will continue to apply for the remaining wall segments in upcoming solicitation periods.

These projects will not affect annual maintenance costs.

2023 - 2027 Capital Improvement Plan

2023 *thru* 2027

City of Minnetonka, Minnesota

Department 6-Local Street Improvements

Contact Director of Public Works

Type Improvement

Useful Life

Category Street Improvement

Priority 3 Expansion of New/Existing

Project #	LSI-23606
Project Name	Signal Improvements

Description (Include Scheduling and Project Status)

This project involves the replacement of existing traffic signals.

Justification/Relationship to Plans and Projects

The signal at Hopkins Crossroad and I-394 has been identified for replacement as it is reaching the end of its lifespan. The city is partnering with Hennepin County and MnDOT to replace the aging traffic signal, as part of the city's cooperative agreement with these agencies. The allocated portion would cover the city's share of this replacement, with Hennepin County and MnDOT contributing their own shares to be determined at the time of the project.

Expenditures	2023	2024	2025	2026	2027	Total
Construction/Maintenance				250,000		250,000
Total				250,000		250,000

Funding Sources	2023	2024	2025	2026	2027	Total
Street Improvement Fund				250,000		250,000
Total				250,000		250,000

Impacts (Budget, Sustainability, Other)

This project should not affect annual maintenance costs but will help continue to manage the city's roadway network system.

2023 - 2027 Capital Improvement Plan

2023 *thru* 2027

City of Minnetonka, Minnesota

Department 6-Local Street Improvements
Contact Director of Public Works
Type Improvement
Useful Life
Category Street Improvement
Priority 2 Important-Provide Efficiency

Project #	LSI-23607
Project Name	Opus TIF District Improvements

Description (Include Scheduling and Project Status)

This project is to provide traffic mitigation measures for projected increased density related to the commercial and residential development of the Opus area and addition of the Green Line LRT.

The timing of these improvements, which will include easement acquisition, is largely dependent on the sequence of development of the area. The Red Circle Drive at Shady Oak Road North turn lane is currently scheduled for construction in 2023. Project timing for the remaining improvements will be established as development proposals are approved.

The costs are estimated based on concept drawings developed from the AUAR study and Opus Area planning documents. A design and detailed cost estimates will be needed prior to funding these projects in the CIP.

Justification/Relationship to Plans and Projects

Opus area studies and planning documents have identified potential transportation infrastructure improvements, as well as the reversal of Green Oak Drive.

These projects are consistent with the AUAR, the Transportation Element of the Comprehensive Plan and the Opus area infrastructure and traffic analysis.

Expenditures	2023	2024	2025	2026	2027	Total	Future
Construction/Maintenance	2,100,000					2,100,000	23,000,000
Total	2,100,000					2,100,000	Total

Funding Sources	2023	2024	2025	2026	2027	Total	Future
Cost Sharing	2,100,000					2,100,000	23,000,000
Total	2,100,000					2,100,000	Total

Impacts (Budget, Sustainability, Other)

Future Transportation Improvements:

- 1) TH 169 exit ramp to Bren Road turn lane (\$1.5M).
- 2) Smetana Drive at Bren Road turn lane (\$1.6M).
- 3) Shady Oak Road at Bren Road turn lane (\$5.5M).
- 4) Shady Oak Road at Red Circle Drive South turn lane (\$8.9M).
- 5) Green Oak Drive reversal (\$5.5M).

Reconstruction projects provide an opportunity to upgrade infrastructure by using sustainable materials such as recycled aggregates and pavements with recycled materials.

Development within the Opus TIF district will be responsible for the "Cost Sharing" funding source, reimbursed via TIF.



CITY OF
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City of Minnetonka, Minnesota
2023 - 2027 Capital Improvement Plan

PENDING PROJECTS

(Includes projects with a 'Status' set to 'Pending')

Project Name	Department	Project #	Priority	Project Cost
Pending				
Hopkins Crossroad/CR 73 (Cedar Lk Rd to I-394)	7-MSA Street Improvements	MSA-TBD23701	2	19,160,000
Future Major Road Projects	7-MSA Street Improvements	MSA-TBD23702	2	49,000,000
Hopkins Crossroad/CR 73 at I-394	7-MSA Street Improvements	MSA-TBD23703	2	7,250,000
Excelsior Boulevard/CR 3 (CR 101 to Williston Rd)	7-MSA Street Improvements	MSA-TBD23704	2	10,000,000
TOTAL				85,410,000

2023 - 2027 Capital Improvement Plan

2023 *thru* 2027

City of Minnetonka, Minnesota

Department 7-MSA Street Improvements

Contact Director of Public Works

Expenditures	2023	2024	2025	2026	2027	Total	Future
Construction/Maintenance					0	0	19,160,000
Total					0	0	Total

Funding Sources	2023	2024	2025	2026	2027	Total	Future
Municipal State Aid Fund					0	0	19,160,000
Total					0	0	Total

Impacts (Budget, Sustainability, Other)

\$19,160,000 - Total Cost - Unfunded
 \$ 8,160,000 - City Cost - Unfunded

\$11,000,000 - Hennepin County - Unfunded
 \$ 7,700,000 - Municipal State Aid - Unfunded
 \$ 230,000 - Storm Water Fund - Unfunded
 \$ 230,000 - Street Improvement Fund - Unfunded

This project would impact operating costs as they relate to sidewalk maintenance.

Reconstruction projects provide an opportunity to upgrade infrastructure by using sustainable materials such as recycled aggregates and pavements with recycled materials. Additionally, stormwater infrastructure will be improved with considerations for water quality improvements and flood mitigation.

2023 - 2027 Capital Improvement Plan

2023 *thru* 2027

Department 7-MSA Street Improvements

City of Minnetonka, Minnesota

Contact Director of Public Works

Project # MSA-TBD23702

Type Improvement

Project Name Future Major Road Projects

Useful Life

Category Municipal State Aid Street Imp

Priority 2 Important-Provide Efficiency

Description (Include Scheduling and Project Status)

These projects will likely be necessary when redevelopment and intensification occurs in adjacent areas.

None of these projects are currently scheduled for construction. When they are, funding sources and better cost estimates will be identified, including the city's share of each project. City costs identified above are a very gross estimate of 25 percent of total high costs.

Justification/Relationship to Plans and Projects

Traffic studies and other technical reports have identified these projects as being necessary to support redevelopment and intensification of adjacent areas. Funding sources have not been identified for any of these projects and will vary significantly depending on the degree of support from the state, county and area property owners. In some cases, right-of-way acquisition costs will be extremely high and agency permitting will be difficult.

In 2012, an area vision study identified additional improvements that were necessary for Plymouth Road to support the long-range vision for the area.

These projects are consistent with the Transportation Element of the Comprehensive Plan and the Ridgedale area vision plan.

Expenditures	2023	2024	2025	2026	2027	Total	Future
Construction/Maintenance					0	0	49,000,000
Total					0	0	Total

Funding Sources	2023	2024	2025	2026	2027	Total	Future
Municipal State Aid Fund					0	0	49,000,000
Total					0	0	Total

Impacts (Budget, Sustainability, Other)

\$32-49,000,000 - Total Cost - Unfunded

\$ 19,560,000 - City Cost - Unfunded

Municipal State Aid - Unfunded

\$10-12,000,000 - I-394/Hopkins Crossroad Bridge Widening

\$ 5-10,000,000 - TH7/Baker Road Bridge

\$15-25,000,000 - I-394/Plymouth Bridge

These projects will impact operating costs.

Reconstruction projects provide an opportunity to upgrade infrastructure by using sustainable materials such as recycled aggregates and pavements with recycled materials. Additionally, stormwater infrastructure will be improved with considerations for water quality improvements and flood mitigation.

2023 - 2027 Capital Improvement Plan

2023 *thru* 2027

City of Minnetonka, Minnesota

Department 7-MSA Street Improvements
Contact Director of Public Works
Type Improvement
Useful Life
Category Municipal State Aid Street Imp
Priority 2 Important-Provide Efficiency

Project # MSA-TBD23703
Project Name Hopkins Crossroad/CR 73 at I-394

Description (Include Scheduling and Project Status)

This project involves the reconstruction and reconfiguration of the intersection of Hopkins Crossroad with Wayzata Boulevard (north of 394) and the northern I-394 ramp.

Justification/Relationship to Plans and Projects

MnDOT and Hennepin County were scheduled to replace the two signal systems in 2021. However, MnDOT is delaying the project to allow additional time for governing agencies to review the intersections and address the ongoing traffic congestion issues related to the intersection geometrics, proximity of signal systems and increasing traffic volumes in the area.

Reconfiguration and reconstruction of the intersections would improve traffic flow, decrease delay times, minimize vehicle backups onto I-394 and allow for the construction of a Three Rivers Park District supported trail segment to be constructed as part of a larger regional trail connection effort.

Expenditures	2023	2024	2025	2026	2027	Total	Future	
Construction/Maintenance					0	0	7,250,000	
Total	<hr/>					0	0	Total

Funding Sources	2023	2024	2025	2026	2027	Total	Future	
Municipal State Aid Fund					0	0	7,250,000	
Total	<hr/>					0	0	Total

Impacts (Budget, Sustainability, Other)

\$ 7,250,000 - City Cost - Unfunded

\$ 4,000,000 - Municipal State Aid - Unfunded
 \$ 1,200,000 - Street Improvement Fund - Unfunded
 \$ 1,500,000 - Storm Water Fund - Unfunded
 \$ 400,000 - Utility Fund - Unfunded
 \$ 150,000 - Electric Franchise Fee Fund - Unfunded

The city plans to work with MnDOT and Hennepin County to apply for grants to help offset city costs.

This project would impact operating costs as they relate to trail maintenance.

Reconstruction projects provide an opportunity to upgrade infrastructure by using sustainable materials such as recycled aggregates and pavements with recycled materials. Additionally, stormwater infrastructure will be improved with considerations for water quality improvements.

2023 - 2027 Capital Improvement Plan

2023 thru 2027

Department 7-MSA Street Improvements

City of Minnetonka, Minnesota

Contact Director of Public Works

Project # MSA-TBD23704
Project Name Excelsior Boulevard/CR 3 (CR 101 to Williston Rd)

Type Improvement

Useful Life

Category Municipal State Aid Street Imp

Priority 2 Important-Provide Efficiency

Description (Include Scheduling and Project Status)

This project involves the reconstruction and reconfiguration of Excelsior Boulevard from County Road 101 to Williston Road.

Justification/Relationship to Plans and Projects

The city is currently scheduled to construct a high priority trail segment adjacent to Excelsior Boulevard in 2027 with additional funding planned in 2028. The city and county engineers have discussed this segment of roadway and have identified pavement and drainage deficiencies that positively benefit from a larger pavement reconstruction project.

Although this project is not currently included in the Hennepin County Capital Improvements Program, following discussions with Hennepin County, city staff will plan to request that the county add this into their improvement program as a partnership project to address the pavement deficiencies concurrent with trail improvements.

Construction of the trail in conjunction with roadway improvements can result in many benefits and efficiencies including cost savings and a cohesive design.

This project is consistent with the Transportation Element of the Comprehensive Plan.

A utility survey will need to be completed prior to plan development to determine the extent of repairs needed on the city's utility systems. These costs are not included in the above estimates.

Expenditures	2023	2024	2025	2026	2027	Total	Future
Construction/Maintenance					0	0	10,000,000
Total					0	0	Total

Funding Sources	2023	2024	2025	2026	2027	Total	Future
Municipal State Aid Fund					0	0	10,000,000
Total					0	0	Total

Impacts (Budget, Sustainability, Other)

\$10,000,000 - City Cost - Unfunded

\$1,000,000 - Municipal State Aid - Unfunded
 \$ 500,000 - Storm Water Fund - Unfunded
 \$1,000,000 - Street Improvement Fund - Unfunded
 \$7,500,000 - Utility Fund - Unfunded

This project would impact operating costs as they relate to sidewalk maintenance.

Reconstruction projects provide an opportunity to upgrade infrastructure by using sustainable materials such as recycled aggregates and pavements with recycled materials. Additionally, stormwater infrastructure will be improved with considerations for water quality improvements and flood mitigation.



2023 - 2027 Capital Improvement Plan

2023 *thru* 2027

City of Minnetonka, Minnesota

Department 8-Storm Drainage Improve

Contact Director of Public Works

Type Improvement

Useful Life

Category Storm Water

Priority 1 Critical for Safety/Preserve

Project #	SDI-23801
Project Name	Storm Sewer Risk Assessment and Projects

Description (Include Scheduling and Project Status)

This project provides for annual improvements to repair and replace high-risk segments of storm sewer to prevent system failures and possible flooding. Whenever possible, projects will be coordinated with the street reconstruction and rehabilitation programs.

Justification/Relationship to Plans and Projects

A storm sewer system risk assessment was conducted in early 2015 as a proactive effort to evaluate the risks of infrastructure failure throughout the city. The assessment included weighing the age and type of pipe along with the proximity of the pipe against the consequences of a failure. These identified high-risk portions of the city’s storm sewer system will be further reviewed and possibly targeted for replacement.

Drainage improvements in this category will likely consist of pipe lining and smaller system replacement projects. These improvements will likely be constructed without the need for improvement hearings and extensive feasibility studies.

This project is consistent with the Water Resources Management Plan and the NPDES Phase II Storm Water Program.

Expenditures	2023	2024	2025	2026	2027	Total
Construction/Maintenance	250,000	250,000	250,000	250,000	250,000	1,250,000
Total	250,000	250,000	250,000	250,000	250,000	1,250,000

Funding Sources	2023	2024	2025	2026	2027	Total
Storm Water Fund	250,000	250,000	250,000	250,000	250,000	1,250,000
Total	250,000	250,000	250,000	250,000	250,000	1,250,000

Impacts (Budget, Sustainability, Other)

These improvements will tend to reduce annual maintenance costs and ensure the long term sustainability of the city’s storm sewer system.

2023 - 2027 Capital Improvement Plan

2023 *thru* 2027

City of Minnetonka, Minnesota



Department 8-Storm Drainage Improve

Contact Director of Public Works

Type Improvement

Useful Life

Category Storm Water

Priority 1 Critical for Safety/Preserve

Project #	SDI-23802
Project Name	Water Quality Projects

Description (Include Scheduling and Project Status)

This project provides for improvements to improve water quality and lake funding assistance. Improvements will be grouped into collective contracts whenever possible and coordinated with the street reconstruction program when feasible.

Justification/Relationship to Plans and Projects

The City of Minnetonka has a strong history of protecting water quality. The city’s first iteration of a Water Resources Management Plan was developed in 1959, 13 years prior to the inception of the Clean Water Act by the federal government in 1972. Since that time, the city’s Water Resources Management Plan, which includes stormwater, wetland, floodplain and shoreland protections, has continued to evolve to make certain water quality in the city a primary focus for protection while balancing the infrastructure and development goals of the city.

This work is consistent with the Water Resources Management Plan and council policy.

The city has historically defined water quality based on overall health, function and value (pollutant load, clarity, aquatic communities and wildlife benefit) and has identified improvements in water body areas within the city.

Also, the city does receive requests from residents for water quality improvements directly related to aesthetic appeal and recreational capability. These residents have requested the city increase its standards for protecting surface waters and provide a role in undertaking lake management strategies, which include vegetation removal. Being these types of improvements are primarily on water bodies with no public access, the city may consider funding assistance to these improvements through assessments to organized lake group.

Expenditures	2023	2024	2025	2026	2027	Total
Planning/Design/Engineering		100,000		100,000		200,000
Total		100,000		100,000		200,000

Funding Sources	2023	2024	2025	2026	2027	Total
Storm Water Fund		100,000		100,000		200,000
Total		100,000		100,000		200,000

Impacts (Budget, Sustainability, Other)

These improvements will tend to reduce annual maintenance costs and provide a better environment for the natural habitat and recreational activities.

2023 - 2027 Capital Improvement Plan

2023 *thru* 2027

City of Minnetonka, Minnesota



Department 8-Storm Drainage Improve

Contact Director of Public Works

Type Improvement

Useful Life

Category Storm Water

Priority 1 Critical for Safety/Preserve

Project #	SDI-23803
Project Name	Watershed Modeling

Description (Include Scheduling and Project Status)

This project provides the necessary water resources modeling framework needed to update the city’s storm water quality and quantity issues.

The city’s model was completed in 2014. The four watershed districts within the city are currently updating their respective models. City updates should be completed to stay consistent with partner watersheds.

Justification/Relationship to Plans and Projects

A detailed storm water model was previously developed to provide the city with a tool to predict citywide site-specific impacts of past and future water quality features. Since that time, new scientific rainfall data has been adopted by National Oceanic and Atmospheric Administration (NOAA) based on historical data collected in the area. Data collection, paired with updates and refinement of the city’s model, will better demonstrate that planned loading reductions and rate/volume control measures meet watershed district requirements.

This project is consistent with the Water Resources Management Plan and the city’s NPDES Phase II Storm Water Program.

Expenditures	2023	2024	2025	2026	2027	Total
Planning/Design/Engineering	25,000	25,000	25,000	25,000	25,000	125,000
Total	25,000	25,000	25,000	25,000	25,000	125,000

Funding Sources	2023	2024	2025	2026	2027	Total
Storm Water Fund	25,000	25,000	25,000	25,000	25,000	125,000
Total	25,000	25,000	25,000	25,000	25,000	125,000

Impacts (Budget, Sustainability, Other)

This project will tend to reduce annual maintenance costs and ensure the city maintains storm water models with the most updated precipitation and climate data.



2023 - 2027 Capital Improvement Plan

2023 *thru* 2027

City of Minnetonka, Minnesota

Department 8-Storm Drainage Improve
Contact Director of Public Works
Type Maintenance
Useful Life
Category Storm Water
Priority 2 Important-Provide Efficiency

Project # SDI-23804
Project Name Major Pond Rehabilitation

Description (Include Scheduling and Project Status)

This project provides sediment testing and dredging of municipal storm water ponds. Improvements will be grouped into collective contracts whenever possible.

Justification/Relationship to Plans and Projects

Storm water ponds have been installed over the years to capture sediments and nutrients and prevent pollutants from reaching our lakes and creeks. Many of these ponds are reaching the end of their anticipated useful life and require rehabilitation. The state and federal mandated NPDES Phase II Storm Water Program also requires this work to be done.

Sediment testing and dredging of municipal storm water ponds will comply with all applicable state and federal standards to remove and dispose of potential contaminants accordingly.

This project is consistent with the Water Resources Management Plan and the NPDES Phase II Storm Water Program.

Expenditures	2023	2024	2025	2026	2027	Total
Construction/Maintenance	200,000	200,000	200,000	200,000	200,000	1,000,000
Total	200,000	200,000	200,000	200,000	200,000	1,000,000

Funding Sources	2023	2024	2025	2026	2027	Total
Storm Water Fund	200,000	200,000	200,000	200,000	200,000	1,000,000
Total	200,000	200,000	200,000	200,000	200,000	1,000,000

Impacts (Budget, Sustainability, Other)

These improvements will tend to reduce annual maintenance costs and ensures the city's storm water ponds are maintained to reduce the risk of flooding.

2023 - 2027 Capital Improvement Plan

2023 *thru* 2027

City of Minnetonka, Minnesota

Department 8-Storm Drainage Improvement

Contact Director of Public Works

Type Improvement

Useful Life

Category Storm Water

Priority 3 Expansion of New/Existing

Project #	SDI-23805
Project Name	Storm Sewer Lift Station Improvements

Description (Include Scheduling and Project Status)

This project provides for rehabilitation of the city’s storm sewer lift stations.

2023: Holiday Lift Station
 2025: Woodgate Lift Station
 2027: Kraemer Lift Station

Justification/Relationship to Plans and Projects

A study was conducted in 2017 in an effort to evaluate the city’s storm sewer lift stations. The study evaluated the physical condition of the storm sewer lift station components as well as the operational performance of each station and identified improvements. The evaluation included the Woodgate, Holiday, Kraemer Pond, and Sherwood storm sewer lift stations.

Storm sewer lift station improvements in this category will consist of replacement of pumps, sluice gates, hatches, piping and valves. These improvements will likely be constructed without the need for improvement hearings and extensive feasibility studies. Additional improvement projects will be scheduled in future years.

This project is consistent with the Water Resources Management Plan to reduce flooding throughout the city.

Expenditures	2023	2024	2025	2026	2027	Total
Construction/Maintenance	600,000		600,000		400,000	1,600,000
Total	600,000		600,000		400,000	1,600,000

Funding Sources	2023	2024	2025	2026	2027	Total
Storm Water Fund	600,000		600,000		400,000	1,600,000
Total	600,000		600,000		400,000	1,600,000

Impacts (Budget, Sustainability, Other)

This project will tend to reduce annual maintenance costs and ensures the city’s storm water infrastructure is maintained to reduce the risk of flooding.

City of Minnetonka, Minnesota
2023 - 2027 Capital Improvement Plan

PENDING PROJECTS

(Includes projects with a 'Status' set to 'Pending')

Project Name	Department	Project #	Priority	Project Cost
Pending				
Huntingdon Pond	8-Storm Drainage Improvements	SDI-TBD23806	3	1,200,000
	TOTAL			1,200,000

2023 - 2027 Capital Improvement Plan

2023 thru 2027

City of Minnetonka, Minnesota

Department 8-Storm Drainage Improve
Contact Director of Public Works
Type Improvement
Useful Life
Category Storm Water
Priority 3 Expansion of New/Existing

Project # SDI-TBD23806
Project Name Huntingdon Pond

Description (Include Scheduling and Project Status)

This project provides for the installation of a permanent outlet for Huntingdon Pond.
 This project is currently unfunded. The city will continue to monitor water levels until funding becomes available.

Justification/Relationship to Plans and Projects

In 2019, resident concerns with flooding raised awareness of this landlocked pond and the pond was pumped in November 2019 to lower lake levels to lower the risk of flooding.
 Following resident concerns, two options for permanent outlets were developed. The first option was a gravity storm sewer outlet to the south and ultimately to Nine Mile Creek, estimated at \$1,000,000. The second is a lift station outlet to the north and ultimately to Minnehaha Creek, estimated at \$1,200,000. Both options were presented to the neighborhood for feedback.
 Historically, improvements such as this have been completed with road reconstruction projects.
 This project is consistent with the goals of the Water Resources Management Plan.

Expenditures	2023	2024	2025	2026	2027	Total	Future
Construction/Maintenance					0	0	1,200,000
Total					0	0	Total
Funding Sources	2023	2024	2025	2026	2027	Total	Future
Storm Water Fund					0	0	1,200,000
Total					0	0	Total

Impacts (Budget, Sustainability, Other)

This project will tend to reduce annual maintenance costs and reduce the flood risk for properties adjacent to Huntingdon pond.



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2023 - 2027 Capital Improvement Plan

2023 *thru* 2027

City of Minnetonka, Minnesota

Department 9-Water/Sewer Improvements

Contact Utility Operations Engineer

Type Improvement

Useful Life

Category Water & Sanitary Sewer Syste

Priority 2 Important-Provide Efficiency

Project #	WSS-23901
Project Name	Water - Miscellaneous Piping & Improvements

Description (Include Scheduling and Project Status)

This item provides for the unanticipated repairs of water and sewer lines that are found to be broke or deficient during the year.

While specific projects are not identified, improvements would be fixed as they are discovered. Planned replacements associated with road improvement projects are shown on the street project pages.

Replacements are usually not associated with other projects, however, some deficiencies are uncovered with planned street or utility work.

Justification/Relationship to Plans and Projects

Fixing deficient utilities minimizes the potential for liability of roads, utilities or other infrastructure when problems or failures are discovered.

Expenditures	2023	2024	2025	2026	2027	Total
Construction/Maintenance	170,000	180,000	190,000	200,000	210,000	950,000
Total	170,000	180,000	190,000	200,000	210,000	950,000

Funding Sources	2023	2024	2025	2026	2027	Total
Utility Fund	170,000	180,000	190,000	200,000	210,000	950,000
Total	170,000	180,000	190,000	200,000	210,000	950,000

Impacts (Budget, Sustainability, Other)

These improvements do not increase operating costs and in instances of water pipe, repairs can decrease operating costs.

The city performs annual leak detection testing on the entire system every fall to proactively identify and repair leaks within the system. This program has reduced the amount of water loss from the system by more than 100 million gallons per year.

2023 - 2027 Capital Improvement Plan

2023 *thru* 2027

Department 9-Water/Sewer Improvements

City of Minnetonka, Minnesota

Contact Utility Operations Engineer

Project #	WSS-23902
Project Name	Water - Tower Maintenance

Type Improvement

Useful Life

Category Water & Sanitary Sewer Syste

Priority 2 Important-Provide Efficiency

Description (Include Scheduling and Project Status)

This item provides for the scheduled painting, inspection and maintenance of the city’s eight water storage structures.

Major repair projects are bid up to one-half year prior to the scheduled work. Washing will be scheduled in the year that the cleaning is needed.

The recommended improvements are as follows:

2023: Paint Ridgedale Tower, wash Lake Street Tower and Plymouth Tower, complete Water Storage Facilities Condition analysis.
 2024: Wash Bren Tower, Hathaway Tower and Tanglen Tower.
 2025: Wash Williston Tower.
 2026: Wash Ridgedale Tower, Plymouth Tower and Lake Street Tower.
 2027: Wash Bren Tower, Hathaway Tower and Tanglen Tower.

This project is consistent with the city’s practice of maintaining its infrastructure. Costs vary from year to year due to the size and condition of the tanks. The new city logo will be installed when the Ridgedale water tower is re-painted.

Justification/Relationship to Plans and Projects

Scheduled maintenance and repair of the city’s water storage structures extends their useful life and is important for public perception regarding water quality. In 2017, tank conditions were re-evaluated and the maintenance schedule was updated in order to identify the order of tank improvements.

Expenditures	2023	2024	2025	2026	2027	Total
Construction/Maintenance	2,000,000	70,000	25,000	85,000	90,000	2,270,000
Total	2,000,000	70,000	25,000	85,000	90,000	2,270,000

Funding Sources	2023	2024	2025	2026	2027	Total
Utility Fund	2,000,000	70,000	25,000	85,000	90,000	2,270,000
Total	2,000,000	70,000	25,000	85,000	90,000	2,270,000

Impacts (Budget, Sustainability, Other)

Timely inspection, touch-up and washing extends the useful life and appearance of the surface coating systems.

2023 - 2027 Capital Improvement Plan

2023 *thru* 2027

City of Minnetonka, Minnesota

Department 9-Water/Sewer Improvements

Contact Utility Operations Engineer

Type Improvement

Useful Life

Category Water & Sanitary Sewer Syste

Priority 2 Important-Provide Efficiency

Project # WSS-23903
Project Name Water - Removal of Excavated Soil

Description (Include Scheduling and Project Status)

This item provides for the removal of excavated soils that accumulate over time and are stored at public works.
 The excavated materials are bid and hauled by a contractor in the early spring of the year after seasonal load limits are removed.
 Where possible, this material is used for a variety of city projects and is offered to contractors and developers if they are in need of clean fill. If the material is not used, it must be removed in order to make room for dirt that is continually accumulating.

Justification/Relationship to Plans and Projects

In a year, the city accumulates approximately 5,000 cubic yards of material as a result of watermain repairs and other miscellaneous excavations. Approximately 20,000 cubic yards of material was removed in 2012 and 2013, and 6,500 cubic yards was removed in 2017. Scheduled removal will now continue into the future in order to keep the size of the pile manageable.

Expenditures	2023	2024	2025	2026	2027	Total
Construction/Maintenance	80,000		90,000		95,000	265,000
Total	80,000		90,000		95,000	265,000

Funding Sources	2023	2024	2025	2026	2027	Total
Utility Fund	80,000		90,000		95,000	265,000
Total	80,000		90,000		95,000	265,000

Impacts (Budget, Sustainability, Other)

This project will not have any effect on operational costs.



2023 - 2027 Capital Improvement Plan

2023 thru 2027

City of Minnetonka, Minnesota

Department 9-Water/Sewer Improvements

Contact Utility Operations Engineer

Type Improvement

Useful Life

Category Water & Sanitary Sewer Syste

Priority 2 Important-Provide Efficiency

Project #	WSS-23904
Project Name	Water - System Sustainability Improvements

Description (Include Scheduling and Project Status)

This item provides for the implementation of the findings of the Water Sustainability and Optimization study that was completed for the city’s water and sewer utility in 2014.

The recommended improvements are as follows:

2023: WTP #14 generator and transfer switch.
 2024: Tower Hill and Stonegate booster station renovation,
 WTP #15 media replacement and WTP #16 fire alarms.
 2025: WTP #16 VFD upgrade.
 2026: Wells 6, 6A, 11 and 11A pump replacement and WTP #15 piping modification.
 2027: WTP#11 major plant renovation.

This project implements the recommendations of the sustainability and optimization study completed in 2014 and updated for costs in February of 2018 for the city's 8 water treatment plants, 18 wells and 2 booster stations.

Definitions:
 WTP - water treatment plant
 VFD - variable frequency drive

Justification/Relationship to Plans and Projects

A majority of the water system was constructed in the late 1970’s and early 1980’s. As a result, many of the components are approaching the end of their design life and need to be replaced. A sustainability plan was presented to the council in 2014 and this project schedule follows that plan.

Expenditures	2023	2024	2025	2026	2027	Total
Construction/Maintenance	350,000	800,000	1,000,000	700,000	3,800,000	6,650,000
Total	350,000	800,000	1,000,000	700,000	3,800,000	6,650,000

Funding Sources	2023	2024	2025	2026	2027	Total
Utility Fund	350,000	800,000	1,000,000	700,000	3,800,000	6,650,000
Total	350,000	800,000	1,000,000	700,000	3,800,000	6,650,000

Impacts (Budget, Sustainability, Other)

This project will save operational costs that result from the installation of energy efficient pumps, motors and VFD’s.



2023 - 2027 Capital Improvement Plan

2023 *thru* 2027

City of Minnetonka, Minnesota

Department 9-Water/Sewer Improvements

Contact Utility Operations Engineer

Type Improvement

Useful Life

Category Water & Sanitary Sewer Syste

Priority 2 Important-Provide Efficiency

Project #	WSS-23905
Project Name	Water - Trunk Utility Line Replacement

Description (Include Scheduling and Project Status)

This item provides for the systematic replacement of trunk water main throughout the system. Trunk pipelines deliver bulk water to various parts of the system. Failure of trunk lines can potentially have widespread negative impacts across the system.

2026 - Plymouth Road Watermain Rehabilitation Project. This project will rehabilitate 5,280 feet of 24-inch ductile iron pipe along Plymouth Road, from Woodbridge Trail to Ridgedale Lane. This segment of watermain was installed in 1974/1975 and serves as the primary trunk line from Water Treatment Plants #6 and #16 to the Ridgedale Water Tower and Ridgedale business area.

Projects are generally coordinated with street reconstruction, overlay, and trail improvement programs.

Justification/Relationship to Plans and Projects

A significant portion of the Minnetonka water distribution system was originally constructed from 1955-1975. As these pipes continue to age, the natural deterioration of the pipe material cause leaks and breaks to occur within the system, leading to service outages, loss of treated water and costly emergency repairs. Systematic rehabilitation of the water distribution system will reduce the risks and costs associated with emergency repairs.

This project is consistent with the policy of maintaining the city's infrastructure.

Expenditures	2023	2024	2025	2026	2027	Total
Construction/Maintenance				3,750,000		3,750,000
Total				3,750,000		3,750,000

Funding Sources	2023	2024	2025	2026	2027	Total
Utility Fund				3,750,000		3,750,000
Total				3,750,000		3,750,000

Impacts (Budget, Sustainability, Other)

Projects do not increase operating expense, in most cases reduce maintenance, and repair costs.



2023 - 2027 Capital Improvement Plan

2023 thru 2027

City of Minnetonka, Minnesota

Department 9-Water/Sewer Improvements

Contact Utility Operations Engineer

Type Improvement

Useful Life

Category Water & Sanitary Sewer System

Priority 2 Important-Provide Efficiency

Project #	WSS-23906
Project Name	Water - Water Meter Replacement Program

Description (Include Scheduling and Project Status)

This item provides for the replacement of the city’s water meter stock. Replacement meters may be an automated radio-read, fixed network or cellular read type.

The total project is proposed to be completed over a 6-year period beginning with commercial, industrial, and institutional meter bodies followed by the replacement of residential meters. Infiltration and inflow (I&I) inspections are scheduled to be completed with meter replacement.

The replacement of meters will also support water conservation efforts by the city by increasing accuracy of water use readings and detection of leaks.

Justification/Relationship to Plans and Projects

The current commercial water meter stock is nearing the end of its useful life and warrants replacement to assure accurate readings and enhanced customer service.

Commercial, industrial, and institutional meter bodies were originally installed in 2001. Residential meters, registers, and readers were originally installed from 2007-2009. This equipment is expected to have a 20-year service life, so nearly all of the existing meters will be due for full replacement by 2029.

This project is consistent with the policy of maintaining the city’s infrastructure.

Expenditures	2023	2024	2025	2026	2027	Total
Equip/Vehicles/Furnishings		1,500,000	1,500,000	1,500,000	1,500,000	6,000,000
Total		1,500,000	1,500,000	1,500,000	1,500,000	6,000,000

Funding Sources	2023	2024	2025	2026	2027	Total
Utility Fund		1,500,000	1,500,000	1,500,000	1,500,000	6,000,000
Total		1,500,000	1,500,000	1,500,000	1,500,000	6,000,000

Impacts (Budget, Sustainability, Other)

Replacement of the current radio-read technology with automated radio-read, fixed network or cellular technology will allow the city and users to detect leaks in real time, reducing the total amount of unintended water loss throughout the system.

This project will not affect operating costs.



2023 - 2027 Capital Improvement Plan

2023 *thru* 2027

City of Minnetonka, Minnesota

Department 9-Water/Sewer Improvements
Contact Utility Operations Engineer
Type Improvement
Useful Life
Category Water & Sanitary Sewer Syste
Priority 2 Important-Provide Efficiency

Project # WSS-23907
Project Name Sewer - System Sustainability Improvements

Description (Include Scheduling and Project Status)

This item provides for ongoing sustainability and optimization improvements to the sanitary sewer infrastructure including: lift stations, emergency generators, forcemain piping, and sewer pipe inspections.

The recommended improvements are as follows:

2023: Rehabilitate Burchlane forcemain, televise trunk sewer - Phase 2.
 2024: Rehabilitate Clarion Hills lift station, rehabilitate Brightwood Dr. forcemain, televise trunk sewer - Phase 3.
 2025: Rehabilitate Windridge lift station, rehabilitate Ford Rd. lift station and forcemain, rehabilitate Whitegate forcemain and rehabilitate Sherwood forcemain. Televise trunk sewer - Phase 4.
 2026: Rehabilitate Minnetonka Blvd. lift station, televise trunk sewer - Phase 5.
 2027: Rehabilitate Acorn Ridge lift station and rehabilitate Fairchild Avenue lift station.

Justification/Relationship to Plans and Projects

A majority of the sanitary sewer system was constructed in the late 1970's and early 1980's. The system consists of nearly 500 miles of sanitary sewer gravity main, 36 lift stations and associated forcemains, emergency generators, electrical controls, and mechanical pumps. As lift stations age, the pumps, motors, controls and piping need scheduled replacement to assure operability of the collection system. Sewer televising identifies necessary maintenance and repairs to the system to prevent more costly emergency repairs.

This project is consistent with the city's policy of maintaining the city's infrastructure and will be implemented consistent with city infiltration and inflow (I&I) programs.

Televising data will also support ongoing evaluation of sewer infrastructure in advance of anticipated growth throughout the city projected by the 2040 comprehensive plan.

Expenditures	2023	2024	2025	2026	2027	Total
Construction/Maintenance	1,900,000	1,500,000	3,400,000	1,000,000	750,000	8,550,000
Total	1,900,000	1,500,000	3,400,000	1,000,000	750,000	8,550,000

Funding Sources	2023	2024	2025	2026	2027	Total
Utility Fund	1,900,000	1,500,000	3,400,000	1,000,000	750,000	8,550,000
Total	1,900,000	1,500,000	3,400,000	1,000,000	750,000	8,550,000

Impacts (Budget, Sustainability, Other)

This project will save operational costs that result from the installation of energy efficient pumps and controls. Timely and preventative maintenance also extends the useful life of the system.



2023 - 2027 Capital Improvement Plan

2023 thru 2027

Department 9-Water/Sewer Improvements

Contact Utility Operations Engineer

Type Improvement

Useful Life

Category Water & Sanitary Sewer System

Priority 3 Expansion of New/Existing

City of Minnetonka, Minnesota

Project #	WSS-23908
Project Name	Sewer - Infiltration and Inflow Reduction Program

Description (Include Scheduling and Project Status)

The Metropolitan Council has implemented a policy that adds a surcharge for excess clear water from I&I that enters the sanitary collection system. This ongoing program is intended to reduce peak flows by correcting public sewer deficiencies.

Staff began studying excess clear water flow in 2005 for program development and implementation starting in 2007. The city recently completed its previous 10-year reduction plan, which included residential and commercial inflow inspections, the sealing of 180 manholes, and inflow reduction efforts to the system. A new 10-year reduction plan is being developed to continue reduction of I/I and keep the city from receiving a surcharge bill from the MCES.

The original MCES peak flow reduction program ended 2012, but projects are being planned in order to ensure continued compliance and address deficiencies that have been detected by ongoing investigations. The city has received three state grants administered by the Met Council and each grant is approximately \$50,000 each.

Reduction efforts also help preserve capacity within the sanitary sewer system for continued growth predicted within the city.

Justification/Relationship to Plans and Projects

MCES policy states that excess peak sewer flows can result in a surcharge billable to the City of Minnetonka. The city is currently compliant; however, the city needs to continually make improvements so that surcharges can be avoided in the future. Since the beginning of the program, it is estimated that 3.2 MGD of clear water has been removed from the city's sewer collection system.

Expenditures	2023	2024	2025	2026	2027	Total
Construction/Maintenance	170,000	180,000	190,000	200,000	210,000	950,000
Total	170,000	180,000	190,000	200,000	210,000	950,000

Funding Sources	2023	2024	2025	2026	2027	Total
Utility Fund	170,000	180,000	190,000	200,000	210,000	950,000
Total	170,000	180,000	190,000	200,000	210,000	950,000

Impacts (Budget, Sustainability, Other)

Reduction of clear water flow reduces the energy and treatments costs associated with the Metropolitan Council's wastewater treatment expenses that are billed back to the city. Currently, the city pays \$400,000 per month for sewage treatment.



2023 - 2027 Capital Improvement Plan

2023 thru 2027

City of Minnetonka, Minnesota

Department 9-Water/Sewer Improvements

Contact Utility Operations Engineer

Type Improvement

Useful Life

Category Water & Sanitary Sewer Syste

Priority 3 Expansion of New/Existing

Project #	WSS-23909
Project Name	Opus Area Utility Infrastructure

Description (Include Scheduling and Project Status)

This item provides for evaluation of water and sanitary sewer system infrastructure needs and capacity upgrades to the Opus II Area.

Existing system capacity evaluation and modeling efforts began in 2020 and continue as development occurs. These efforts will prioritize projects to create capacity in the systems and support additional growth in the area.

The recommended improvements are as follows:

2023: Watermain & Sewer Installation
 2024: Watermain & Sewer Installation
 2025: Watermain & Sewer Installation
 2026: Watermain & Sewer Installation
 2027: Watermain & Sewer Installation

This project is consistent with the policy of maintaining the city’s infrastructure and will be implemented consistent with city infiltration and inflow (I&I) programs. Televising can help identify infiltration issues with the sanitary sewer pipes.

Televising data will also support ongoing evaluation of sewer infrastructure in advance of anticipated growth throughout the city projected by the 2040 comprehensive plan.

Justification/Relationship to Plans and Projects

An influx of development and development proposals within the city’s Opus II area has begun to be realized in recent years, and the 2040 comprehensive plan identifies this regional center continuing to see this level of growth into the future. The water and sanitary sewer infrastructure was generally installed in the late 1970’s when the area was planned to be a commercial/industrial park. Changes to land use and intensification of properties will rely on the availability of capacity and reliability of this infrastructure.

Televising data will also support ongoing evaluation of sewer infrastructure in advance of anticipated growth throughout the city projected by the 2040 comprehensive plan.

Expenditures	2023	2024	2025	2026	2027	Total
Construction/Maintenance	250,000	250,000	250,000	250,000	250,000	1,250,000
Total	250,000	250,000	250,000	250,000	250,000	1,250,000

Funding Sources	2023	2024	2025	2026	2027	Total
Utility Fund	250,000	250,000	250,000	250,000	250,000	1,250,000
Total	250,000	250,000	250,000	250,000	250,000	1,250,000

Impacts (Budget, Sustainability, Other)

This project will create operational efficiencies in ongoing maintenance of the sanitary sewer system as the city will use the data enhance the current system cleaning program. Timely and preventative maintenance also extends the useful life of the system.

City of Minnetonka, Minnesota

Project #	WSS-23910
Project Name	Outdoor Warning Sirens



Type	Equipment	Department	9-Water/Sewer Improvements
Useful Life		Contact	Utility Operations Engineer
Category	Water & Sanitary Sewer System	Priority	2 Important-Provide Efficiency

Description (Include Scheduling and Project Status)

This item provides for the replacement of the 10 Outdoor Warning sirens located in the city.
 This project will be scheduled for the spring and summer of the funding year.

Justification/Relationship to Plans and Projects

In 1995 the city replaced all of the city’s civil defense sirens. This project would replace the radios and rotating siren head that sounds the audible warning to public. The new sirens would expand the audible warning area for each installation. Sirens are intended to warn people that are outside and away from interior household communications such as radio and television.
 This project is consistent with the city’s policy of maintaining the city’s current infrastructure.

Expenditures	2023	2024	2025	2026	2027	Total
Construction/Maintenance	75,000	75,000				150,000
Total	75,000	75,000				150,000

Funding Sources	2023	2024	2025	2026	2027	Total
Utility Fund	75,000	75,000				150,000
Total	75,000	75,000				150,000

Impacts (Budget, Sustainability, Other)

This project will not affect the operational expense of these machines. The replacement of the controls will have minimal effect on the expense of maintaining this equipment. The replacement will increase the system’s reliability and audible output.

Unfunded Trail Segments by Priority Ranking

Proposed Trails

Rank

1 - 19

20 - 38

39 - 56

57 - 71



Light Rail Station



Village Center

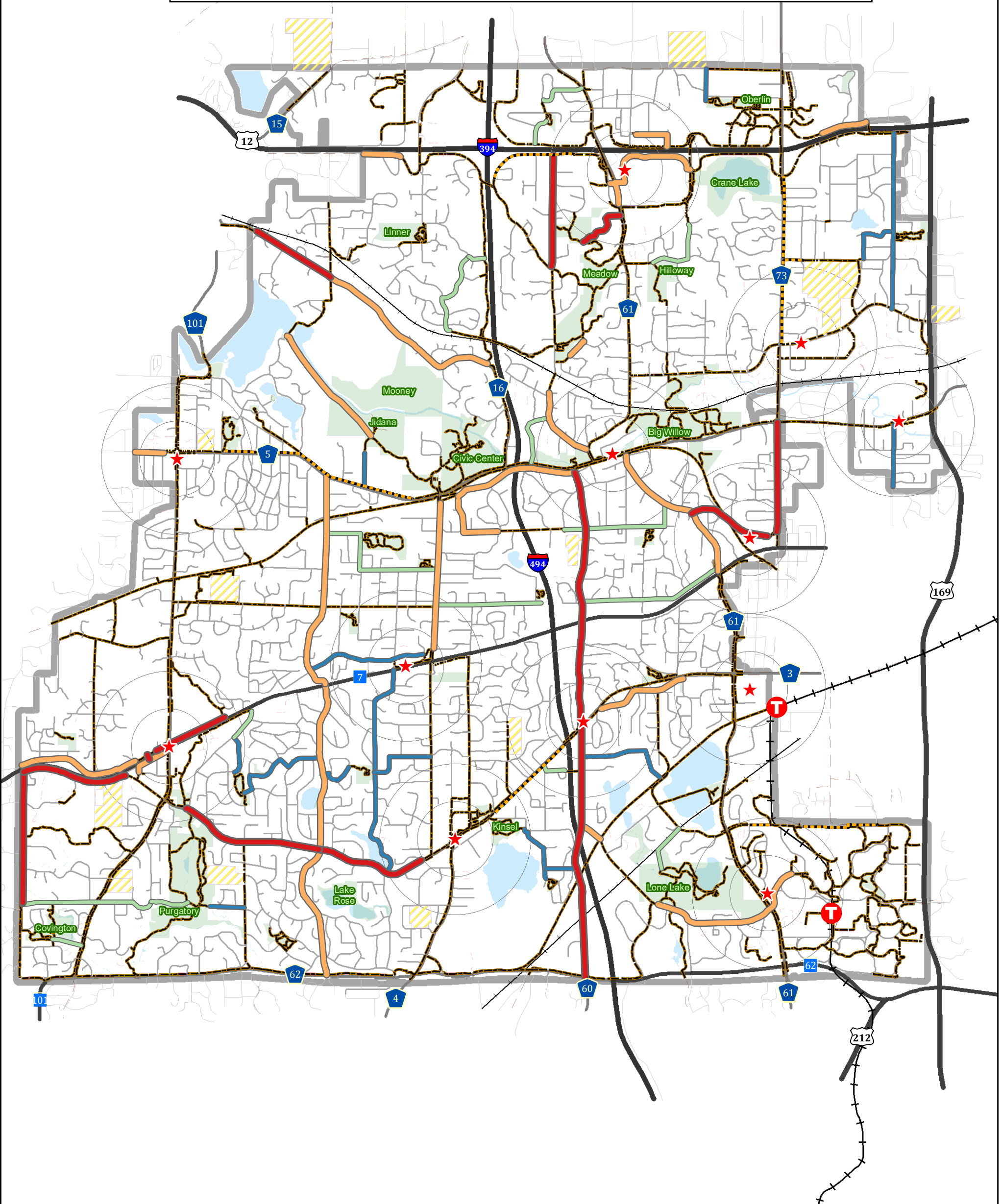
Funded Trail Segments

Existing Sidewalks and Trails

School Property

1/4 Mile Village Center Ring

1/2 Mile Village Center Ring



2023 - 2027 PROPOSED LOCAL STREET CONSTRUCTION

LEGEND

RECONSTRUCTION

- 2022-2023
- 2023
- 2024
- 2025
- 2026
- 2027

ENGINEERING MILL & OVERLAY

- 2023
- 2024
- 2025
- 2026
- 2027

PUBLIC WORKS OVERLAY

- 2023
- 2024
- 2025
- 2026
- 2027

PUBLIC WORKS MAINTENANCE OVERLAY

- 2023
- 2024
- 2025
- 2026
- 2027

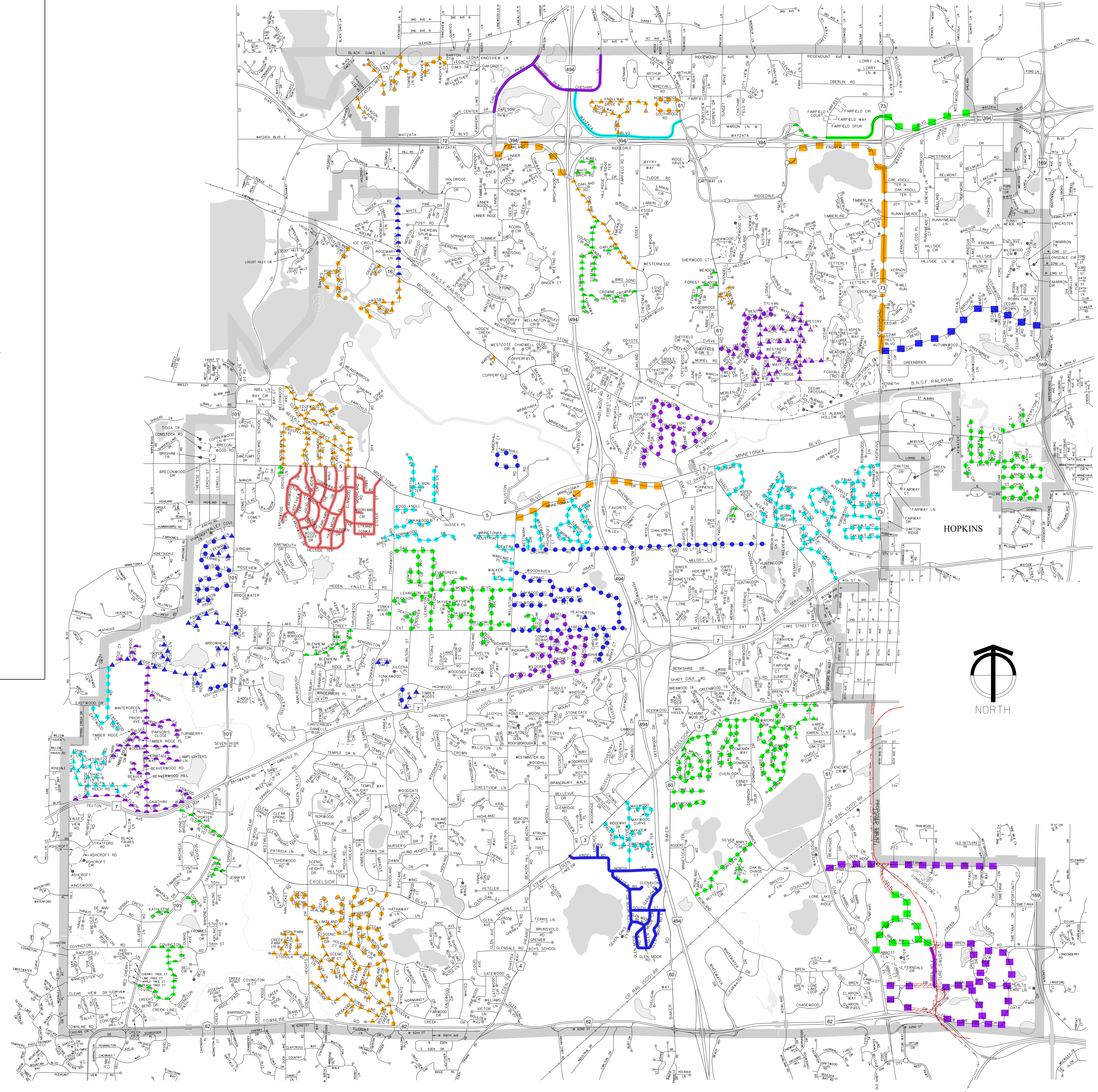
NEIGHBORHOOD REFURBISHING

- 2023
- 2024
- 2025
- 2026
- 2027

COUNTY ROAD PROJECTS

PROJECTS BY OTHERS

- 2018-2027 SWLRT
- 2026 COUNTY ROAD MILL & OVERLAY





**Study Session Agenda Item #6
Meeting of June 20, 2022**

Title: August Study Session – topics and date

Report From Mike Funk, Acting City Manager

Submitted through:

Action Requested: Affirm upcoming topics and date

Summary Statement

This item is informational and is intended to provide the council with the upcoming study session agenda items and study session schedule.

Background

The Minnetonka city council is scheduled to hold a total of eleven (11) study sessions in 2022. To maximize study session meetings, provide staff direction and focus on council priorities, council members ranked specific topics they expressed interest to review. At the Jan. 10, 2022 Study Session the city council reviewed these rankings, discussed priorities and provided direction to staff.

At the Feb. 7, 2022 regular council meeting the city council unanimously approved the 2022 Study Session Work plan. See attached. Staff committed that at each proceeding study session the topics for the upcoming study session will be provided.

Section 1.5 of the City Council Rules of Procedure states, individual council members may propose agenda items for future meetings at a study session, and the council may provide direction to the city staff regarding scheduling such matters. In essence, this document can be modified throughout the remainder of the year by a majority of council members.

Unless modified by the city council, the 2022 Study Session Work Plan agenda items for August 15, 2022 are:

- 2023 budget discussion
- Recap RCV
- Sign ordinance in reference to elections

Discussion Questions

1. Does the city council confirm upcoming topics and date?

2022 Council Study Session Work Plan		
C i t y M a n a g e r R e c r u i t m e n t	Quarter 1	
	10-Jan	
	Establish 2022 Council Work Plan	
	Study Session: streaming/broadcasting	
	14-Feb	
	Joint EDAC/CC wealth building buy-down program	
	Boards & Commission Interviews	
	2022 Community Survey questions review	
	17-Mar	
	Director presentation: Chief Scott Boerboom, Police	
	Director presentation: Julie Wischnack, Community Development	
	Strategic Profile	
	Quarter 2	
	TBD	Joint meeting with City of Hopkins: Southwest Light Rail & Dual city contracts
	04-Apr	
	Director presentation: Mike Funk/ Moranda Dammann, Administration	
	Director presentation: Corrine Heine, Legal	
	Director presentation: Kelly O'Dea, Recreation programming overview	
	Director presentation: Chief John Vance, Fire	
	16-May	
	Director presentation: Will Manchester, Public Works	
	Director presentation: Darin Nelson, Finance	
	2023 Kick-Off Budget discussion	
	08-Jun	Rescheduled Annual Park Board tour
	20-Jun	
	NRMP/POST Plan, park dedication fees, funding, priority list	
	2023 CIP/EIP	
13-Jul	Boards & Commissions dinner	
Quarter 3		
15-Aug		
2023 budget discussion		
Recap RCV		
Sign ordinance in reference to elections		
25-Aug	Annual joint Planning Commission, EDAC and City Council tour	
19-Sep		
Housing: homelessness		
Affordable Housing		
Young person sustainability commission interviews		
Quarter 4		
02-Nov	Annual Park Board and City Council joint meeting	
07-Nov		
Speed limits		
Police policy/data collection		
21-Nov		
2023 Enterprise budget discussion, including utility billing/senior discount)		
2023 budget discussion		
12-Dec		
2023 Strategic Profile Action Steps		
2023 Study Session Work plan		
2023 Legislative Breakfast - confirm priorities		

Other Potential Topics

- Technology security and data practice training
- Council meeting length/meeting efficiencies
- Review solar energy programs and offerings
- Noise discussion: Lawn mowers, leaf blowers
- Storage of garbage/recycling containers
- Council member compensation
- Noise discussion/hardscape discussion: outdoor pickleball
- Personal property tax
- Review of business programs
- Permitting work flow: informational
- Human Rights/DEI Commission
- Community Engagement
- New Low to Medium Density Zoning Discussion Along Identified Corridors
- Buckthorn pick-up
- annual survey and/or a question through MinnetonkaMatters
- city council retreat item: Spring 2022