



AGENDA
CITY OF MINNETONKA
ECONOMIC DEVELOPMENT ADVISORY COMMISSION
Wednesday, May 23, 2018
6:00 p.m.

Council Chambers
Minnetonka Community Center

1. Call to Order

2. Roll Call

Charlie Yunker
Jerry Knickerbocker
Megan Luke
Lee Jacobsohn

Jacob Johnson
Jay Hromatka
Melissa Johnston

3. Approval of April 19, 2018 minutes

BUSINESS ITEMS

4. 2019-2023 Economic Improvement Program (EIP)

Provide final feedback to city staff and recommend approval.

5. Staff Report

6. Other Business

The next regularly scheduled EDAC meeting will be held on, **Thursday, June 21 at 6:00 p.m.**

7. Adjourn

If you have questions about any of the agenda items, please contact:
Alisha Gray, EDFP, Economic Development and Housing Manager (952) 939-8285
Julie Wischnack, AICP, Community Development Director, (952) 939-8282

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

**April 19, 2018
6 p.m.**

1. Call to Order

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

2. Roll Call

EDAC commissioners present: Jay Hromatka, Lee Jacobsohn, Melissa Johnston, Jerry Knickerbocker, Megan Luke, and Charlie Yunker were present. Jacob Johnson was absent.

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

Consultants James Lenhoff and Julie Eddington were present.

Councilmember Deb Calvert was present.

3. Approval of March 22, 2018 Minutes

Hromatka moved, Knickerbocker seconded a motion to recommend that the EDAC approve the minutes from the March 22, 2018 meeting as included in the agenda. Hromatka, Jacobsohn, Johnston, Knickerbocker, Luke and Yunker voted yes. Johnson was absent. Motion passed.

4. Dominion Apartments

Gray reported.

Wischnack noted that suggestions from commissioners would be considered before presenting this item to the city council.

Jacobsohn asked if the funding gap is no longer an issue. Gray answered affirmatively. Other sources were found to fill the gap.

Knickerbocker asked if the sale of one of the buildings would impact the other building. Eddington explained that a section in the contract would require particular conditions to be met. The new owner would have to take on all of the obligations of the contract.

Knickerbocker noted that the contract includes language that states that the developer "shall accept Section Eight Housing." Eddington stated that the developer has not yet reviewed the contract. She was looking for feedback from staff and the EDAC before giving the contract to the developer to review. Wischnack explained that applying for tax credit requires that language to be included. It is part of the tax credit application process. Lunderby agreed.

Wischnack explained that other tax credit projects in the city have the same stipulation to accept Section Eight vouchers. Lunderby explained that this is not a project-based Section Eight project, but, instead, the Section Eight being mentioned in the contract is for tenant-based voucher holders which is a different thing. Voucher rents are typically set by established payment standards that are set by HUD or local housing authorities. If a resident brings in a voucher, then based on whatever the resident's income is, the resident would pay 30 percent. The voucher provides, through a federal subsidy, a rent subsidy each month that pays the difference between what the payment standard is and the resident portion of the rent. Building owners have a financially feasible project by collecting the rent needed to support the operations and expenses of the project and residents who do not make enough money to qualify on their own are able to have a good place to live.

Jacobson asked if senior housing would fall under the same AMI requirements. Gray answered affirmatively.

In response to Hromatka's question, Lunderby explained fair housing concerns and bond implications with age-restricted housing. One general contractor would be used for both buildings. He is comfortable with the possible fluctuation in interest rates. Dominion is well capitalized. There are committed resources that would be used to close the project.

Hromatka asked if a cross default should be included in the developer's agreement. Eddington explained how a cross default would be covered by 9.1C. The lender would require and control a collateral assignment.

Hromatka questioned why there would be a 26-year-maximum term when there would be 30 years of affordability. Gray answered that 26 years is the maximum allowed for a housing TIF District, but the city's covenant allows 30 years of affordability.

In response to Hromatka's question, Eddington explained that the EDA is the entity approving the contract and subject to the negative affirmation section. The developer would still need final approval from the city planning department which would not be restricted by the language. The construction plan section allows the EDA a chance to look at the concept plan and planning approvals.

In response to Knickerbocker's question, Eddington explained the bonding process. Wischnack explained that the paragraph Knickerbocker asked about addresses what would happen at the city council level.

Ryan Lunderby, representing Dominion Apartments, applicant, appreciated the commission's consideration, questions and feedback. He is excited to move the project forward.

Jacobson stated that the incremental financing issue identified at the subcommittee meeting has been removed. He supports the proposal.

Hromatka thought that the project is exciting for the city and Opus area. He supports the project.

Knickerbock felt that the proposal has been improved and, from a dollars and sense stand point, it should be approved. It is in keeping with what the city has approved in the past and the amounts of money are reasonable. The building is so big, he was concerned with traffic issues. He would prefer a business that would create jobs at that location. The proposal does make good economic sense.

Hromatka moved, Knickerbocker seconded a motion to recommend that the EDAC approve the contracts for private development. Hromatka, Jacobsohn, Johnston, Knickerbocker, Luke and Yunker voted yes. Johnson was absent. Motion passed.

5. Staff Report

Gray and Wischnack reported:

- Eden Prairie posted a video of the Green Line Extension. It shows the alignment under Hwy. 62. Hopkins also posted a video. In March, the Metropolitan Council approved its agreements with the railroad authority. Bids will be opened in May and awarded in August. Construction could begin in September. Service could begin in 2023.
- Hopkins Montessori School applied for a conditional use permit to operate a school at 14401 Brunsvold Road.
- Glen Lake Elementary is working on reconfiguring a parking lot.
- Arundel Addition is a three-lot subdivision being proposed at 15500 Minnetonka Boulevard.
- There are plans for Solbekken Villas on the music barn site at 5740 and 5750 Shady Oak Road being proposed.
- A concept plan will be reviewed for Ridgedale Active Adult Apartments at 12421 Wayzata Boulevard.
- A religious facility is being proposed at 2333 and 2339 Hopkins Crossroad and 11170 Mill Run.
- A graduate school is being proposed for 10225 Yellow Circle Drive.
- Ridgedale Executive Apartments is expected to submit revised plans in May.
- A pet wellness clinic is being proposed in the Highland Bank building at 1700 Plymouth Road.
- Dominion has submitted a concept plan for 42 apartments at 2828 and 2800 Jordan Avenue.
- The Shady Oak Road redevelopment project is applying for tax credit in June 2018.
- Minnetonka Hills Apartments is waiting for a grading and building permit.
- Midwest Master Craft is under construction at 17717 Highway 7.
- Mesaba Capital, Crest Ridge Senior Housing, RiZe at Opus, and Ridgedale Corner Shoppes are under construction.
- Construction for iFly should begin in the next two months.
- Ki Sushi is now open on Minnetonka Boulevard.
- The Open to Business program is being advertised in new ways.
- A business newsletter is being created.
- The Home Enhancement and Welcome to Minnetonka loan programs are currently operating. One Welcome to Minnetonka loan has been processed and three Welcome to Minnetonka loans are pending.
- CDBG will be transitioning to Hennepin County in July. There are eight CDBG projects underway.

6. Other Business

The next EDAC meeting is scheduled for Wednesday, May 23, 2018 at 6 p.m.

7. Adjournment

Knickerbocker moved, Jacobsohn seconded a motion to adjourn the meeting at 7 p.m. Motion passed unanimously.

**EDAC Agenda Item #4
Meeting of May 23, 2018**

Brief Description	2019 – 2023 Economic Improvement Program (EIP)
Recommendation	<i>Provide final feedback to city staff and recommend approval.</i>

Background

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

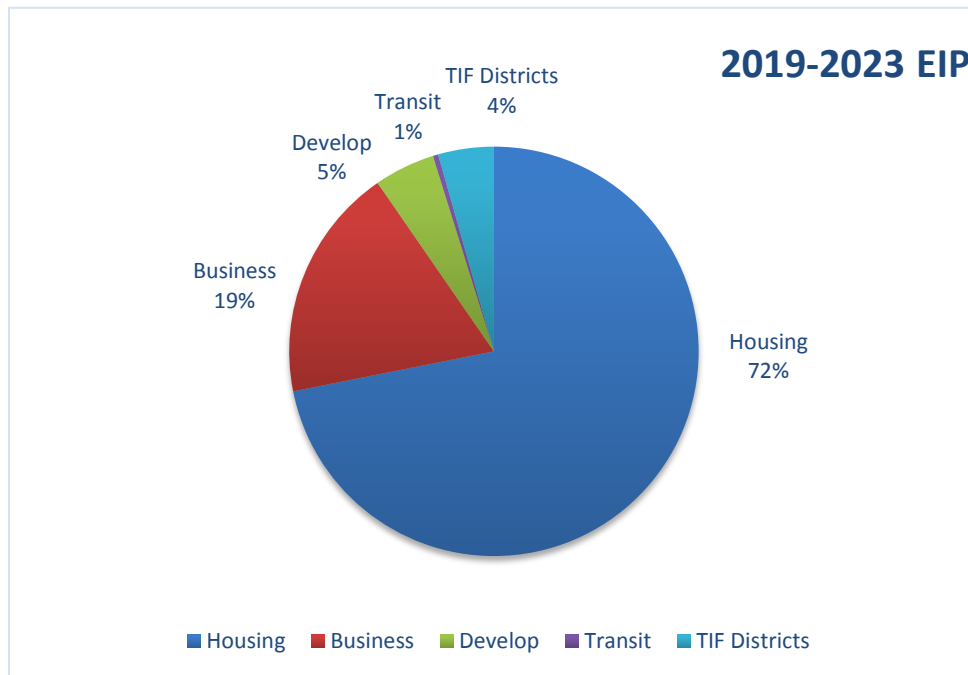
Economic Improvement Program

The draft EIP has been prepared based upon the comments by the city council received during the study session on April 23, as well as the Economic Development Advisory Commissioners' feedback from the March 22, 2018 EDAC meeting.

- **Chapter 1 Policy** — defines what funding categories programs will fall under, and also details the funding principles.
- **Chapters 2 through 7** — provides program pages for each of 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 which is a one-year (2019) summary of total expenditures by category and by 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 and 2011-2020 affordable housing goals, including any EIP programs used to assist the project and the affordable housing income limits.
- **Glossary** — Glossary of programs and terms.

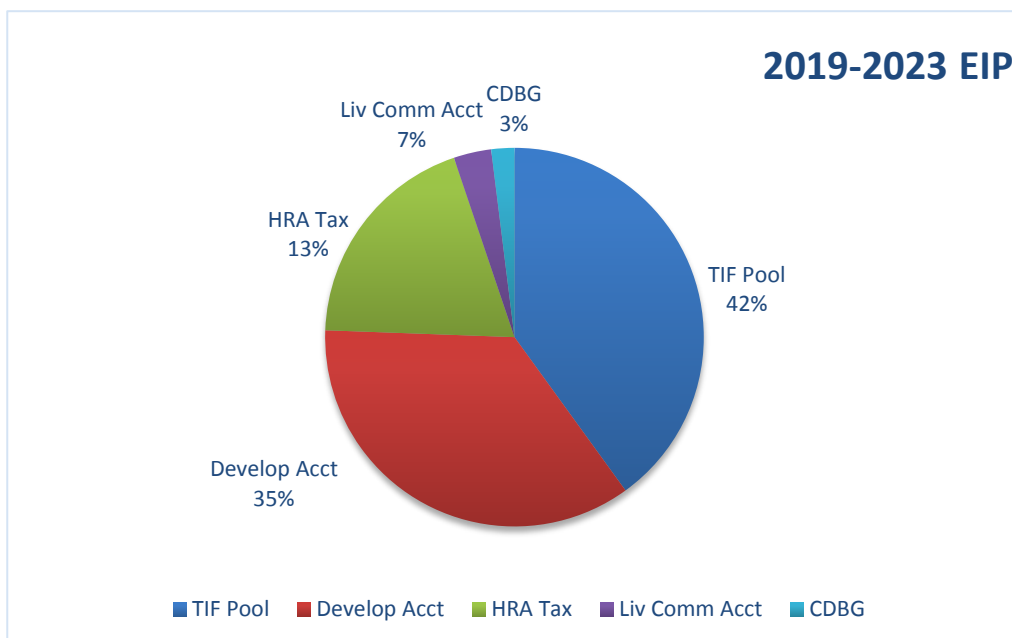
Uses of EIP Funds

As has been the case for many years, the city's highest priority in the recommended EIP continues to be housing. Approximately \$10.4 million is projected to be spent on housing programs. This single category represents 72 percent of the entire portfolio.



The second highest category is business retention/expansion and attracting new business. It should be noted that a majority of those funds are not city dollars, but rather pass-through grants or other loan programs. The lowest categories of investment are development/redevelopment and transit program areas. However, the development category is expected to increase as more definitive plans for station area improvements for Southwest Light Rail Transit (LRT) to come into place.

In the 2019-2023 EIP, accounting for the largest single resource for EIP implementation at 42 percent of all funding, approximately \$3.808 million will be available in pooled TIF funding from Boulevard Gardens. TIF pooling funds are limited to specific types of housing projects. Funding from the Development Account, which is more flexible in its use and includes outside flow-through grants, is projected to contribute to over one-third of the funding for the recommended EIP. The HRA levy would generate the next largest source of funding.



Staff Review - 2019-2023 EIP Updates

Housing Chapter Summary

CDBG Program

On July 1, 2018 the administration of the Community Development Block Grant (CDBG) program will be transferred to Hennepin County. Changes to the CDBG Program include:

- Administration
 - Hennepin County will receive 13% 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 CAPER and other reports to HUD).
- Small Projects Program
 - Hennepin County will administer the Small Projects Loans program beginning on July 1, 2018.
 - Maximum loan amount will be increased to \$15,000 (recommended by EDAC March 22, 2018 meeting).
 - Allows greater investment in properties vs. minor repairs
 - Costs for improvements have significantly risen since 2005 when the \$5,000 maximum was established
 - Will assist in meeting annual spend down requirement
 - Hennepin County processes through an online application; city staff can assist residents that want to meet locally to apply for the program.
 - The sources/uses for this year assumes program income following the end of the federal funding. Staff is observing an increase in the repayment of loans (there are currently 222 outstanding loans in the portfolio). Staff attributes an increase in repayments to the homes sales trend. Program income is rolled back into the program to provide additional loans.
- Fair Housing
 - City will remain involved in Fair Housing activities, however, the county will be responsible for coordinating these efforts on behalf of the city.
- Public Services
 - Public service agencies now apply for funding through a coordinated RFP published by the county. For 2018, all of the previously funded Minnetonka public service agencies applied and were recommended for funding that exceeded previous Minnetonka allocations (as an entitlement community). In addition, YMCA was awarded to provide service to Minnetonka Heights

Homes Within Reach

- In 2014, an EDAC subcommittee met and recommended that council consider phasing out funding for HWR. Additionally, council discussed a contribution of \$100,000 to HWR for 2018 and 2019 through the HRA levy. In 2020, it was suggested that HWR receive \$25,000 for annual maintenance moving forward.

Welcome to Minnetonka and Minnetonka Home Enhancement

- On Jan.1, 2018, the Center for Energy and Environment began administrating these programs. Greater Metropolitan Housing Council (GMHC) no longer has a lending branch and was unable to continue administering the program.
- In 2017, The Welcome to Minnetonka program was restructured as a \$10,000, deferred loan, with a 30 year term and 1% interest. The loan is repayable at sale, refinance, or at the 30 year termination. This change was reviewed and recommended by the EDAC in 2017.
- The Minnetonka Home Enhancement Loan Program interest rate was increased to 3%.
- There is a fund balance of \$278,324 for these programs. However, staff is aware of one closed loan in 2018 and three applications that are currently under review.

Housing Improvement Areas

- In 2017, the council approved a Housing Improvement Area for Cloud 9 Association.
- The city will issue bonds in 2019 to repay the association's construction loan (estimated at \$3.93 million). The loan will be repaid through the housing fee collected on the annual property tax statements.

TIF Pooling

- Staff noted pooling obligations for Shady Oak Road of \$1,209,000 and Mariner of \$556,179 for TIF pooling expenditures in 2019 through Beacon Hill TIF district.
- A TIF pooling page was added under the housing chapter for Beacon Hill which will generate three years' worth of pooling beginning in 2019. These pooling dollars could also be utilized to assist with affordable housing production.

Business Chapter Summary

Sprinkler Retrofit

- Copper Cow participated in the Sprinkler Retrofit Program in 2018. Staff is anticipating additional interest in the program. The program will be marketed as part of the Business Development Strategy.

Pass-through Grants

- Staff noted Metropolitan Council grants on the project page. Additional grants are expected over the next several years.

Business Outreach

- \$25,000 a year was budgeted to assist with the implementation of the Business Development Strategy. Project costs include: business newsletter, business outreach and marketing, and potential for future business related events.
- The first edition of the business newsletter will be distributed this summer.

SAC/REC Program

- Updated as an active program. There were three participants in 2017/2018.

Transit Chapter

- No substantial changes were made to this chapter.

Development and Redevelopment Chapter

Strategic Marketing

- There is a current fund balance of approximately \$100,000 to assist with strategic marketing efforts.
- Additional funds were added beginning in 2021 to assist with these efforts.

EDAC Review and Feedback - March 22, 2018

At the March 22, EDAC meeting, the commission undertook a review of programs in the EIP. Below are the EDAC's comments and findings from their review.

Owner Occupied/Small Projects Rehabilitation Programs

- Staff clarified the difference between the Minnetonka Home Enhancement and Small Projects Loan. The basic eligibility of the programs is outlined below:
 - Minnetonka Home Enhancement Program
 - Provides up to \$15,000 for home repair, green improvements and some additions
 - Loan Term – 3% interest, 10 year term
 - Household income cannot exceed 120% AMI
 - Taxable Market Value cannot exceed \$300,000
 - Small Projects Program
 - EDAC reviewed new program to provide up to \$15,000 for eligible deferred maintenance repairs (previously \$5,000 maximum between 2005-2017)
 - Loan Term – 0% interest, payments deferred for 10 years
 - Household income cannot exceed 80% AMI
 - Taxable Market Value cannot exceed \$300,000
- Staff updated the 2018 Affordable Housing Income Limits in the Affordable Housing Section of the report. In addition, sample rent scenarios were added to the page.

Next Generation

- EDAC Commissioner Luke inquired about the origination and viability of the Next Generation program as a conceptual program.
 - Staff clarified that the program concept predated WHALHT (Homes Within Reach). Homes Within Reach's model provides single family affordable housing in the community.
 - Land bank models are being utilized by other cities, however, rising land prices are impacting the ability for them to continue this strategy.

City Council Study Session Feedback – April 23, 2018

Homes Within Reach

- Council members had questions regarding the \$25,000 allocation beginning in 2020 and whether there should be continued funding for Homes Within Reach to acquire additional properties. Staff communicated that the EDAC and council recommended the phasing out of funding for Homes within Reach beginning in 2020 to assist with ongoing maintenance of the homes.
- Council member Acomb agreed that the city should continue to support Homes Within Reach throughout the community and develop criteria to ensure the properties are not clustered in any single area.
- Council member Wagner inquired about possibly seeking other funding or special legislation that could be used to fund the program.
- Staff is looking for guidance as to whether the EDAC would like to continue with the recommendation from 2014 to phase out finding beginning in 2020, continue to utilize HRA levy to fund the program, or seek additional funding sources to continue assisting Homes Within Reach.

Strategic Marketing

- Council members discussed developing a strategy to support this effort and noted that the branding initiative was a good starting point to build upon.
- Council member Wagner discussed focusing on attracting young families to the community.
- Council member Wiersum inquired about the target audience and addressing the perception challenges (Lake Minnetonka vs. City of Minnetonka).
- Staff is in the process of researching options to continue strategic marketing efforts.

Next Steps

The schedule for approval is as follows:

- May 23 EDAC — Finalize full EIP document and make recommendation to the city council.
- June 4 City Council meeting — Review and approve EIP.

Recommendation:

Provide final feedback to city staff and recommend approval.

Submitted through:

Geralyn Barone, City Manager
Merrill King, Finance Director

Originated by:

Julie Wischnack, AICP, Community Development Director
Alisha Gray, Economic Development and Housing Manager



CITY OF
MINNETONKA

**2019-2023
ECONOMIC IMPROVEMENT
PROGRAM**



**ECONOMIC IMPROVEMENT PROGRAM
2019-2023**

CITY OF MINNETONKA

Adopted XXXXX, 2018

**2019-2023
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:

1. 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.
2. Projects that support existing business retention and expansion, attract new businesses, and allow the city to remain economically competitive.
3. Projects which enhance resident mobility by pursuing opportunities and solutions to improve transit service.
4. 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

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 10 programs in place to assist in the construction, maintenance, and renewal of housing in the city. An additional two programs are in the conceptual phase and will be explored for further consideration.

- The total five-year estimated cost of the programs is \$10,453,979.

Program	2019	2020	2021	2022	2023	5-Year Total
CDBG Administration	10,000	8,000	6,000	0	0	\$24,000
Small Projects	80,000	60,000	40,000	0	0	\$180,000
Fair Housing	800	600	400	0	0	\$1,800
Homes Within Reach	100,000	25,000	25,000	25,000	25,000	\$200,000
Housing Improvement Areas	3,930,000	0	2,000,000	0	0	\$5,930,000
Minnetonka Home Enhancement	50,000	50,000	50,000	50,000	50,000	\$250,000
Public Services	14,000	11,000	8,000	0	0	\$33,000
Tax Exempt Financing/Conduit Debt	0	0	0	0	0	\$0
Affordable Housing via TIF Pooling	1,765,179	600,000	600,000	620,000	0	\$3,585,179
Welcome to Minnetonka	50,000	50,000	50,000	50,000	50,000	\$250,000
	\$5,999,979	\$804,600	\$2,779,400	\$745,000	\$125,000	\$10,453,979
Conceptual Programs						
Employer Assisted Hsg						\$0
Next Generation Program						\$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

- Programs funded by Community Development Block Grant (CDBG) program are expected to be eliminated or restructured in the near future due to decreases and potential elimination of the CDBG program at the federal level.
- The 2018/2019 allocation for Homes within Reach is anticipated to be funded through the HRA levy.
- In 2017, The Livable Communities Account received a repayment in the amount of approximately \$400,000 as a results of the sale of Minnetonka Heights.

Economic Improvement Program

2019 *thru* 2023

Department 1-Housing

City of Minnetonka, Minnesota

Contact Community Development

Project #	Housing-01
Project Name	CDBG Administration

Type Program

Useful Life N/A

Category Housing

Priority Yellow

Key Measures Program Administration Hours

Key Measures

Key Measures

Key Measures

Description

The Community Development Block Grant (CDBG) program is a federally-funded program, administered at the local level.

SCHEDULING AND PROJECT STATUS:
This is an on-going program. The CDBG program year runs July 1 to June 30, which is different than the city's fiscal year.

Justification

Based upon the needs, priorities, and benefits to the community, CDBG activities are developed and the division of funding is determined at a local level. All funded activities must meet at least one of the three national objectives:

- Benefit low and moderate income persons
- Help prevent and/or eliminate slums and/or blight
- Meet other community development needs of particular urgency

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS:
Comprehensive Plan-Provide city services and collaborate with outside agencies and the private sector to leverage additional services that reinforce the city's values.

Strategic Plan-Initiating programs and policies that broaden housing choices to both meet the needs of our aging population and attract young residents.

KEY MEASURES
N/A

Expenditures	2019	2020	2021	2022	2023	Total
Program Cost	10,000	8,000	6,000	0	0	24,000
Total	10,000	8,000	6,000	0	0	24,000

Funding Sources	2019	2020	2021	2022	2023	Total
CDBG	10,000	8,000	6,000	0	0	24,000
Total	10,000	8,000	6,000	0	0	24,000

Budget Impact/Other

This funding is to repay the staff time involved for the overall administration of the CDBG program. In 2018, the city joined the county CDBG program administration activities such as IDIS reporting, monitoring, marketing, fair housing activities, and ongoing program administration are now completed by Hennepin County.

It is expected that CDBG funds will be eliminated or restructured at some time in the near future by the federal government. For purposes of this report, we assume phased out of the program by 2022.

Beginning on July 1, 2018, the CDBG funding will flow directly to the county for the administration of Minnetonka's programming.

Economic Improvement Program

2019 *thru* 2023

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 Small Projects Program

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

Description

The Small Projects loan program (previously called the Emergency Repair 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. Between 2005 - 2017 the maximum loan amount for the program was capped at \$5,000.

SCHEDULING AND PROJECT STATUS:
 This is an ongoing program. New applications are only accepted during certain periods of time. A new round of applications will open in April 2018. Typical projects include furnaces, window, and roof replacement.

The CDBG program year is July 1 to June 30, which is different than the city's fiscal year.

Justification

Households up to 80% of area median income qualify for the \$15,000 Small Projects Program, which allows for housing repairs and maintenance. Additions and aesthetic improvements are not allowed under the program.

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS:
 Comprehensive Plan-Promote housing maintenance programs that improve the livability of existing residential dwelling units in a cost effective manner.

Strategic Plan-Initiate programs and policies to broaden housing choices to meet the needs of our aging population and attract young residents.

KEY MEASURES
 Households Assisted

2015	2016	2017	2018	2019	2020	2021	2022	2023
47	25	14	10	10	10	8	8	8

Expenditures	2019	2020	2021	2022	2023	Total
Program Cost	80,000	60,000	40,000	0	0	180,000
Total	80,000	60,000	40,000	0	0	180,000

Funding Sources	2019	2020	2021	2022	2023	Total
CDBG	80,000	60,000	40,000	0	0	180,000
Total	80,000	60,000	40,000	0	0	180,000

Budget Impact/Other

Beginning on July 12018, Hennepin County staff will oversee the entire program from application, to project management to signing of the loan documents. The administrative costs associated with the program are 13% of the rehabilitation program fund for the 2018 program year.

With the declining CDBG funds, less emphasis will be placed on this program, which will decrease assistance to households. However, with nearly 222 outstanding loans in the portfolio several loan repayments are expected each year, which will add additional funding to the loan pool to provide additional loans.

It is expected that CDBG funds will be eliminated or restructured in the near future by the federal government. The program would be expected to end at about that time unless new funding is identified. For purposes of this report, staff assumes a phase out of the program by 2022.

Beginning on July 1, 2018, the CDBG funding will flow directly to the county for the administration of Minnetonka's programming.

Economic Improvement Program

2019 *thru* 2023

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

City of Minnetonka, Minnesota

Project # Housing-04
Project Name Fair Housing

Key Measures Education/Information Sessions **Key Measures**
Key Measures **Key Measures**

Description
 As part of the city’s CDBG allocation, the city must participate in and further fair housing activities. This is accomplished by participating in the Hennepin County Consortium and Fair Housing Implementation Council. The city has been directly providing funds for fair housing since it became an entitlement community in 2005. The city is working with Hennepin County Consortium to coordinate a collaborate fair housing strategy.

SCHEDULING AND PROJECT STATUS
 This is an ongoing program. The CDBG program year runs July 1 to June 30, which is different than the city’s fiscal year.

Justification
 To further fair housing and remove impediments to fair housing within the city.

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS:
 Comprehensive Plan-Provide city services and collaborate with outside agencies and the private sector to leverage additional services that reinforce the city's values.

Strategic Plan-Initiating programs and policies that broaden housing choices to both meet the needs of our aging population and attract young residents.

KEY MEASURES (Program year is July 1 to June 30)
 The city participates in Fair Housing Implementation Council efforts to further fair housing activities. Participation in fair housing activities is a requirement of receiving funds from the U.S Department of Housing and Urban Development.

Expenditures	2019	2020	2021	2022	2023	Total
Program Cost	800	600	400	0	0	1,800
Total	800	600	400	0	0	1,800

Funding Sources	2019	2020	2021	2022	2023	Total
CDBG	800	600	400	0	0	1,800
Total	800	600	400	0	0	1,800

Budget Impact/Other
 Typically, one percent of the city’s CDBG annual allocation is contributed to the Hennepin County Consortium. There is no staff time provided for this program, with the exception of review and feedback on information provided by the consortium and the Fair Housing Implementation Council.

It is expected that CDBG funds will be eliminated or restructured in the near future by the federal government. The program would be expected to end at about that time unless new funding is identified. For purposes of this report, it is assumed that the program will phase out by 2022.

Beginning on July 1, 2018, the CDBG funding will flow directly to the county for the administration of Minnetonka's programming.

Economic Improvement Program

2019 *thru* 2023

Department 1-Housing
Contact Community Development
Type Program
Useful Life
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-Creating partnerships with other agencies to ensure the longevity of affordable housing.

Strategic Plan-Initiate programs and policies to broaden housing choices to meet the needs of our aging population and attract young residents.

KEY MEASURES
2015 2016 2017 2018 2019 2020 2021 2022 2023

Total HWR units in Minnetonka
54 55 56 57 58 58 58 58 58

Expenditures	2019	2020	2021	2022	2023	Total
Program Cost	100,000	25,000	25,000	25,000	25,000	200,000
Total	100,000	25,000	25,000	25,000	25,000	200,000

Funding Sources	2019	2020	2021	2022	2023	Total
HRA Levy	100,000	25,000	25,000	25,000	25,000	200,000
Total	100,000	25,000	25,000	25,000	25,000	200,000

Budget Impact/Other
Homes Within Reach requests funding through the non-profit funding 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, the Livable Communities Account is no longer available.

An EDAC subcommittee met in 2014 and recommended that HWR funding be decreased beginning in 2017. An annual maintenance fee will be collected beginning in 2020 to assist with ongoing maintenance and operations. The proposed funding source for ongoing maintenance is the HRA levy.

Economic Improvement Program

2019 *thru* 2023

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. The first HIA was adopted in early 2012. 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 collaborate with lenders or other agencies that offer programs for home rehabilitation.
 Strategic Plan-Initiating programs/policies to broaden housing choices to meet the needs of our aging population and attract young residents.

KEY MEASURES

2015	2016	2017	2018	2019	2020	2021	2022	2023
0	0	0	164	0	0	100	0	0

Expenditures	2019	2020	2021	2022	2023	Total
Construction/Maintenance	3,930,000	0	2,000,000	0	0	5,930,000
Total	3,930,000	0	2,000,000	0	0	5,930,000

Funding Sources	2019	2020	2021	2022	2023	Total
Development Fund	0	0	0	0	0	0
Revenue Bonds	3,930,000	0	2,000,000	0	0	5,930,000
Total	3,930,000	0	2,000,000	0	0	5,930,000

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.

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 will issue bonds rather than the utilize the development fund to finance the project.

Economic Improvement Program

2019 *thru* 2023

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

City of Minnetonka, Minnesota

Project # Housing-10
Project Name Public Services

Key Measures Individuals Assisted **Key Measures**
Key Measures **Key Measures**

Description
Up to 15 percent of the city’s Community Development Block Grant funds can be used to fund public services (non-profits). The public service agencies programs must meet one of the three CDBG national objectives.

SCHEDULING AND PROJECT STATUS
Public services funded by CDBG funds are selected during the non-profit funding review completed by the EDAC each October. Projects then commence in July the following year. The CDBG program year runs July 1 to June 30, which is different than the city’s fiscal year.

Justification
Public Service agencies provide a number of services, such as foreclosure prevention, information and referral, and senior home improvement services. Clients must be Minnetonka residents at 80% of area median income or less.

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS
Comprehensive Plan-Provide city services and collaborate with outside agencies and the private sector to leverage additional services that reinforce the city's values.
Strategic Plan-Initiating programs and policies that broaden housing choices to both meet the needs of our aging population and attract young residents.

KEY MEASURES

	2015	2016	2017	2018	2019	2020	2021	2022
Individuals Assisted	696	508	676	700	700	700	N/A	N/A

Expenditures	2019	2020	2021	2022	2023	Total
Program Cost	14,000	11,000	8,000	0	0	33,000
Total	14,000	11,000	8,000	0	0	33,000

Funding Sources	2019	2020	2021	2022	2023	Total
CDBG	14,000	11,000	8,000	0	0	33,000
Total	14,000	11,000	8,000	0	0	33,000

Budget Impact/Other
In 2018, the city joined the Joint Urban County CDBG Program. Funding for public service agencies is being considered through a coordinated RFP process.

In 2018, the following previously funded public service agencies, serving Minnetonka residents, applied for funding through the coordinated RFP Process: CAP-HC, ICA, ResourceWest, TreeHouse and Senior Community Services H.O.M.E. program, and HOME Line. In addition, YMCA was recommended funding for Youth Programming in Minnetonka. Hennepin County will consider approval of funding awards in May/June 2018 and HUD approval of awards will be announced in June/July 2018.

It is expected that CDBG funds will be eliminated or restructured in the near future by the federal government. For purposes of this report, we assume phased out of the program by 2021.

Beginning on July 1, 2018, the CDBG funding will flow directly to the county for the administration of Minnetonka's programming.

Economic Improvement Program

2019 *thru* 2023

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

City of Minnetonka, Minnesota

Project # Housing-11
Project Name Tax-Exempt Financing/Conduit Debt Projects

Key Measures Projects Assisted **Key Measures** Housing Projects Assisted
Key Measures Businesses Assisted **Key Measures** Projects Considered

Description
 Cities, under State Statute Sections 469.152 to 469.165 and Chapter 462C, have the authority to issue tax exempt financing for industrial development, health care facilities and multi-family housing. In 1984 the city council adopted a council policy to guide the city in requests. A revised council policy was adopted in 2015. Examples of projects include St. David's Center building updates (2014) and Elmbrooke Townhomes (2017). Host approval can also be given for projects where financing is issued by another city (example: Hammer Residences and Eagle Ridge Academy (2015 and 2016).

SCHEDULING AND PROJECT STATUS
 Projects are reviewed to determine if they meeting council policy guidelines and if the city has enough annual financing available. Projects are then brought forward after this review. It is anticipated that the city will not have capacity to finance projects in 2018 and 2019.

Justification
 To attract/promote economically sound industry, commerce, and health care, as well as for housing projects for low/moderate income and elderly persons. Tax exempt financing is used on a selective basis to encourage development offering a benefit to the city as a whole.

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS
 Comprehensive Plan-
 -Support and encourage housing options that are attractive to a wide variety of age and income levels of residents.
 -Facilitate connections between local businesses and programs that provide incentives and assistance for business retention and recruitment.
 Strategic Plan-
 -Initiating programs and policies that broaden housing choices to meet both the needs of our aging population and attract young residents.
 -Supporting business retention and expansion and attracting new businesses to help our private sector be economically competitive.

KEY MEASURES

	2015	2016	2017	2018	2019	2020	2021	2022	2023
Projects Considered	2	2	2	0	0	2	2	2	2
Projects Implemented	2	2	2	0	0	2	2	2	2
Business projects	2	0	1	0	0	1	1	1	1
Housing projects	0	2	1	0	0	1	1	1	1

Expenditures	2019	2020	2021	2022	2023	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Funding Sources	2019	2020	2021	2022	2023	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Budget Impact/Other
 Work on Tax Exempt Financing projects is completed by the city's legal counsel and financial consultants. Application (\$3500) and administrative fees (1/8 of 1% of financing amount) cover the city's expenses, and most often, ending in positive income for the city.

Economic Improvement Program

2019 *thru* 2023

Department 1-Housing
Contact Community Development
Type Construction
Useful Life N/A
Category TIF
Priority Green

City of Minnetonka, Minnesota

Project # Housing-12
Project Name Affordable Housing via TIF Pooling/Blvd Gardens

Key Measures Affordable Units Created **Key Measures** Projects Considered
Key Measures Projects Assisted **Key Measures**

Description

TIF pooling is a way, under state statute, to use excess tax increment dollars from a district to invest in affordable housing projects in other areas of the city.

SCHEDULING AND PROJECT STATUS
 The dollars must be expended by 2021. It is expected that a majority of the funds will be used in 2017-2022 in connection to LRT related projects.

The Ridge was the first project funded (2012) with \$1,025,000 in funds. In 2017, the city council committed \$1,209,000 to Shady Oak Apartments and discussed providing up to \$556,179 for the Mariner.

Justification

Pooling allows a percentage (35%) of the total increment generated by the district over its entire life to be used for tax credit eligible housing projects anywhere in the city. Depending on property values over the remaining 12 years of the district, the pooling dollars available during this time frame are estimated to be \$6.44 million. These funds are required to be spent according to an amended TIF plan, which can take place as projects are proposed. The current fund balance is estimated at \$3.754 million.

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS
 Comprehensive Plan-Continue working with developers to include affordable housing in their developments, where appropriate.

Strategic Plan-Initiating programs and policies that broaden housing choices to both meet the needs of our aging population and attract young residents.

KEY MEASURES

	2015	2016	2017	2018	2019	2020	2021	2022	2023
Projects Considered	0	0	2	1	1	1	1	1	0
Projects Assisted	0	1	2	0	1	1	1	1	0
Affordable Units	0	27	104	50	45	40	30	30	30

Expenditures	2019	2020	2021	2022	2023	Total
Other	1,765,179	600,000	600,000	620,000	0	3,585,179
Total	1,765,179	600,000	600,000	620,000	0	3,585,179

Funding Sources	2019	2020	2021	2022	2023	Total
TIF Pooling	1,765,179	600,000	600,000	620,000	0	3,585,179
Total	1,765,179	600,000	600,000	620,000	0	3,585,179

Budget Impact/Other

The use of pooling dollars does not affect staffing. If pooling dollars are not used, the dollars return to the appropriate taxing jurisdictions.

The funds are coming from the Boulevard Gardens TIF district.

Economic Improvement Program

2019 *thru* 2023

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

City of Minnetonka, Minnesota

Project # Housing-13
Project Name Affordable Housing vis TIF Pooling/Beacon Hill

Key Measures Affordable Units Created **Key Measures** Projects Considered
Key Measures Projects Assisted **Key Measures**

Description

TIF pooling is a way, under state statute, to use excess tax increment dollars from a district to invest in affordable housing projects in other areas of the city.

SCHEDULING AND PROJECT STATUS
 The developer's TIF note was repaid in August 2017. The council should consider whether or not to use the pooled TIF that will be generated between 201-2021 for future affordable housing projects. The dollars must be expended by 2022.

Justification

Pooling allows a percentage (35%) of the total increment generated by the district over its entire life to be used for tax credit eligible housing projects anywhere in the city. Depending on property values over the remaining 3 years of the district, the pooling dollars available during this time frame are estimated to be \$702,000.

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS
 Comprehensive Plan-Continue working with developers to include affordable housing in their developments, where appropriate.

Strategic Plan-Initiating programs and policies that broaden housing choices to both meet the needs of our aging population and attract young residents.

KEY MEASURES

	2015	2016	2017	2018	2019	2020	2021	2022	2023
Projects Considered	N/A	N/A	N/A	0	0	0	0	0	0
Projects Assisted	N/A	N/A	N/A	0	0	0	0	0	0
Affordable Units	N/A	N/A	N/A	0	0	0	0	0	0

Expenditures	2019	2020	2021	2022	2023	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Funding Sources	2019	2020	2021	2022	2023	Total
TIF Pooling	234,000	234,000	234,000	0	0	702,000
Total	234,000	234,000	234,000	0	0	702,000

Budget Impact/Other

The use of pooling dollars does not affect staffing. If pooling dollars are not used, the dollars return to the appropriate taxing jurisdictions.

The funds are coming from the Beacon Hill TIF district.

Economic Improvement Program

2019 *thru* 2023

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.
 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.
 PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS
 Comprehensive Plan-Provide services that support residents to maintain attractiveness as a balanced community that is economically diverse. Strategic Plan-Initiate programs/policies to broaden housing choices to meet the needs of our aging population and attract young residents.
 KEY MEASURES

	2015	2016	2017	2018	2019	2020	2021	2022	2023
Loans Made	1	5	1	4	4	4	4	4	4
Loans Defaulted	0	0	0	0	0	0	0	0	0

Expenditures	2019	2020	2021	2022	2023	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	2019	2020	2021	2022	2023	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 2017 the city ended the contracts with the Greater Metropolitan Housing Corporation (GMHC) to administer the Welcome to Minnetonka program on behalf of the city. In January 2018, the city entered into a contract with the Center for Energy and Environment to administer the program.
 Due to the slow uptake and lowering the interest rate to 1%, it's unlikely that this program will become self-sustaining. While there were loan paybacks put back into the program, another \$75,000 was added in 2018 (split with the Minnetonka Home Enhancement Program) to continue to make new loans. Funding amounts may change as a sliding scale approach is used with this program and the Minnetonka Home Enhancement program to allow flexibility to meet demands. Staff will be reviewing the program guidelines over the next year to determine if any changes need to be made.

Economic Improvement Program

2019 *thru* 2023

Department 1-Housing
Contact Community Development
Type Conceptual
Useful Life N/A
Category Housing
Priority n/a

City of Minnetonka, Minnesota

Project # Housing-15
Project Name Employer-Assisted Housing

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

Description
 Employer assisted housing programs can take many different forms; however, generally it focuses on local businesses and how to create housing opportunities within the city for their employees. The program requires business support.
 SCHEDULING AND PROJECT STATUS
 This is a new concept that has not yet been explored or developed by city staff; however, the SWLRT Community Works project, as part of their housing strategy has recommended collaboration with local employers on new housing opportunities.

Justification
 The Opportunity City Pilot Program and a University of Minnesota Resilient Communities Program student project recommended exploring opportunities to collaborate with businesses to better understand housing needs and evaluate links between employment wages and housing values.
 PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS
 Comprehensive Plan-Support existing businesses and collaborate with businesses to determine services, employee housing and transportation needs.
 Strategic Plan-Initiating programs and policies that broaden housing choices to both meet the needs of our aging population and attract young residents.
 KEY MEASURES
 2015 2016 2017 2018 2019 2020 2021 2022 2023
 Households Assisted
 N/A N/A N/A N/A N/A N/A N/A N/A N/A

Expenditures	2019	2020	2021	2022	2023	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Funding Sources	2019	2020	2021	2022	2023	Total
Unfunded	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 learning more about different aspects of a program such as this. There is no funding source at this time to fund the program.
 The SWLRT Community Works Housing Strategy developed objectives with one being developing new housing opportunities. One of the ways identified was working with employers along the line to help fund new housing.

Economic Improvement Program

2019 *thru* 2023

Department 1-Housing
Contact Community Development
Type Conceptual
Useful Life N/A
Category Housing
Priority n/a

City of Minnetonka, Minnesota

Project # Housing-16
Project Name Next Generation Program

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

Description
 A next generation program would purchase homes from seniors, perform rehabilitation as necessary, and sell on the market as affordable units.
 SCHEDULING AND PROJECT STATUS
 This is a new concept that has not yet been explored or developed. Initial council feedback has suggested that this program target a different audience such as those at 80 to 110% AMI.

Justification
 As the city’s population ages, more seniors will be looking for alternative housing options to the single-family home. This program would assist seniors in the sale of their home, perform any deferred rehabilitation, and then assist young families by selling them at an affordable price.
 PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS
 Comprehensive Plan-Support existing businesses and collaborate with businesses to determine services, employee housing and transportation needs.
 Strategic Plan-Initiating programs and policies that broaden housing choices to both meet the needs of our aging population and attract young residents.
 KEY MEASURES
 2015 2016 2017 2018 2019 2020 2021 2022 2023
 Households Assisted
 N/A N/A N/A N/A N/A N/A N/A N/A N/A

Expenditures	2019	2020	2021	2022	2023	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Funding Sources	2019	2020	2021	2022	2023	Total
Unfunded	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 learning more about different aspects of a program such as this. There is no funding source at this time to fund the program.



BUSINESS



BUSINESS CHAPTER SUMMARY

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

For the 2019-2023 Economic Improvement Program, there are eleven business programs, and another two under conceptual review.

- The total five-year estimated cost of the programs is \$2,692,000.

Program	2019	2020	2021	2022	2023	5-Year Total
Fire Sprinkler Retrofit	50,000	50,000	50,000	50,000	50,000	\$250,000
Pass-Through Grants	200,000	200,000	200,000	200,000	200,000	\$1,000,000
CommonBond/Ind Rev	0	0	0	0	0	\$0
GreaterMSP	25,000	25,000	25,000	25,000	25,000	\$125,000
MIF/JCF	200,000	200,000	200,000	300,000	200,000	\$1,100,000
Open to Business	15,000	15,000	15,000	15,000	15,000	\$75,000
Outreach	25,000	25,000	25,000	25,000	25,000	\$125,000
PACE	0	0	0	0	0	\$0
EDIF	0	0	0	0	0	\$0
TwinWest	3,000	3,000	3,000	4,000	4,000	\$17,000
SAC/REC Program	0	0	0	0	0	\$0
	\$518,000	\$518,000	\$518,000	\$619,000	\$519,000	\$2,692,000
Conceptual Programs						
Economic Gardening						\$0
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 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.

Economic Improvement Program

2019 *thru* 2023

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. In 2018, Copper Cow utilized the program to retrofit its building located at 5445 Eden Prairie Road.

SCHEDULING AND PROJECT STATUS

This program is ongoing, and use of this program is made 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-Enhance personal and business safety.

Strategic Plan-Supporting business retention and expansion and attracting new businesses to help our private sector be economically competitive.

KEY MEASURES

2015	2016	2017	2018	2019	2020	2021	2022	2023
0	0	0	1	1	1	1	1	1

Expenditures	2019	2020	2021	2022	2023	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	2019	2020	2021	2022	2023	Total
Special Assessment Construction Fund	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

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

2019 *thru* 2023

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

City of Minnetonka, Minnesota

Project # Business-02
Project Name 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 2017, Metropolitan Council awarded the Mariner project \$1,876,500 through the Livable Communities LCDA/TOD fund and \$210,000 through the Local Housing Initiatives Account (LHIA). In addition, Homes Within Reach received \$67,500 through the LHIA fund. These grants have a spend down deadline of December 2020.

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-
 -Ensure the longevity of affordable housing through city programs and partnerships with other public, non-profit, and private entities.
 -Facilitate connections between local businesses and programs that provide incentives/assistance for business retention and recruitment.

Strategic Plan-Actively promoting the vitality of designated village centers, which integrate uses and connect people to commercial, residential, employment, and public activities.

KEY MEASURES

	2015	2016	2017	2018	2019	2020	2021	2022	2023
Projects Assisted	1	1	1	3	1	0	1	1	1
Business projects	0	1	0	1	1	0	0	1	0
Housing projects	1	0	1	2	0	0	1	0	1
Housing units	30	0	45	60	0	0	60	0	55

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

Expenditures	2019	2020	2021	2022	2023	Total
Other	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	2019	2020	2021	2022	2023	Total
Development 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

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.

For pass-through grants, the staff is the facilitator in requesting the funds. The funds indicated are potential sources depending upon requests.

Economic Improvement Program

2019 *thru* 2023

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

City of Minnetonka, Minnesota

Project # Business-03
Project Name Common Bond/Industrial Revenue Bond

Key Measures Businesses Assisted **Key Measures**
Key Measures Business Contacts **Key Measures**

Description
 The Common Bond fund and Industrial Revenue Bonds are sources of funding for industrial/manufacturing businesses that are expanding or relocating.
 SCHEDULING AND PROJECT STATUS
 There have been no previous projects, nor are any contemplated at this time. The city has previously used Industrial Revenue Bonds by giving host approval to another city to issue the bonds. The Common Bond fund, which is applied for and administered through the City of Minneapolis/Hennepin County has been explored by several Minnetonka businesses, but none have moved forward.

Justification
 This program is to assist those manufacturing/industrial businesses with funding support for land acquisition, new facility construction, additions, renovations, and purchase of production equipment.
 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.
 Strategic Plan-Support business retention and expansion and attract new businesses to help our private sector be economically competitive.
 KEY MEASURES

	2015	2016	2017	2018	2019	2020	2021	2022	2023
Business Contacts	0	0	0	0	0	0	0	0	1
Businesses Assisted	0	0	0	0	0	0	0	0	1

Expenditures	2019	2020	2021	2022	2023	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Funding Sources	2019	2020	2021	2022	2023	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Budget Impact/Other
 There is minimal staff work involved with either of these programs. The Common Bond fund is administered through a Hennepin County/City of Minneapolis partnership, but requires city council approval. All Industrial Revenue Bonds require city council approval.
 No funds flow through the city for the Common Bond fund.

Economic Improvement Program

2019 *thru* 2023

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, and technology assistance.

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-Facilitate connections between local businesses and various programs that provide incentives and financial assistance for business retention and recruitment.

Strategic Plan-Support business retention and expansion and attracting new businesses to help our private sector be economically competitive.

KEY MEASURES

	2015	2016	2017	2018	2019	2020	2021	2022	2023
Business Projects	4	3	1	2	2	1	1	2	2
Media Headlines	25	35	33	40	40	40	40	40	40

Expenditures	2019	2020	2021	2022	2023	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	2019	2020	2021	2022	2023	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

2019 *thru* 2023

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**
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. The city and EDA authority may each authorize one application per year for each of the programs.

SCHEDULING AND PROJECT STATUS
 The city has received four MIF awards, one each for Cargill, Nestle and IMRIS, and NatureWorks. Two additional applications were submitted to DEED in 2016 but the applicants decided to withdraw the applications.

Justification

MIF is a business and economic development program, focusing on industrial, manufacturing, and technology related industries.

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.

Strategic Plan-Support business retention and expansion and attract new businesses to help our private sector be economically competitive.

KEY MEASURES

	2015	2016	2017	2018	2019	2020	2021	2022	2023
Applications Submitted	0	3	0	1	1	1	1	1	1
Businesses Assisted	0	1	0	1	1	1	1	1	1

Expenditures	2019	2020	2021	2022	2023	Total
Construction/Maintenance	200,000	200,000	200,000	300,000	200,000	1,100,000
Total	200,000	200,000	200,000	300,000	200,000	1,100,000

Funding Sources	2019	2020	2021	2022	2023	Total
Development Fund	200,000	200,000	200,000	300,000	200,000	1,100,000
Total	200,000	200,000	200,000	300,000	200,000	1,100,000

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

2019 *thru* 2023

Department 2-Business

City of Minnetonka, Minnesota

Contact Community Development

Project #	Business-07
Project Name	Open to Business

Type Program

Useful Life N/A

Category Business

Priority Green

Key Measures Technical Assistance Hours

Key Measures Loans Made

Key Measures Businesses Assisted

Key Measures

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.

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS

Comprehensive Plan-Provide services that support residents and businesses to maintain attractiveness as a balanced community that is economically diverse.

Strategic Plan-Support business retention and expansion and attract new businesses to help our private sector be economically competitive.

KEY MEASURES

	2015	2016	2017	2018	2019	2020	2021	2022	2023
Businesses Assisted	36	33	22	47	49	50	50	50	50
Tech. Assist. Hours	125	157	190	175	175	175	175	175	175
Loans Made	1	0	1	4	4	4	4	4	4

Expenditures	2019	2020	2021	2022	2023	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	2019	2020	2021	2022	2023	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

2019 *thru* 2023

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

City of Minnetonka, Minnesota

Project # Business-08
Project Name Outreach

Key Measures Business Contacts **Key Measures**
Key Measures **Key Measures**

Description

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

SCHEDULING AND PROJECT STATUS
 Staff is coordinating through "Sales Force", which is an online tool for cities, chambers and GreaterMSP to enter business contacts.

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 Twin West Chamber, Grow Minnesota, and GreaterMSP.

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS
 Comprehensive Plan-Promote public involvement by residents and businesses, and actively communicate city values and services.

Strategic Plan-Supporting business retention and expansion and attracting new businesses to help our private sector be economically competitive.

KEY MEASURES

	2015	2016	2017	2018	2019	2020	2021	2022	2023
Business Contacts	N/A	25	80	35	40	40	40	40	40
Business Visits	N/A	N/A	7	8	8	8	8	8	8

Expenditures	2019	2020	2021	2022	2023	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	2019	2020	2021	2022	2023	Total
HRA Levy	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

Funds are budgeted for a business survey and newsletter. Future uses of funding could include business centric events as noted in the Business Development Strategy.

Outreach will be coordinated with GreaterMSP and TwinWest Chamber.

Economic Improvement Program

2019 *thru* 2023

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

City of Minnetonka, Minnesota

Project # Business-09
Project Name Property Assessed Clean Energy

Key Measures Businesses Assisted **Key Measures**
Key Measures **Key Measures**

Description
 In 2010, as part of the jobs bill, state legislation was passed that included provisions for the Property Assessed Clean Energy (PACE) program. PACE allows for the voluntary creation of programs by local governments to help businesses finance renewable energy and energy efficient improvements. The program is repaid by businesses through a special property tax assessment.
 SCHEDULING AND PROJECT STATUS
 The City Council approved a Joint Powers Agreement with the St. Paul Port Authority (SPPA) in July 2014 to implement the PACE program in Minnetonka. Staff markets the program with commercial, office and multi-family property owners.

Justification
 The legislation was adopted in 2010, and has been used by approximately 10 Minnesota communities. This program may help to provide another financing tool to the city's toolbox for local businesses.
 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.
 Strategic Plan--Supporting business retention and expansion and attracting new businesses to help our private sector be economically competitive.
 KEY MEASURES
 2015 2016 2017 2018 2019 2020 2021 2022 2023
 Businesses Assisted
 0 0 0 0 0 0 0 0 0

Expenditures	2019	2020	2021	2022	2023	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Funding Sources	2019	2020	2021	2022	2023	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Budget Impact/Other
 The funds for the PACE program come from the SPPA, therefore, the financing that will flow through the city's funds, both the special assessment revenue in from participants and payments out to SPPA, would simply appear as offsetting financial statements in the city's records. Delinquency by the participant will be handled like any other property tax obligation, where the amount due runs with the property.

Economic Improvement Program

2019 *thru* 2023

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

City of Minnetonka, Minnesota

Project # Business-10
Project Name Economic Development Infrastructure Fund

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

Description
 The Economic Development Infrastructure Fund is a new program offered by Hennepin County. Up to \$500,000 is available in grant funding to municipalities to support business recruitment and expansion through investments in infrastructure. Projects must be outside of priority transit corridors, such as the Green Line Extension.
 SCHEDULING AND PROJECT STATUS.
 This is a pilot program.

Justification
 The Economic Development Infrastructure Fund will assist businesses that are new or expanding and have a financial need due to extraordinary costs such as demolition, site clearance, soil stabilization and utilities. The business must expend at least \$500,000 in property improvements and create at least 10 new permanent, full time jobs.
 PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS
 Comprehensive Plan-In order to maintain and perhaps enhance its current economic vitality, the city in the future will need to consider and promote: business outreach and retention activities.
 Strategic Plan-Supporting business retention and expansion and attracting new businesses to help our private sector be economically competitive.
 KEY MEASURES
 2015 2016 2017 2018 2019 2020 2021 2022 2023
 Businesses Assisted
 0 0 0 0 0 0 0 0 0

Expenditures	2019	2020	2021	2022	2023	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Funding Sources	2019	2020	2021	2022	2023	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Budget Impact/Other
 Staff time would be required to work with the business to apply for the program and to administer the funds. The city would be a pass through of the funds.

Economic Improvement Program

2019 *thru* 2023

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

City of Minnetonka, Minnesota

Project # Business-11
Project Name TwinWest Chamber of Commerce

Key Measures Minnetonka Businesses **Key Measures**
Key Measures **Key Measures**

Description
TwinWest is the local Chamber of Commerce.
SCHEDULING AND PROJECT STATUS
This is an ongoing program.

Justification
The city is a member of TwinWest, which allows the city to connect with area businesses. Additionally, TwinWest advocates for a number of issues which the city is involved with, such as Southwest LRT.
PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS
Comprehensive Plan-Maintain a partnership with the TwinWest Chamber and collaborate with other agencies to recognize existing and new businesses.
Strategic Plan-Support business retention and expansion and attracting new businesses to help our private sector be economically competitive.
KEY MEASURES
2015 2016 2017 2018 2019 2020 2021 2022 2023
Minnetonka business members
N/A N/A 75 75 100 100 100 115 115
Business visits
N/A N/A 7 8 8 8 8 8 8

Expenditures	2019	2020	2021	2022	2023	Total
Program Cost	3,000	3,000	3,000	4,000	4,000	17,000
Total	3,000	3,000	3,000	4,000	4,000	17,000

Funding Sources	2019	2020	2021	2022	2023	Total
General Fund	3,000	3,000	3,000	4,000	4,000	17,000
Total	3,000	3,000	3,000	4,000	4,000	17,000

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. TwinWest annually sponsors the Minnetonka State of the City event, held in February.

Economic Improvement Program

2019 *thru* 2023

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

City of Minnetonka, Minnesota

Project # Business-12
Project Name Economic Gardening

Key Measures Businesses Assisted **Key Measures**
Key Measures **Key Measures**

Description
Hennepin County offers this program to assist medium size companies with growth potential.

SCHEDULING AND PROJECT STATUS
Originally, a pilot program, the Economic Gardening program is now a partnership between Hennepin, Anoka, Ramsey, Carver and Scott counties.

2017/2018 Minnetonka program participants include Burns Engineering and Sherburne Construction.

Justification
Hennepin County is offering this as part of a partnership to help high-growth / high potential Stage II companies grow faster and create more jobs by providing CEO peer mentoring, stage-specific content and referral to relevant service providers. Stage II is defined as: 10-99 employees, more than \$1M in revenue and having high-growth potential. There is no cost to the companies accepted for participation in the network.

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS
Comprehensive Plan-In order to maintain and perhaps enhance its current economic vitality, the city in the future will need to consider and promote business outreach and retention activities.

Strategic Plan-Supporting business retention and expansion and attracting new businesses to help our private sector be economically competitive.

KEY MEASURES
2014/15 2015/16 2016/17 2017/18 2018/19 2019/20 2020/21 2021/22 2022/23
Businesses Assisted
2 2 1 2 2 2 2 2 2

Expenditures	2019	2020	2021	2022	2023	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Funding Sources	2019	2020	2021	2022	2023	Total
Unfunded	0	0	0	0	0	0
Total	0	0	0	0	0	0

Budget Impact/Other
The county is providing this service, but some of the 2015 and 2016 programs were held in the Minnetonka Community Center. If the program expands, cities may be asked to participate in the costs of the program.

Economic Improvement Program

2019 *thru* 2023

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-Provide city services and collaborate with outside agencies and the private sector to leverage additional services that reinforce the city's values.

Strategic Plan-Support business retention and expansion and attract new businesses to help our private sector be economically competitive.

KEY MEASURES

2015	2016	2017	2018	2019	2020	2021	2022	2023
SSDs Established	0	0	0	0	0	0	0	0

Expenditures	2019	2020	2021	2022	2023	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Funding Sources	2019	2020	2021	2022	2023	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

2019 *thru* 2023

Department 2-Business

City of Minnetonka, Minnesota

Contact Community Development

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

Type Program

Useful Life N/A

Category Business

Priority n/a

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.

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 - Facilitate connections between local businesses and various programs that provide incentives and financial assistance for business retention and recruitment.
Strategic Plan - Supporting business retention and expansion and attracting new businesses to help our private sector be economically competitive.

KEY MEASURES

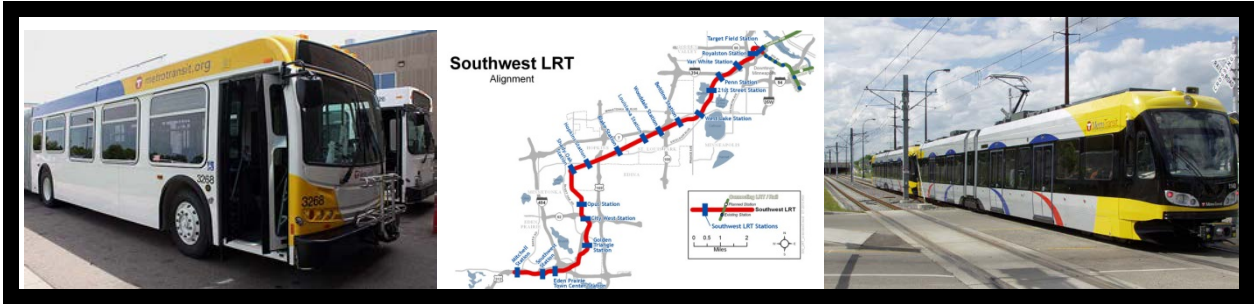
2015	2016	2017	2018	2019	2020	2021	2022	2023
N/A	N/A	2	1	2	2	2	2	2

Expenditures	2019	2020	2021	2022	2023	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Funding Sources	2019	2020	2021	2022	2023	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

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.



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. The city renegotiated the contract in 2017, which will be revisited again in 2020.

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 \$60,000.

Program	2019	2020	2021	2022	2023	5-Year Total
Commuter Services (494)	12,000	12,000	12,000	12,000	12,000	\$60,000
Transit Improvements	0	0	0	0	0	\$0
	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$60,000
Conceptual Programs						
City Owned Properties						
Future HRA Levy Projects						

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, bus/dial-a-ride, and Light Rail Transit (LRT) are included.
- The contract with Metro Transit for service will be renegotiated in 2020.

Economic Improvement Program

2019 *thru* 2023

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, which the city is a member of. 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, and other information on alternative transportation choices to Minnetonka residents and businesses.

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS

Comprehensive Plan-Anticipate, plan for and collaborate with other agencies for local and regional transportation improvements and programs to lessen the impacts of congestion.

Strategic Plan-Pursuing shared sub-regional transit solutions with neighboring communities to improve service within the area.

KEY MEASURES

	2015	2016	2017	2018	2019	2020	2021	2022	2023
Business Contacts	182	170	191	190	190	190	190	190	190
Commuters Assisted	433	388	387	425	450	450	450	450	450

Expenditures	2019	2020	2021	2022	2023	Total
Program Cost	12,000	12,000	12,000	12,000	12,000	60,000
Total	12,000	12,000	12,000	12,000	12,000	60,000

Funding Sources	2019	2020	2021	2022	2023	Total
General Fund	12,000	12,000	12,000	12,000	12,000	60,000
Total	12,000	12,000	12,000	12,000	12,000	60,000

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. Additionally, the city is required to be the treasurer of the Commission for two years, which commits additional finance staff time. This happens every 10 years as it rotates between member cities.

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

2019 *thru* 2023

Department 3-Transit
Contact Community Development
Type Program
Useful Life N/A
Category Transit
Priority Green

City of Minnetonka, Minnesota

Project # Transit-02
Project Name Transit Improvements

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
 The Sector Study was completed December 2012 and suggested route changes from that study were implemented August 2013. The agreement will be renegotiated in 2017 and has a three-year term. In 2017, Route 9 was enhanced to provide additional service offerings to downtown, the West End, and Ridgedale. The Route 9 enhancement resulted in a 3% ridership increase in 2017.

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-Encourage the expansion of multi-modal and transit services in the city with other government agencies to support resident and business transportation needs.

Strategic Plan-Pursue shared sub-regional transit solutions with neighboring communities to improve service within the area.

KEY MEASURES

2015	2016	2017	2018	2019	2020	2021	2022	2023
110,938	110,938	114,350	111,500	112,500	114,000	115,000	115,000	115,000

Expenditures	2019	2020	2021	2022	2023	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Funding Sources	2019	2020	2021	2022	2023	Total
MVST Revenue	0	0	0	0	0	0
Total	0	0	0	0	0	0

Budget Impact/Other

Staff time of approximately 40 to 80 hours per year will be spent attending quarterly meetings, marketing, and consulting with Metro Transit staff.

Currently, the MVST revenues due to the city (~\$4.4 million) go directly to the Metropolitan Council for transit service.



DEVELOPMENT AND REDEVELOPMENT

DEVELOPMENT/REDEVELOPMENT CHAPTER SUMMARY

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

For the 2019-2023 Economic Improvement Program, there are four development/redevelopment programs underway.

- The total five-year estimated cost of the programs is \$700,000.

Program	2019	2020	2021	2022	2023	5-Year Total
Predevelopment	50,000	50,000	50,000	50,000	50,000	\$250,000
Village Center/Comp P	0	0	0	0	0	\$0
LRT & Station Areas	75,000	75,000	75,000	75,000	75,000	\$375,000
Strategic Marketing	0	0	25,000	25,000	25,000	\$75,000
	\$125,000	\$125,000	\$150,000	\$150,000	\$150,000	\$700,000
Conceptual Programs						
City owned properties						
Strategic Acquisition						

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

- The Village Center studies, an outcome of the 2008 Comprehensive Plan update, are on hold while the Comprehensive Plan is updated.
- Some of the pass-through grants identified in the business chapter may be geared towards 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 by the city towards 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

2019 *thru* 2023

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, Shady Oak Apartments, The Mariner, and Dominion Apartments 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-Support existing commercial areas and encourage new development techniques that contribute to the vitality and diversity of the area.

Strategic Plan-Actively promoting the vitality of designated village centers, which integrate uses and connect people to commercial, residential, employment, and public activities.

KEY MEASURES

	2015	2016	2017	2018	2019	2020	2021	2022	2023
Projects Assisted	2	2	3	4	3	2	2	2	2
Projects Continued after Assistance	1	1	2	2	2	1	1	1	1

Expenditures	2019	2020	2021	2022	2023	Total
Planning/Design	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	2019	2020	2021	2022	2023	Total
Development Fund	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

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

2019 *thru* 2023

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 centers have been completed: Minnetonka Mills, Opus, Hwy 7/101, Shady Oak, Ridgedale, and some Glen Lake. No other village centers will be completed at this time due to the Comprehensive Plan update process that began in 2016. Additional work may be completed after the update is completed.

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-Guide development and redevelopment to ensure community vitality.

Strategic Plan-Actively promoting the vitality of designated village centers, which integrate uses and connect people to commercial, residential, employment, and public activities.

KEY MEASURES

2015 2016 2017 2018 2019 2020 2021 2022 2023

Village Centers Studied

1 1 N/A TBD TBD TBD TBD TBD TBD

Expenditures	2019	2020	2021	2022	2023	Total
Planning/Design	0	0	0	0	0	0
Total	0	0	0	0	0	0

Funding Sources	2019	2020	2021	2022	2023	Total
HRA Levy	0	0	0	0	0	0
Total	0	0	0	0	0	0

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.

There will be significant staff time when the Comprehensive Plan is updated, which began in 2017.

Economic Improvement Program

2019 thru 2023

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. By late 2017 SWLRT design was at 90% design and work on the infrastructure around the station areas continues to be discussed and added to when possible. 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.

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 2016 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-Encourage a greater density/intensity and mix of land uses where access is available and supported by regional transportation systems (such as LRT).

Strategic Plan-Actively promoting the vitality of designated village centers, which integrate uses and connect people to commercial, residential, employment, and public activities.

KEY MEASURES

TBD

Expenditures	2019	2020	2021	2022	2023	Total
Program Cost	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	2019	2020	2021	2022	2023	Total
HRA Levy	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

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

2019 *thru* 2023

Department 4-Development & Redevelop

City of Minnetonka, Minnesota

Contact Community Development

Project #	Dev/Redev-04
Project Name	Strategic Marketing

Type Program

Useful Life N/A

Category Develop/Redevelopment

Priority n/a

Key Measures

Key Measures

Key Measures

Key Measures

Description

Development of a marketing strategy to promote the city to current and future residents and businesses.

SCHEDULING AND PROJECT STATUS

The first step--a market assessment was completed in 2014. In 2018, the city officially launched the refreshed brand. Elements of the branding work included defining the city's personality through extensive outreach efforts, development of a brand manual and style guide, and a refreshed logo.

Justification

Minnetonka is ideally located and in the past has been successful in attracting residents, as well as all types of businesses, including multi-national corporations without much need for promotion. As the economy changes and attracting residents and businesses becomes more competitive it will be necessary to develop a marketing strategy to better promote the city.

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS

Comprehensive Plan-Provide regional leadership in promoting community facilities, programs and land uses that are diverse, inclusive, and supportive of residents and businesses.

Strategic Plan-Actively promoting the vitality of designated village centers, which integrate uses and connect people to commercial, residential, employment, and public activities.

KEY MEASURES

TBD

Expenditures	2019	2020	2021	2022	2023	Total
Program Cost	0	0	25,000	25,000	25,000	75,000
Total	0	0	25,000	25,000	25,000	75,000

Funding Sources	2019	2020	2021	2022	2023	Total
General Fund	0	0	25,000	25,000	25,000	75,000
Total	0	0	25,000	25,000	25,000	75,000

Budget Impact/Other

Development of a marketing strategy will likely take significant time to develop--including time from both city staff and outside assistance. Funds were budgeted previously from the HRA Levy to begin the marketing project which resulted in the city pursuing a brand strategy.

Staff is in the process of exploring a strategy aimed at marketing to prospective residents and small businesses. The strategic marketing page includes a proposed budget of \$25,000 beginning in 2021 to support this effort. The general fund is the proposed funding source for the council to consider for this initiative. There is a fund balance of approximately \$100,000 to assist with marketing priorities identified for 2019-2021.

Economic Improvement Program

2019 *thru* 2023

Department 4-Development & Redevelop

City of Minnetonka, Minnesota

Contact Community Development

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

Type Conceptual

Useful Life

Category Develop/Redevelopment

Priority n/a

Key Measures

Key Measures

Key Measures

Key Measures

Description

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 or meeting other city goals.

SCHEDULING AND PROJECT STATUS

This is an on-going project.

Justification

The city-owned properties include:

- 4292 Oak Drive Lane (residential)
- 4312 Shady Oak Road (commercial)
- 5937 County Road 101 (residential)
- 5501 Baker Road (residential)
- 5432 Rowland Road (residential)
- 3441 Martha Lane (residential)

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS

Comprehensive Plan-Encourage a diversity of land uses within the city to ensure a broad range of housing and employment choice, shopping and other services for residents and businesses.

Strategic Plan-Actively promoting the vitality of designated village centers, which integrate uses and connect people to commercial, residential, employment and public activities.

KEY MEASURES

TBD

Expenditures	2019	2020	2021	2022	2023	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Funding Sources	2019	2020	2021	2022	2023	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Budget Impact/Other

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 stormwater management, wetland preservation, parks, etc.

Economic Improvement Program

2019 *thru* 2023

Department 4-Development & Redevelop

City of Minnetonka, Minnesota

Contact Community Development

Project #	Dev/Redev-06
Project Name	Future HRA Levy projects

Type Conceptual

Useful Life

Category Develop/Redevelopment

Priority n/a

Key Measures

Key Measures

Key Measures

Key Measures

Description
Future HRA levy projects may include: Strategic Acquisition

Justification
The future HRA levy page includes a placeholder for strategic acquisition of property. The program is currently conceptual. In the future, the council may want to consider an HRA of \$100,000 per year to fund this initiative.

Expenditures	2019	2020	2021	2022	2023	Total
Program Cost	0	0	0	0	0	0
Total	0	0	0	0	0	0

Funding Sources	2019	2020	2021	2022	2023	Total
HRA Levy	0	0	0	0	0	0
Total	0	0	0	0	0	0

Budget Impact/Other
In the future, the council may want to consider an HRA levy of \$100,000 per year to fund this initiative.



TAX INCREMENT FINANCING



**MINNETONKA
ECONOMIC
IMPROVEMENT
PROGRAM**

Economic Improvement Program

2019 *thru* 2023

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-Encourage redevelopment projects that include mixed income housing, including affordable units, while balancing density and the preservation of natural resources.

Strategic Plan-

- Initiating programs and policies that broaden housing choices to both meet the needs of our aging population and attract young residents.
- Actively promoting the vitality of designated village centers, which integrate uses and connect people to commercial, residential, employment and public activities.

KEY MEASURES

	2015	2016	2017	2018	2019	2020	2021	2022	2023
Active TIF Districts	7	7	7	8	8	8	7	6	6

Expenditures	2019	2020	2021	2022	2023	Total
Other	140,000	140,000	130,000	120,000	110,000	640,000
Total	140,000	140,000	130,000	120,000	110,000	640,000

Funding Sources	2019	2020	2021	2022	2023	Total
Development Fund	140,000	140,000	130,000	120,000	110,000	640,000
Total	140,000	140,000	130,000	120,000	110,000	640,000

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 520 hours.

Economic Improvement Program

2019 *thru* 2023

Department 5-TIF Districts

City of Minnetonka, Minnesota

Contact Community Development

Project #	TIF-02
Project Name	Beacon Hill TIF District

Type Program

Useful Life N/A

Category TIF

Priority Yellow

Key Measures Affordable Units

Key Measures

Key Measures

Key Measures

Description

The Beacon Hill TIF district is a housing district approved on February 14, 1994 to construct a senior living facility that includes both senior housing (110 units) and an assisted living component (42 units).

SCHEDULING AND PROJECT STATUS
This TIF district was approved in 1994 and will expire in 2021.

All of the original obligations were paid on the district by 2009. At that time though the EDA modified the district at that time to keep it open in order to keep the affordability in some of the units. With the revised contract stipulates the city extended the assistance for affordability, but reduces the percent of increment paid to the development, 90% for five years (2015) and decreases by 10% every year until 2020. The developer's note was paid in full in 2017.

Justification

The Beacon Hill TIF District was established to assist in the development of 152 total units, of which, 61 units are affordable to those at 60% AMI or less.

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS
Comprehensive Plan-Support and encourage housing options that are attractive to a wide variety of age and income levels of residents.

Strategic Plan-Initiating programs and policies that broaden housing choices to both meet the needs of our aging population and attract young residents.

KEY MEASURES

	2015	2016	2017	2018	2019	2020	2021	2022	2023
Affordable Units	61	61	61	61	61	61	N/A	N/A	N/A

Expenditures	2019	2020	2021	2022	2023	Total
Program Cost	0	0	0	0	0	0
Total	0	0	0	0	0	0
Funding Sources	2019	2020	2021	2022	2023	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 can be found in the 2016 TIF Management Report prepared by the Ehlers, Inc., the city's financial consultant.

Economic Improvement Program

2019 *thru* 2023

Department 5-TIF Districts

City of Minnetonka, Minnesota

Contact Community Development

Project #	TIF-03
Project Name	Boulevard Gardens TIF District

Type Program

Useful Life N/A

Category TIF

Priority Green

Key Measures Affordable Units

Key Measures

Key Measures

Key Measures

Description
<p>The Boulevard Gardens TIF district was adopted December 11, 1995 to facilitate the redevelopment and affordable housing built at West Ridge Market, beginning in 1996. Over 500 housing units were created with over 200 of those units as affordable ownership and rental. West Ridge Market was one of the very first Metropolitan Council Livable Communities Demonstration projects.</p> <p>SCHEDULING AND PROJECT STATUS This TIF district was approved in 1995, and will expire in 2022. The developer's note was paid in full in 2011. The housing affordability, set at 30 years, will expire between 2025 and 2027 depending on the component.</p> <p>In 2010 a TIF plan modification was made using the "Jobs Bill" legislation to allow for special TIF pooling for affordable housing as well as \$100,000 to pay for the utility costs associated with the construction of The Glenn by St. Therese in the Glenhaven TIF District. This district is the primary source of TIF pooling that is being utilized for affordable housing.</p>

Justification																		
<p>The development agreement expired with the final TIF payment in 2011. This district has a maximum life of 26 years. The city could use the cash balance to pool for other redevelopment eligible projects in the city if the TIF plan and the project areas are modified.</p> <p>PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS Comprehensive Plan-Support and encourage housing options that are attractive to a wide variety of age and income levels of residents.</p> <p>Strategic Plan-Initiating programs and policies that broaden housing choices to both meet the needs of our aging population and attract young residents.</p> <p>KEY MEASURES</p> <table border="1"> <thead> <tr> <th>2015</th> <th>2016</th> <th>2017</th> <th>2018</th> <th>2019</th> <th>2020</th> <th>2021</th> <th>2022</th> <th>2023</th> </tr> </thead> <tbody> <tr> <td>Affordable Units</td> <td>185</td> <td>185</td> <td>185</td> <td>185</td> <td>185</td> <td>185</td> <td>185</td> <td>185</td> </tr> </tbody> </table>	2015	2016	2017	2018	2019	2020	2021	2022	2023	Affordable Units	185	185	185	185	185	185	185	185
2015	2016	2017	2018	2019	2020	2021	2022	2023										
Affordable Units	185	185	185	185	185	185	185	185										

Expenditures	2019	2020	2021	2022	2023	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Funding Sources	2019	2020	2021	2022	2023	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Budget Impact/Other
<p>Staff, with occasional consultant assistance, oversees the administration of the TIF district.</p> <p>More detailed information on the TIF district, its obligations, performance, and other development agreement compliance can be found in the 2016 TIF Management Report prepared by the Ehlers, Inc., the city's financial consultant.</p>

Economic Improvement Program

2019 *thru* 2023

Department 5-TIF Districts

City of Minnetonka, Minnesota

Contact Community Development

Project #	TIF-04
Project Name	Glenhaven TIF District

Type Program

Useful Life N/A

Category TIF

Priority Green

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-Support and encourage housing options that are attractive to a wide variety of age and income levels of residents.

Strategic Plan-

- Initiating programs and policies that broaden housing choices to both meet the needs of our aging population and attract young residents.
- Actively promote the vitality of designated village centers, which integrate uses and connect people to commercial, residential, employment, and public activities.

KEY MEASURES

	2015	2016	2017	2018	2019	2020	2021	2022	2023
Affordable Units	43	43	43	43	43	43	43	43	43

Expenditures	2019	2020	2021	2022	2023	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Funding Sources	2019	2020	2021	2022	2023	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 can be found in the 2016 TIF Management Report prepared by the Ehlers, Inc., the city's financial consultant.

Economic Improvement Program

2019 *thru* 2023

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 N/A

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 2042. 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-Support and encourage housing options that are attractive to a wide variety of age and income levels of residents.

Strategic Plan-Initiating programs and policies that broaden housing choices to both meet the needs of our aging population and attract young residents.

KEY MEASURES

	2015	2016	2017	2018	2019	2020	2021	2022	2023
Affordable Units	N/A	20	20	20	20	20	20	20	20

Expenditures	2019	2020	2021	2022	2023	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Funding Sources	2019	2020	2021	2022	2023	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 can be found in the 2016 TIF Management Report prepared by the Ehlers, Inc., the city's financial consultant.

Economic Improvement Program

2019 *thru* 2023

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

City of Minnetonka, Minnesota

Project # TIF-07
Project Name Applewood Pointe TIF District

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 2041. 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-Support and encourage housing options that are attractive to a wide variety of age and income levels of residents.

Strategic Plan-Initiating programs and policies that broaden housing choices to both meet the needs of our aging population and attract young residents.

KEY MEASURES

	2015	2016	2017	2018	2019	2020	2021	2022	2023
Affordable Units	N/A	9	9	9	9	9	9	9	9

Expenditures	2019	2020	2021	2022	2023	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Funding Sources	2019	2020	2021	2022	2023	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.

Economic Improvement Program

2019 *thru* 2023

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

City of Minnetonka, Minnesota

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

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-Support and encourage housing options that are attractive to a wide variety of age and income levels of residents.
 Strategic Plan-Initiating programs and policies that broaden housing choices to both meet the needs of our aging population and attract young residents.
 KEY MEASURES
 2015 2016 2017 2018 2019 2020 2021 2022 2023
 Affordable Units
 N/A 21 21 21 21 21 21 21 21

Expenditures	2019	2020	2021	2022	2023	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Funding Sources	2019	2020	2021	2022	2023	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.



TAX ABATEMENT

Economic Improvement Program

2019 *thru* 2023

Department 6-Tax Abatement
Contact Community Development
Type Improvement
Useful Life N/A
Category Tax Abatement
Priority Green

City of Minnetonka, Minnesota

Project # Abatement-1
Project Name Ridgedale

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-Manage the impact of new development upon the local transportation system and encourage the use of Transportation Demand Management (TDM) and other traffic management techniques.
 Strategic Plan-Supporting business retention and expansion and attracting new businesses to help our private sector be economically competitive.
 KEY MEASURES
 2015 2016 2017 2018 2019 2020 2021 2022
 Property Value Increase
 5.5% 5.3% 20% % XX INFORMATION WILL BE AVAILABLE BY JUNE
 Property Levy
 0 \$26,000 \$81,000 \$20,000 \$135,600 \$152,800 \$170,600 \$188,900

Expenditures	2019	2020	2021	2022	2023	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 (2018 estimated beginning fund balance): \$2,995,000

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 (2018 estimated beginning fund balance): \$650,000

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 to 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.

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: \$250,000

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 (2018 estimated beginning fund balance): \$3,754,000

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 meet 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.

**SUMMARY TABLE
EIP 2019
Expenditures by Category & Fund**

Category	Program	Total	Fund							
			CDBG	Devpt Fund	HRA Levy	Livable Com Fund	TIF	TIF Pooling	Other	
Housing:										
	CDBG Admin	\$ 6,000	10,000							
	Small Projects Program	\$ 80,000	80,000							
	Employer Assisted Hsg	\$ -								
	Fair Housing	\$ 900	800							
	Homes Within Reach	\$ 100,000			100,000					
	Housing Improvement Areas	\$ 3,930,000								\$ 3,930,000
	Mtka Home Enhancement	\$ 50,000			50,000					
	Public Services	\$ 14,000	14,000							
	Next Generation Pgm	\$ -								
	Tax Exempt Conduit Debt	\$ -								
	TIF Pooling/Boulevard Gardens	\$ 1,765,179							1,765,179	
	Welcome to Minnetonka	\$ 50,000			50,000					
	<i>Subtotal</i>	\$ 5,999,979	\$ 104,800	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ 1,765,179	\$ 3,930,000
Business:										
	Economic Gardening	\$ -								
	Econ. Dev. Infrastructure	\$ -								
	Fire Sprinkler Retrofit	\$ 50,000								\$ 50,000
	Common Bond/Ind Rev	\$ -								
	Pass-Through Grants	\$ 200,000		200,000						
	GreaterMSP	\$ 25,000		25,000						
	MN Investment Fund	\$ 200,000		200,000						
	Open to Business	\$ 15,000		15,000						
	Outreach	\$ 25,000			25,000					
	PACE	\$ -								
	Special Service Districts	\$ -								
	TwinWest	\$ 3,000								3,000
	SAC/REC Deferral Program	\$ -								
	<i>Subtotal</i>	\$ 518,000	\$ -	\$ 440,000	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ 53,000
Transit:										
	Commuter Services	\$ 12,000								12,000
	Transit Improvments	\$ -								
	<i>Subtotal</i>	\$ 12,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,000
Devpt & Redeopt:										
	Predevelopment	\$ 50,000		50,000						
	Village Center/Comp Plan	\$ -								
	LRT and Station Area	\$ 75,000			75,000					
	Strategic Marketing	\$ -								\$ -
	City Owned Properties	\$ -								
	Future HRA Levy Properties	\$ -								
	<i>Subtotal</i>	\$ 125,000	\$ -	\$ 50,000	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ -
TIF Districts:										
	Devpt Agmt & TIF Admin	\$ 140,000		140,000						
	Beacon Hill TIF District	\$ -								
	Blvd Gardens TIF District	\$ -								
	Glenhaven TIF District	\$ -								
	Mtka Mills TIF District	\$ -								
	Tonka on the Creek TIF District	\$ -								
	Applewood Pointe TIF District	\$ -								
	Rowland Housing TIF District	\$ -								
	<i>Subtotal</i>	\$ 140,000	\$ -	\$ 140,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tax Abatement:										
	Ridgedale	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	<i>Subtotal</i>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTALS		\$ 6,794,979	\$ 104,800	\$ 630,000	\$ 300,000	\$ -	\$ -	\$ -	\$ 1,765,179	\$ 3,995,000

City of Minnetonka, Minnesota
Economic Improvement Program
 2019 thru 2028

SOURCES AND USES OF FUNDS

Source	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Development Fund										
Beginning Balance	2,955,000	2,929,500	2,904,000	2,878,500	2,645,000	2,424,500	2,389,000	2,363,500	2,338,000	2,312,500
Revenues and Other Fund Sources										
<i>Revenue</i>										
Boulevard Gardens Returned Levy Proceeds	200,000	200,000	200,000	200,000	0	0	0	0	0	0
Cedar Ridge Assessments	49,500	49,500	49,500	49,500	49,500	49,500	49,500	49,500	49,500	49,500
Grants	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
Interest Income	15,000	15,000	15,000	15,000	20,000	15,000	15,000	15,000	15,000	15,000
TIFAdmin Revenue	140,000	140,000	130,000	12,000	110,000	100,000	110,000	100,000	100,000	100,000
Total	604,500	604,500	594,500	476,500	379,500	364,500	374,500	364,500	364,500	364,500
Total Revenues and Other Fund Sources	604,500	604,500	594,500	476,500	379,500	364,500	374,500	364,500	364,500	364,500
Total Funds Available	3,559,500	3,534,000	3,498,500	3,355,000	3,024,500	2,789,000	2,763,500	2,728,000	2,702,500	2,677,000
Expenditures and Uses										
<i>Capital Projects & Equipment</i>										
<u>1-Housing</u>										
Housing Improvement Areas	<i>Housing-06</i>	0	0	0	0	0	0	0	0	0
Total		0	0	0	0	0	0	0	0	0
<u>2-Business</u>										
Grants	<i>Business-02</i>	(200,000)	(200,000)	(200,000)	(200,000)	(200,000)	(200,000)	(200,000)	(200,000)	(200,000)
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>	(200,000)	(200,000)	(200,000)	(300,000)	(200,000)	0	0	0	0
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)

Source		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Development Fund											
Special Service District	<i>Business-13</i>	0	0	0	0	0	0	0	0	0	0
	Total	(440,000)	(440,000)	(440,000)	(540,000)	(440,000)	(240,000)	(240,000)	(240,000)	(240,000)	(240,000)
<u>4-Development & Redevelopment</u>											
Pre-Development	<i>Dev/Redev-01</i>	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)
	Total	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)
<u>5-TIF Districts</u>											
Development Agreement and TIF Administration	<i>TIF-01</i>	(140,000)	(140,000)	(130,000)	(120,000)	(110,000)	(110,000)	(110,000)	(100,000)	(100,000)	(100,000)
	Total	(140,000)	(140,000)	(130,000)	(120,000)	(110,000)	(110,000)	(110,000)	(100,000)	(100,000)	(100,000)
Total Expenditures and Uses		(630,000)	(630,000)	(620,000)	(710,000)	(600,000)	(400,000)	(400,000)	(390,000)	(390,000)	(390,000)
Change in Fund Balance		(25,500)	(25,500)	(25,500)	(233,500)	(220,500)	(35,500)	(25,500)	(25,500)	(25,500)	(25,500)
Ending Balance		2,929,500	2,904,000	2,878,500	2,645,000	2,424,500	2,389,000	2,363,500	2,338,000	2,312,500	2,287,000

City of Minnetonka, Minnesota
Economic Improvement Program
 2019 thru 2028

SOURCES AND USES OF FUNDS

Source	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
HRA Levy										
Beginning Balance	250,000	212,000	249,000	286,000	323,000	360,000	397,000	434,000	546,000	658,000
Revenues and Other Fund Sources										
<i>Revenue</i>										
Ad Valorem Tax Levy	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000
Investment Interest	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Loan paybacks	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Total	262,000	262,000	262,000	262,000	262,000	262,000	262,000	262,000	262,000	262,000
Total Revenues and Other Fund Sources	262,000	262,000	262,000	262,000	262,000	262,000	262,000	262,000	262,000	262,000
Total Funds Available	512,000	474,000	511,000	548,000	585,000	622,000	659,000	696,000	808,000	920,000
Expenditures and Uses										
<i>Capital Projects & Equipment</i>										
<u>1-Housing</u>										
Homes Within Reach	<i>Housing-05</i>	(100,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)
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)
Total		(200,000)	(125,000)	(125,000)	(125,000)	(125,000)	(125,000)	(125,000)	(125,000)	(125,000)
<u>2-Business</u>										
Outreach	<i>Business-08</i>	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)
Total		(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)
<u>4-Development & Redevelopment</u>										

Source		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
HRA Levy											
Village Center Studies and Comprehensive Plan	<i>Dev/Redev-02</i>	0	0	0	0	0	0	0	0	0	0
LRT and LRT Station Area Development	<i>Dev/Redev-03</i>	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	0	0	0
Future HRA Levy projects	<i>Dev/Redev-06</i>	0	0	0	0	0	0	0	0	0	0
	Total	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	0	0	0
Total Expenditures and Uses		(300,000)	(225,000)	(225,000)	(225,000)	(225,000)	(225,000)	(225,000)	(150,000)	(150,000)	(150,000)
Change in Fund Balance		(38,000)	37,000	37,000	37,000	37,000	37,000	37,000	112,000	112,000	112,000
Ending Balance		212,000	249,000	286,000	323,000	360,000	397,000	434,000	546,000	658,000	770,000

City of Minnetonka, Minnesota
Economic Improvement Program
 2019 thru 2028

SOURCES AND USES OF FUNDS

Source	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Livable Communities Fund										
Beginning Balance	650,000	651,000	652,000	653,000	654,000	655,000	656,000	657,000	658,000	659,000
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	1,000
<i>Total</i>	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Total Revenues and Other Fund Sources	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Total Funds Available	651,000	652,000	653,000	654,000	655,000	656,000	657,000	658,000	659,000	660,000
Change in Fund Balance	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Ending Balance	651,000	652,000	653,000	654,000	655,000	656,000	657,000	658,000	659,000	660,000

City of Minnetonka, Minnesota
Economic Improvement Program
 2019 thru 2028

SOURCES AND USES OF FUNDS

Source	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
CDBG										
Beginning Balance	0	25,000	50,000	75,000	90,000	105,000	120,000	135,000	150,000	165,000
<u>Revenues and Other Fund Sources</u>										
<i>Revenue</i>										
federal grant	104,800	79,600	54,400	0	0	0	0	0	0	0
program income	25,000	25,000	25,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
Total	129,800	104,600	79,400	15,000	15,000	15,000	15,000	15,000	15,000	15,000
Total Revenues and Other Fund Sources	129,800	104,600	79,400	15,000	15,000	15,000	15,000	15,000	15,000	15,000
Total Funds Available	129,800	129,600	129,400	90,000	105,000	120,000	135,000	150,000	165,000	180,000
<u>Expenditures and Uses</u>										
<i>Capital Projects & Equipment</i>										
<u>1-Housing</u>										
CDBG Administration	<i>Housing-01</i>	(10,000)	(8,000)	(6,000)	0	0	0	0	0	0
Small Projects Program	<i>Housing-03</i>	(80,000)	(60,000)	(40,000)	0	0	0	0	0	0
Fair Housing	<i>Housing-04</i>	(800)	(600)	(400)	0	0	0	0	0	0
Public Services	<i>Housing-10</i>	(14,000)	(11,000)	(8,000)	0	0	0	0	0	0
Total		(104,800)	(79,600)	(54,400)	0	0	0	0	0	0
Total Expenditures and Uses		(104,800)	(79,600)	(54,400)	0	0	0	0	0	0

Source	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
CDBG										
Change in Fund Balance	25,000	25,000	25,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
Ending Balance	25,000	50,000	75,000	90,000	105,000	120,000	135,000	150,000	165,000	180,000

City of Minnetonka, Minnesota
Economic Improvement Program
 2019 thru 2028

SOURCES AND USES OF FUNDS

Source	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
TIF Pooling										
Beginning Balance	3,754,000	2,354,821	2,120,821	1,886,821	1,886,821	1,886,821	1,886,821	1,886,821	1,886,821	1,886,821
Revenues and Other Fund Sources										
<i>Revenue</i>										
Pooled TIF Funds	600,000	600,000	600,000	620,000	0	0	0	0	0	0
<i>Total</i>	600,000	600,000	600,000	620,000	0	0	0	0	0	0
Total Revenues and Other Fund Sources	600,000	600,000	600,000	620,000	0	0	0	0	0	0
Total Funds Available	4,354,000	2,954,821	2,720,821	2,506,821	1,886,821	1,886,821	1,886,821	1,886,821	1,886,821	1,886,821
Expenditures and Uses										
<i>Capital Projects & Equipment</i>										
<i>1-Housing</i>										
Affordable Housing via TIF Pooling/Blvd Gardens <i>Housing-12</i>	(1,765,179)	(600,000)	(600,000)	(620,000)	0	0	0	0	0	0
Affordable Housing vis TIF Pooling/Beacon Hill <i>Housing-13</i>	(234,000)	(234,000)	(234,000)	0	0	0	0	0	0	0
<i>Total</i>	(1,999,179)	(834,000)	(834,000)	(620,000)	0	0	0	0	0	0
Total Expenditures and Uses	(1,999,179)	(834,000)	(834,000)	(620,000)	0	0	0	0	0	0
Change in Fund Balance	(1,399,179)	(234,000)	(234,000)	0	0	0	0	0	0	0
Ending Balance	2,354,821	2,120,821	1,886,821	1,886,821	1,886,821	1,886,821	1,886,821	1,886,821	1,886,821	1,886,821

EIP 2019-2028
All Categories
Funding Sources and Expenditure Projections

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	TOTAL
Method of Financing											
Development Account	\$ 630,000	\$ 630,000	\$ 620,000	\$ 710,000	\$ 600,000	\$ 400,000	\$ 400,000	\$ 390,000	\$ 390,000	\$ 390,000	\$ 5,160,000
Livable Communities Account	-	-	-	-	-	-	-	-	-	-	-
Federal Grant (CDBG)	104,800	79,600	54,400	-	-	-	-	-	-	-	\$ 238,800
Ad Valorem Tax Levy	300,000	225,000	225,000	225,000	225,000	225,000	225,000	150,000	150,000	150,000	\$ 2,100,000
Pooled TIF Funds	1,765,179	600,000	600,000	620,000	-	-	-	-	-	-	\$ 3,585,179
Revenue Bonds	3,930,000	-	2,000,000	-	-	-	-	-	-	-	\$ 5,930,000
Other	65,000	65,000	90,000	91,000	91,000	66,000	66,000	66,000	66,000	66,000	\$ 732,000.00
<i>Total Funding Sources</i>	<i>\$ 6,794,979</i>	<i>\$ 1,599,600</i>	<i>\$ 3,589,400</i>	<i>\$ 1,646,000</i>	<i>\$ 916,000</i>	<i>\$ 691,000</i>	<i>\$ 691,000</i>	<i>\$ 606,000</i>	<i>\$ 606,000</i>	<i>\$ 606,000</i>	<i>\$ 17,745,979</i>
Expenditures											
Housing	\$ 5,999,979	\$ 804,600	\$ 2,779,400	\$ 745,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 11,078,979
Business	518,000	518,000	518,000	619,000	519,000	319,000	319,000	319,000	319,000	319,000	\$ 4,287,000
Transit	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	\$ 120,000
Development/Redevelopment	125,000	125,000	150,000	150,000	150,000	125,000	125,000	50,000	50,000	50,000	\$ 1,100,000
TIF Admin	140,000	140,000	130,000	120,000	110,000	110,000	110,000	100,000	100,000	100,000	\$ 1,160,000
<i>Total Expenditures</i>	<i>\$ 6,794,979</i>	<i>\$ 1,599,600</i>	<i>\$ 3,589,400</i>	<i>\$ 1,646,000</i>	<i>\$ 916,000</i>	<i>\$ 691,000</i>	<i>\$ 691,000</i>	<i>\$ 606,000</i>	<i>\$ 606,000</i>	<i>\$ 606,000</i>	<i>\$ 17,745,979</i>

City of Minnetonka
Housing TIF District No. 2 Beacon Hill

DISTRICT INFORMATION				ASSUMPTIONS		RECOMMENDATIONS	
	ORIGINAL	HSS	Geo. Enlargement				
District Type	Housing			Interest Income	0.50%	1) Discuss with attorney regarding the use of increment for housing after obligation is finished	
Project Area	Glen Lake Station			Admin Expense	3.00%	2) May need a budget modification before the district expires	
Fiscal Disparities	A Election					3) Admin. Expense is currently: for year 2016 8.5% At or Under Limit	
County Number	1458						
Frozen Rate	UTA #1	132.577%	0.000%				
	UTA #2	0.000%	0.000%				
	UTA #3	0.000%					
Current Year	2016						

TIF PLAN BUDGET ANALYSIS																	
Decertifies						Revenues			Expenditures								
	First Receipt	City Approved	Cert Request	Certified	Legal Term	Expected Term	Tax Increment	Interest Income	TOTAL REVENUES	Project	Affordable Housing	Paygo	Interfund Loan	Admin Expense	Outside District	TOTAL EXPENSE	Total Budget
Original Budget	1996	2/14/1994	4/19/1994	9/19/1994	12/31/2021	12/31/2021			-							-	-
Cumulative Modified							4,256,000		4,256,000	2,106,000	100,000	1,400,000		350,000		3,956,000	3,956,000
End of District Projected Actual Total							4,236,308	2,582	4,238,890	-	1,065,000	2,838,031	-	332,949	-	4,235,980	4,235,980
Under / (Over) Budget							19,892	(2,582)	17,110	2,106,000	(965,000)	(1,438,031)	-	17,051	-	(279,980)	(279,980)

CASH FLOW PROJECTIONS ROLL UP																		
TAX CAPACITY						Revenues			Expenditures									
TIF Year	Year	Base	Current	Fiscal Disparities	Captured	Current Local Tax Rate	Tax Increment	Housing Rehab Loan Repayments	Interest Income	TOTAL REVENUES	Project	Affordable Housing	Paygo	Interfund Loan	Admin Expense	Outside District	TOTAL EXPENSE	Ending Balance
18	2013			-		0.000%	2,549,940		(2,303)	2,547,637			2,283,428		190,234		2,473,662	73,975
19	2014	8,647	150,489	-	141,842	132.233%	186,887		560	187,447			165,553		18,689		184,242	77,180
20	2015	8,647	161,889	-	153,242	124.605%	190,260		85	190,345			160,204		19,026		179,230	88,295
21	2016	8,647	190,389	-	181,742	120.496%	218,203		441	218,645		100,000	152,475		15,000		267,475	39,465
22	2017	8,647	190,389	-	181,742	120.496%	218,203		197	218,401		100,000	76,371		15,000		191,371	66,494
23	2018	8,647	190,389	-	181,742	120.496%	218,203		332	218,536		150,000			15,000		165,000	120,030
24	2019	8,647	190,389	-	181,742	120.496%	218,203		600	218,804		150,000			15,000		165,000	173,834
25	2020	8,647	190,389	-	181,742	120.496%	218,203		869	219,073		200,000			15,000		215,000	177,907
26	2021	8,647	190,389	-	181,742	120.496%	218,203		890	219,093		200,000			15,000		215,000	182,000
27	2022	-	-	-	-	0.000%	-		910	910		165,000			15,000		180,000	2,910
End of District Projected Actual Total							4,236,308		2,582	4,238,890	-	1,065,000	2,838,031	-	332,949	-	4,235,980	



City of Minnetonka
Housing TIF District No. 2 Beacon Hill

Pursuant to M.S. 469.176 Subd. 3:
Admin limit is based on:

Expenses

ADMINISTRATIVE EXPENSE TEST		
TEST 1:	Admin per TIF Plan	\$350,000
TEST 2:	Estimated TIF Admin Allowable (10%)	\$360,600
	Estimated Total TIF Expenses per TIF Plan	\$3,606,000
TEST 3:	Cumulative TIF Admin Allowable (10%)	\$390,303
	Total TIF Expenses for the Project	\$3,903,031
RESULTS:		
	Admin per TIF Plan	\$350,000
	Actual Admin Expenses	\$332,949
	Available Admin	\$17,051
	Actual Percentage	8.5%

Pursuant to M.S. 469.1763 Subd. 2:

District Type:	Housing
Does this section apply?	Yes
Certification Request Date:	4/19/1994
Does TIF Plan Specify Assisting Housing Outside Project Area?	No
If so, What is the Additional % Allowed in TIF Plan (Up to 10%):	0%
Total Pooling %:	25%

ADMINISTRATIVE EXPENSE CALCULATION				POOLING CALCULATION (25% Outside of District)						EXCESS INCREMENT							
TIF Year	Year	Accumulated Totals		Tax Increment		25% for Qualified			Available for Pooling	Increment Generated	Costs Authorized	Required?	Increment returned	Net Retained	P&I Due after year end	Excess (Not Excess)	
		Admin. Expenses	Total	% Allowable	Current Year	Cumulative	Admin Costs	Costs									Spent Outside
18	2013	190,234	2,283,428	8.3%	2,549,940	2,549,940	190,234	447,251	-	447,251	73,975	2,547,637	3,956,000	no	0	0	(1,408,363)
19	2014	208,923	2,448,981	8.5%	186,887	2,736,827	208,923	475,284	-	475,284	77,180	2,735,084	3,956,000	no	0	0	(1,220,916)
20	2015	227,949	2,609,185	8.7%	190,260	2,927,087	227,949	503,823	-	503,823	88,295	2,925,429	3,956,000	no	0	0	(1,030,571)
21	2016	242,949	2,861,660	8.5%	218,203	3,145,290	242,949	543,374	-	543,374	39,465	3,144,074	3,956,000	no	0	0	(811,926)
22	2017	257,949	3,038,031	8.5%	218,203	3,363,494	257,949	582,924	-	582,924	66,494	3,362,475	3,956,000	yes	3,362,475	0	(593,525)
23	2018	272,949	3,188,031	8.6%	218,203	3,581,697	272,949	622,475	-	622,475	120,030	3,581,010	3,956,000	yes	3,581,010	0	(374,990)
24	2019	287,949	3,338,031	8.6%	218,203	3,799,901	287,949	662,026	-	662,026	173,834	3,799,814	3,956,000	yes	3,799,814	0	(156,186)
25	2020	302,949	3,538,031	8.6%	218,203	4,018,104	302,949	701,577	-	701,577	177,907	4,018,887	3,956,000	yes	4,018,887	0	62,887
26	2021	317,949	3,738,031	8.5%	218,203	4,236,308	317,949	741,128	-	741,128	182,000	4,237,980	3,956,000	yes	4,237,980	0	281,980
27	2022	332,949	3,903,031	8.5%	-	4,236,308	332,949	726,128	-	-	-	4,238,890	3,956,000	yes	4,238,890	0	282,890



City of Minnetonka
TIF District 1-2 Boulevard Gardens

DISTRICT INFORMATION				ASSUMPTIONS		RECOMMENDATIONS		
	ORIGINAL	HSS	Geo. Enlargement	Interest Income				
District Type	Redevelopment			0.50%				
Project Area	Development District No 1			Admin Expense	4.00%			
Fiscal Disparities	A Election			3) Admin. Expense is currently: 8.5% At or Under Limit				
County Number	1460							
Frozen Rate	UTA #1 134.725%	0.000%	0.000%					
	UTA #2 0.000%							
	UTA #3 0.000%							
Current Year	2016							

TIF PLAN BUDGET ANALYSIS																				
Decertifies						Revenues				Expenditures										
	First Receipt	City Approved	Cert Request	Certified	Legal Term	Expected Term	Tax Increment	Bonds	Interest Income	TOTAL REVENUES	Project	Paygo	Admin Expense	County Admin	Affordable	Housing	Outside District	Other Expense	TOTAL EXPENSE	Total Budget
Original Budget	1997	12/11/1995	6/11/1996	7/2/1996	12/31/2022	12/31/2022														
Cumulative Modified							37,300,000	19,300,000	350,000	56,950,000	10,564,578	26,650,000	2,335,422		6,400,000			11,000,000	56,950,000	56,950,000
End of District Projected Actual Total							39,491,518		188,802	39,680,321	100,000	16,692,812	1,975,176	5,601	6,445,000	290,352	14,171,379	39,680,321	39,680,321	
Under / (Over) Budget							(2,191,518)		161,198	17,269,679	10,464,578	9,957,188	360,246	(5,601)	(45,000)	(290,352)	(3,171,379)	17,269,679	17,269,679	

CASH FLOW PROJECTIONS ROLL UP																				
TAX CAPACITY						Revenues				Expenditures										
TIF Year	Year	Base	Current	Fiscal Disparities	Captured	Current Local Tax Rate	Tax Increment	Interest Income	TOTAL REVENUES	Project	Paygo	Admin Expense	County Admin	Affordable	Housing	Outside District	Increment Returned	TOTAL EXPENSE	Ending Balance	
16	2012	-	-	-	-	0.000%	1,627,601	8,491	1,636,092			143,414	5,601	1,025,000			950,000	2,124,015	290,352	
17	2013	-	-	-	-	0.000%	1,779,294	(6,936)	1,772,358			173,989						950,000	1,123,989	938,721
18	2014	-	-	-	-	131.818%	1,831,293	10,588	1,841,881			89,030						991,000	1,080,930	1,700,572
19	2015	72,750	1,573,468	-	1,500,718	124.388%	1,855,744	14,057	1,869,801	-		90,674						949,000	1,039,674	2,530,699
20	2016	72,750	1,623,624	-	1,550,874	120.460%	1,860,541	12,653	1,873,194	-		74,422						1,209,352	1,283,773	3,120,120
21	2017	72,750	1,623,624	-	1,550,874	120.460%	1,861,457	15,601	1,877,058	-		74,458		2,400,000		290,352		1,209,947	3,974,758	1,022,421
22	2018	72,750	1,623,624	-	1,550,874	120.460%	1,861,457	5,112	1,866,569	-		74,458		600,000				1,209,947	1,884,406	1,004,584
23	2019	72,750	1,623,624	-	1,550,874	120.460%	1,861,457	5,023	1,866,480	-		74,458		600,000				1,209,947	1,884,406	986,659
24	2020	72,750	1,623,624	-	1,550,874	120.460%	1,861,457	4,933	1,866,391	-		74,458		600,000				1,209,947	1,884,406	968,644
25	2021	72,750	1,623,624	-	1,550,874	120.460%	1,861,457	4,843	1,866,301	-		74,458		600,000				1,209,947	1,884,406	950,539
26	2022	72,750	1,623,624	-	1,550,874	120.460%	1,861,457	4,753	1,866,210	-		74,458		620,000				1,209,947	1,904,406	912,344
27	2023	-	-	-	-	0.000%	-	-	-	-	-	-	-	-	-	-		912,344	912,344	(0)
28	2024	-	-	-	-	0.000%	-	-	-	-	-	-	-	-	-	-		-	-	(0)
							39,491,518	188,802	39,680,321	100,000	16,692,812	1,975,176	5,601	6,445,000	290,352	14,171,379		39,680,321		



City of Minnetonka
TIF District 1-2 Boulevard Gardens

Pursuant to M.S. 469.176 Subd. 3:

Admin limit is based on: Expenses

ADMINISTRATIVE EXPENSE TEST	
TEST 1: Admin per TIF Plan	\$2,335,422
TEST 2: Estimated TIF Admin Allowable (10%)	\$5,461,458
Estimated Total TIF Expenses per TIF Plan	\$54,614,578
TEST 3: Cumulative TIF Admin Allowable (10%)	\$3,770,514
Total TIF Expenses for the Project	\$37,705,244
RESULTS: Admin per TIF Plan	\$2,335,422
Actual Admin Expenses	\$1,975,176
Available Admin	\$360,246
Actual Percentage	5.2%

Pursuant to M.S. 469.1763 Subd. 2:

District Type: Redevelopment
 Does this section apply? Yes
 Certification Request Date: 6/11/1996
 Does TIF Plan Specify Assisting Housing Outside Project Area? Yes
 If so, What is the Additional % Allowed in TIF Plan (Up to 10%): 10%
 Total Pooling %: 35%

TIF Year	Year	ADMINISTRATIVE EXPENSE CALCULATION				POOLING CALCULATION (35% Outside of District)								EXCESS INCREMENT							
		Accumulated Totals				Tax Increment		25% for Qualified Costs*	Spent Outside	Qualified Redevelopment Costs	Available for Pooling	35% Available for Affordable Housing			Increment Generated	Costs Authorized	Required?	Increment returned	Net Retained	P&I Due after year end	Excess (Not Excess)
		Admin Expenses	Total	% Allowable	Current Year	Cumulative	Admin Costs					Affordable Housing	Affordable Housing	Affordable Housing							
16	2012	1,100,312	17,894,043	6.1%	1,627,601	20,995,902	1,100,312	4,148,664	-	15,049,330	290,352	850,839	1,025,000	-	1,772,358	56,950,000	no	0	0	(55,177,642)	
17	2013	1,274,301	17,894,043	7.1%	1,779,294	22,775,196	1,274,301	290,352	-	290,352	290,352	1,299,603	-	274,603	3,614,239	56,950,000	no	991,000	0	0	(53,335,761)
18	2014	1,363,331	17,894,043	7.6%	1,831,293	24,606,489	1,363,331	290,352	-	290,352	290,352	1,851,525	-	826,525	5,484,040	56,950,000	no	949,000	0	0	(51,465,960)
19	2015	1,454,005	17,894,043	8.1%	1,855,744	26,462,233	1,454,005	290,352	-	290,352	290,352	2,410,362	-	1,385,362	5,484,040	56,950,000	no	949,000	0	0	(49,592,766)
20	2016	1,528,427	17,894,043	8.5%	1,860,941	28,322,774	1,528,427	290,352	-	290,352	290,352	2,987,129	-	1,962,129	7,357,234	56,950,000	no	1,209,352	0	0	(47,715,708)
21	2017	1,602,885	20,584,395	7.8%	1,861,457	30,184,231	1,602,885	290,352	290,352	-	-	3,564,181	2,400,000	139,181	9,234,292	56,950,000	no	1,209,947	0	0	(45,849,138)
22	2018	1,677,343	21,184,395	7.9%	1,861,457	32,045,689	1,677,343	-	-	-	-	4,141,233	600,000	116,233	11,100,862	56,950,000	no	1,209,947	0	0	(43,982,658)
23	2019	1,751,802	21,784,395	8.0%	1,861,457	33,907,146	1,751,802	-	-	-	-	4,718,285	600,000	93,285	12,967,342	56,950,000	no	1,209,947	0	0	(42,116,267)
24	2020	1,826,260	22,384,395	8.2%	1,861,457	35,768,603	1,826,260	-	-	-	-	5,295,336	600,000	70,336	14,833,733	56,950,000	no	1,209,947	0	0	(40,249,967)
25	2021	1,900,718	22,984,395	8.3%	1,861,457	37,630,061	1,900,718	-	-	-	-	5,872,388	600,000	47,388	16,700,033	56,950,000	no	1,209,947	0	0	(38,383,756)
26	2022	1,975,176	23,604,395	8.4%	1,861,457	39,491,518	1,975,176	-	-	-	-	6,449,440	620,000	4,440	18,566,244	56,950,000	no	1,209,947	0	0	(38,383,756)
27	2023	1,975,176	23,604,395	8.4%	-	39,491,518	1,975,176	-	-	-	-	6,449,440	-	4,440	18,566,244	56,950,000	no	912,344	0	0	(38,383,756)
28	2024	1,975,176	23,604,395	8.4%	-	39,491,518	1,975,176	-	-	-	-	6,449,440	-	4,440	18,566,244	56,950,000	no	0	0	0	(38,383,756)



DISTRICT INFORMATION				ASSUMPTIONS		RECOMMENDATIONS			
District Type	ORIGINAL	HSS	Geo. Enlargement	Interest Income		1)			
Project Area	Renewal and Renovation			Admin Expense	4.00%	2)			
Fiscal Disparities	Glen Lake Station					3) Admin. Expense is currently:	for year 2016	8.2%	At or Under Limit
County Number	1463								
Frozen Rate	UTA #1 99.282%	0.000%	0.000%						
	UTA #2 0.000%								
	UTA #3 0.000%								
Current Year	2016								

TIF PLAN BUDGET ANALYSIS

	Decertifies						Revenues				Expenditures										
	First Receipt	City Approved	Cert Request	Certified	Legal Term	Expected Term	Tax Increment	Bond	Interest Income	TOTAL REVENUES	Paygo	Project	Interfund Loan	Bond	Bond Discount	Admin Expense	Outside District	Other Expense	TOTAL EXPENSE	Total Budget	
Original Budget	2007	1/23/2006	4/3/2006	6/2/2006	12/31/2029	12/31/2029															
Cumulative Modified							13,300,000	7,000,000		20,300,000	1,500,000	5,770,000	2,000,000	9,700,000		1,330,000			20,300,000	20,300,000	
							8,070,155	-	45,685	9,997,557	5,612,272	360,895	218	4,031,465	59,500	392,556	-	-	9,474,656	10,456,906	
							Under / (Over) Budget	5,229,845	7,000,000	(45,685)	10,302,443	(4,112,272)	5,409,105	1,999,782	5,668,535	(59,500)	937,444	-	-	10,825,344	9,843,094

CASH FLOW PROJECTIONS ROLL UP

TIF Year	Year	TAX CAPACITY				Current Local Tax Rate	Revenues				Expenditures							Increment Returned	TOTAL EXPENSE	Ending Balance
		Base	Current	Fiscal Disparities	Captured		Tax Increment	Bond	Interest Income	TOTAL REVENUES	Paygo	Project	Interfund Loan	Bond	Bond Discount	Admin Expense	Outside District			
10	2013	-	-	-	-	0.000%	645,745	2,380,000	5,224	3,030,969	2,212,272			240,437	59,500	92,285			2,604,494	426,475
11	2014	117,677	484,211	25,541	340,993	132.233%	330,181		4,167	334,348			220,713		16,509			598,117	162,706	
12	2015	117,677	521,982	32,251	372,054	124.605%	359,928		2,829	362,757		360,895	220,900		19,096			239,996	285,467	
13	2016	117,677	573,209	31,696	423,836	120.496%	419,278		1,427	420,705	300,000		220,813		16,771			537,802	168,370	
14	2017	117,677	573,209	31,696	423,836	120.496%	419,278		842	420,120	200,000		220,450		16,771			437,221	151,269	
15	2018	117,677	645,578	31,696	496,205	120.496%	490,869		756	491,625	175,000		219,813		19,635			414,448	228,446	
16	2019	117,677	645,578	31,696	496,205	120.496%	490,869		1,142	492,011	175,000		218,901		19,635			413,536	306,922	
17	2020	117,677	645,578	31,696	496,205	120.496%	490,869		1,535	492,403	150,000		217,713		19,635			387,348	411,977	
18	2021	117,677	645,578	31,696	496,205	120.496%	490,869		2,060	492,929	200,000		216,250		19,635			435,885	469,021	
19	2022	117,677	645,578	31,696	496,205	120.496%	490,869		2,345	493,214	200,000		219,375		19,635			439,010	523,225	
20	2023	117,677	645,578	31,696	496,205	120.496%	490,869		2,616	493,485	200,000		216,750		19,635			436,385	580,325	
21	2024	117,677	645,578	31,696	496,205	120.496%	490,869		2,902	493,770	200,000		218,350		19,635			437,985	636,111	
22	2025	117,677	645,578	31,696	496,205	120.496%	490,869		3,181	494,049	250,000		219,350		19,635			488,985	641,175	
23	2026	117,677	645,578	31,696	496,205	120.496%	490,869		3,206	494,075	300,000		214,900		19,635			534,535	600,715	
24	2027	117,677	645,578	31,696	496,205	120.496%	492,642		3,004	495,646	300,000		215,000		19,706			534,706	561,655	
25	2028	117,677	645,578	31,696	496,205	120.496%	492,642		2,808	495,451	300,000		214,500		19,706			534,206	522,900	
26	2029	117,677	645,578	31,696	496,205	120.496%	492,642		2,615	495,257	300,000		213,400		15,000			528,400	489,757	
27	2030	-	-	-	-	0.000%	-		2,449	2,449	150,000		303,850		-			453,850	38,356	
28	2031	-	-	-	-	0.000%	-		192	192	-		-		-			-	38,548	
29	2032	-	-	-	-	0.000%	-		193	193	-		-		-			-	38,740	
30	2033	-	-	-	-	0.000%	-		194	194	-		-		-			-	38,934	



Pursuant to M.S. 469.176 Subd. 3:

Admin limit is based on: Revenues

ADMINISTRATIVE EXPENSE TEST	
TEST 1: Admin per TIF Plan	\$1,330,000
TEST 2: Estimated TIF Admin Allowable (10%)	\$1,330,000
Estimated Total TIF Revenues per TIF Plan	\$13,300,000
TEST 3: Cumulative TIF Admin Allowable (10%)	\$811,584
Total TIF Revenues for the Project	\$8,115,840
RESULTS: Cumulative TIF Admin Allowable (10%)	\$811,584
Actual Admin Expenses	\$392,556
Available Admin	\$419,028
Actual Percentage	4.8%

Pursuant to M.S. 469.1763 Subd. 2:

District Type:	Renewal and Renovation
Does this section apply?	Yes
Certification Request Date:	4/3/2006
Does TIF Plan Specify Assisting Housing Outside Project Area?	No
If so, What is the Additional % Allowed in TIF Plan (Up to 10%):	0%
Total Pooling %:	20%

TIF Year	Year	ADMINISTRATIVE EXPENSE CALCULATION			POOLING CALCULATION (20% Outside of District)						EXCESS INCREMENT							
		Accumulated Totals			Tax Increment		20% for Qualified			Available for Pooling	Increment Generated	Costs Authorized	Required?	Increment returned	Net Retained	P&I Due after year end	Excess (Not Excess)	
		Admin. Expenses	Total	% Allowable	Current Year	Cummulative	Admin Costs	Costs	Spent Outside									Cumulative
10	2013	92,285	650,969	14.2%	645,745	645,745	92,285	36,864	-	36,864	36,864	3,030,969	20,300,000	no	0	0	0	(17,269,031)
11	2014	108,794	985,317	11.0%	330,181	975,926	108,794	86,391	-	86,391	86,391	3,365,317	20,300,000	no	0	0	0	(16,934,683)
12	2015	127,890	1,348,074	9.5%	359,928	1,335,854	127,890	139,281	-	139,281	139,281	3,728,074	20,300,000	no	0	0	0	(16,571,926)
13	2016	144,661	1,768,779	8.2%	419,278	1,755,132	144,661	206,365	-	206,365	168,370	4,148,779	20,300,000	no	0	0	0	(16,151,221)
14	2017	161,432	2,188,899	7.4%	419,278	2,174,410	161,432	273,450	-	273,450	151,269	4,568,899	20,300,000	no	0	0	0	(15,731,101)
15	2018	181,067	2,680,524	6.8%	490,869	2,665,279	181,067	351,989	-	351,989	228,446	5,060,524	20,300,000	no	0	0	0	(15,239,476)
16	2019	200,702	3,172,535	6.3%	490,869	3,156,147	200,702	430,528	-	430,528	306,922	5,552,535	20,300,000	no	0	0	0	(14,747,465)
17	2020	220,336	3,664,939	6.0%	490,869	3,647,016	220,336	509,067	-	509,067	411,977	6,044,939	20,300,000	no	0	0	0	(14,255,061)
18	2021	239,971	4,157,867	5.8%	490,869	4,137,885	239,971	587,606	-	587,606	469,021	6,537,867	20,300,000	no	0	0	0	(13,762,133)
19	2022	259,606	4,651,081	5.6%	490,869	4,628,754	259,606	666,145	-	666,145	523,225	7,031,081	20,300,000	no	0	0	0	(13,268,919)
20	2023	279,241	5,144,566	5.4%	490,869	5,119,622	279,241	744,684	-	744,684	580,325	7,524,566	20,300,000	no	0	0	0	(12,775,434)
21	2024	298,875	5,638,336	5.3%	490,869	5,610,491	298,875	823,223	-	823,223	636,111	8,018,336	20,300,000	no	0	0	0	(12,281,664)
22	2025	318,510	6,132,386	5.2%	490,869	6,101,360	318,510	901,762	-	901,762	641,175	8,512,386	20,300,000	no	0	0	0	(11,787,614)
23	2026	338,145	6,626,460	5.1%	490,869	6,592,229	338,145	980,301	-	980,301	600,715	9,006,460	20,300,000	no	0	0	0	(11,293,540)
24	2027	357,851	7,122,106	5.0%	492,642	7,084,871	357,851	1,059,124	-	1,059,124	561,655	9,502,106	20,300,000	no	0	0	0	(10,797,894)
25	2028	377,556	7,617,557	5.0%	492,642	7,577,513	377,556	1,137,946	-	1,137,946	522,900	9,997,557	20,300,000	no	0	0	0	(10,302,443)
26	2029	392,556	8,112,813	4.8%	492,642	8,070,155	392,556	1,221,475	-	1,221,475	489,757	10,492,813	20,300,000	no	0	0	0	(9,807,187)
27	2030	392,556	8,115,262	4.8%	-	8,070,155	392,556	1,221,475	-	-	-	-	-	-	-	-	-	-
28	2031	392,556	8,115,454	4.8%	-	8,070,155	392,556	1,221,475	-	-	-	-	-	-	-	-	-	-
29	2032	392,556	8,115,647	4.8%	-	8,070,155	392,556	1,221,475	-	-	-	-	-	-	-	-	-	-
30	2033	392,556	8,115,840	4.8%	-	8,070,155	392,556	1,221,475	-	-	-	-	-	-	-	-	-	-





AFFORDABLE HOUSING GOALS



**MINNETONKA
ECONOMIC
IMPROVEMENT
PROGRAM**

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.

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
Wyldewood 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	130	53%
New Lifecycle Units	375 to 800	684	182%

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
Shady Oak Apartments	2017*	49	TIF Pooling
The Mariner	2017*	55	TIF Pooling
Opus Station Apartments	Proposed 2018*	450	TIF Housing

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

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	32	N/A
Cherrywood Pointe	2017	2	N/A
Zvago	2017	54	Glenhaven TIF

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

The following is a list EIP programs and their contribution to the city's affordable housing goals.

PROGRAM	AFFORDABLE HOUSING CONTRIBUTION
Housing	
CDBG Program Administration	No direct impact
Emergency Repair Program	No direct impact
Employer Assisted Housing	No direct impact
Fair Housing	No direct impact
Homes Within Reach	Preservation of affordable housing
Housing Improvement Area (HIA)	No direct impact
Minnetonka Heights Apartments	172 affordable units participate in program
Minnetonka Home Enhancement program	No direct impact
Owner-Occupied Housing Rehabilitation	No direct impact
Public Services	No direct impact
Next Generation Program	Program could preserve affordable units
Tax Exempt Financing	Program may add or preserve affordable units
TIF Pooling	51 units added through The Ridge
Welcome to Minnetonka program	No direct impact
Business	
Economic Gardening	No direct impact
Fire Sprinkler Retrofit	No direct impact
Grants	May assist with components of projects that have affordable units
Industrial Revenue Bonds (Common Bond)	No direct impact
GreaterMSP	No direct impact
Minnesota Community Capital Fund (MCCF)	No direct impact
Minnesota Investment Fund (MIF)	No direct impact
Open to Business	No direct impact
Outreach	No direct impact
PACE	No direct impact
Economic Development Infrastructure	No direct impact
TwinWest	No direct impact
Transit	
Commuter Services	No direct impact
LRT	No direct impact
Transit Improvements	No direct impact
Redevelopment	
Predevelopment Projects	May assist projects that are developing affordable housing
Village Center	Help to guide areas where affordable housing may be developed
Tax Increment Financing (TIF)	
Development Agmt/TIF Admin	No direct impact
Beacon Hill TIF District	44 affordable units added in 1994 (prior to affordable housing goals). Preserved in 2010.
Boulevard Gardens TIF District	227 affordable units added in 1996/1997
Glenhaven TIF District	43 affordable units added in 2008 and 2011
Minnetonka Mills TIF District	30 affordable units added in 1997. Even though district has expired, units remain affordable
Tonka on the Creek TIF District	20 affordable units expected in 2015
Applewood Pointe TIF District	9 affordable units completed in 2017 (will not meet Met Council guidelines, therefore not included in goals)
At Home Apartments	21 affordable units completed in 2016
Tax Abatement	
Ridgedale	No direct impact

2018 AFFORDABLE HOUSING INCOME LIMITS

FY 2018 Income Limits Summary

Metro Area	Median Family Income*	FYI 2018 Income Category	Persons In Family							
			1	2	3	4	5	6	7	8
Minneapolis-St. Paul-Bloomington Metro Area	\$94,300	80 % AMI	\$50,350.00	\$57,550.00	\$64,750.00	\$ 71,900.00	\$77,700.00	\$83,450.00	\$89,200.00	\$94,950.00
		60 % AMI	\$39,606.00	\$45,264.00	\$50,922.00	\$ 56,580.00	\$61,106.40	\$65,632.80	\$70,159.20	\$74,685.60
		50 % AMI	\$33,050.00	\$37,750.00	\$42,450.00	\$ 47,150.00	\$50,950.00	\$54,700.00	\$58,500.00	\$62,250.00
		30 % AMI	\$19,850.00	\$22,650.00	\$25,500.00	\$ 28,300.00	\$30,600.00	\$33,740.00	\$38,060.00	\$42,380.00

*Income limits are published on the US Department of Housing and Urban Development user portal: <https://www.huduser.gov/portal/datasets/il.html#2018>

How much do people pay for affordable housing

*Affordability based on family of four

Monthly Rent	AMI	Annual Income
\$0-\$708	0-30%	up to \$28,300
\$708-\$1,179	31%-50%	\$28,300-\$47,150
\$1,179-\$1,415	51%-60%	\$47,150-\$56,580
\$1,415-\$1,798	61%-80%	\$56,580-\$71,900
\$1,798-\$2,357	81%-100%	\$71,900-\$94,300

Affordable rents, based on sample occupations and their average salaries

*Salary information obtained from Indeed.com

Home Health Aide	\$653
Nursing Assistant	\$699
Teacher Assistant	\$652
Bus Driver	\$824
Restaurant Cook	\$696
Bank Teller	\$588

AFFORDABLE HOUSING GOALS

GLOSSARY

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 responsible for running the metropolitan area's bus and train systems
Minnesota Investment Fund (MIF)	A business financing tool 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 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 housing and community development activities

City Council Chambers
6:00 p.m

Originated by:

Alisha Gray, EDFP, Economic Development and Housing Manager
Julie Wischnack, AICP, Community Development Director

**EDAC Agenda Item #5
Meeting of May 23, 2018**

Brief Description

Staff Report

Transit Updates

Green Line Extension (Southwest LRT)

- The Metropolitan Council opened the bids for the revised and re-issued civil construction contract. The bidders and their amounts are:
 - Lunda/C.S. McCrossan, \$799,514,338.22
 - Ames Kraemer \$812,125,583.00

Next Steps: The Metropolitan Council’s procurement office with review the apparent low bidder for “responsiveness and responsibility.”

- On May 15, Metropolitan Council Chairwoman, Alene Tchourumoff announced that the projected price for the project increased by \$145 million to just over \$2 billion total. The increased project cost is being driven by rising steel, fuel, and labor costs and delays.
- SWLRT Milestones
 - May 2018 – Metropolitan Council Opens Civil Construction Bids
 - August 2018 – Metropolitan Council Awards Civil Construction Bids
 - September 2018 – Civil Construction Begins
 - 2023 – Service begins

Metro Transit

- Community Development staff continue to meet with Metro Transit on a quarterly basis. Most of the time has been devoted to new development connections and preparing for the LRT opening.
- Ridership on Route 9 has increased by 50% since additional trips were added to connect to West End in Saint Louis Park and Downtown.

Development Updates

PROJECT	DESCRIPTION	LOCATION	PLANS	STATUS
Arundel Addition	Preliminary and final plat for a three-lot subdivision	15500 Minnetonka Blvd	https://tinyurl.com/15500MinnetonkaBlvd	Under Review

Solbekken Villas	Multiple applications for construction of condo development	5740/5750 Shady Oak Rd	https://tinyurl.com/5740ShadyOakRd	Under Review
Chabad Center for Jewish Life	CUP for religious facility	2333/2339 Hopkins Crossroad and 11170 Mill Run	https://tinyurl.com/2339HopkinsXrd	Under Review
Adler Graduate School	CUP for educational facility in the I-1 zoning district	10225 Yellow Circle Dr	https://tinyurl.com/10225YellowCir	Under review
Copper Cow	Roof line amendment	5445 Eden Prairie Road	not posted	Under Review
Wellhaven Pet Health	CUP for a veterinary clinic	1700 Plymouth Rd	https://tinyurl.com/WellhavenMtkaka	Under review
Ridgedale Active Adult Apartments (Trammel Crow)	Concept plan for senior apartment building	12421 Wayzata Blvd	https://tinyurl.com/12421wayatablvd	Under Review
TNT Fireworks	Interim use permit for fireworks tent sales	4795 Co Rd 101	https://tinyurl.com/tnt4795cord101	Under Review
Ridgedale Executive Apts	Multiple applications for construction of a market-rate apartment building	12501 Ridgedale Drive	http://tinyurl.com/12501RidgedaleDr	Under Review
Dominium	Multiple applications for construction of a three building, 436-unit affordable housing project	11001 Bren Road E	http://tinyurl.com/11001brenrd	Tax credit application in June 2018/Under Review
Minnetonka Hills	Multiple items for construction of a 75-unit apartment building	2828 Jordan Ave	http://tinyurl.com/MtkaHillsApts2nd	Building permit under review
Midwest Master Craft	Items concerning a new marine sales building.	17717 Highway 7	http://tinyurl.com/17717Hwy7	Under Construction
Havenwood of Minnetonka (Formerly Mesaba Capital)	Items for senior rental building	17710/17724 Old Excelsior Blvd	http://tinyurl.com/MesabaCapitalMtkaka	Under Construction
Crest Ridge Senior Housing	Items concerning a senior rental building	10955 Wayzata Blvd	http://tinyurl.com/CrestRidgeSH	Under Construction
RiZe at Opus	Multiple items for construction of a 322-unit apartment building	10101 Bren Road East	http://tinyurl.com/lecesse	Under Construction
Ridgedale Corner Shoppes	Multiple items for redevelopment of the existing TCF bank site.	1801 Plymouth Road	http://tinyurl.com/ridgedale-TCF	Under Construction

Business Development Updates

Hennepin County recently expanded the program guidelines for the Economic Development Infrastructure Fund to include projects located within Transit Oriented Design (TOD) areas. The program provides up to \$1,000,000 in grant funding to support new and expanding business that face extraordinary costs in constructing or renovation facilities or making other property improvements. Businesses must meet certain job creation and capital investment targets to be eligible.

Housing Updates

Mariner

Hennepin County HRA voted to award the Mariner project \$450,000 in Transit Oriented Design funding in 2018. Additionally, the project was recommended to receive an additional \$200,000 in Affordable Housing Incentive Funding (AHIF) in 2018. Total awards for the Mariner:

- Hennepin County AHIF - \$400,00
- Hennepin County TOD - \$450,000
- Metropolitan Council LCDA - \$1,876,500
- **Total - \$2,726,500**

Center for Energy and Environment

The Welcome to Minnetonka and Minnetonka Home Enhancement Programs are now administered through the Center for Energy and Environment. Minnetonka residents can apply online at www.mnlendingcenter.org or call 612-335-5884 to receive a paper application.

There was one Welcome to Minnetonka loan processed to date and an additional three loans in process.

CDBG

Staff continues to work with Hennepin County on the transition of programing that will take place on July 1, 2018.

Upcoming Events

Wednesday, May 23

SLUC

Size: Does it Matter? What do homebuyers want?

Brookview Golden Valley - 11:30am

316 Brookview Pkwy S

Golden Valley, MN 55426

Wednesday, July 25

SLUC

Visit a SLUC Great Place – Social Event

Double Tree - Saint Louis Park – 3:00pm

1500 Park Place Blvd

Saint Louis Park, MN 55416

Thursday, June 21

EDAC Meeting

City Council Chambers
6:00 p.m

Originated by:

Alisha Gray, EDFP, Economic Development and Housing Manager
Julie Wischnack, AICP, Community Development Director