



AGENDA
CITY OF MINNETONKA
ECONOMIC DEVELOPMENT ADVISORY COMMISSION
Thursday, March 12, 2020
6:00 p.m.

Council Chambers
Minnetonka Community Center

1. Call to Order

2. Roll Call

Charlie Yunker
Maram Falk
Melissa Johnston
Ann Duginske Cibulka

Steven Tyacke
Jay Hromatka
Lee Jacobsohn

Welcome new commissioners Maram and Steven!

3. Approval of Jan. 9, 2020 minutes

BUSINESS ITEMS

4. 2021-2025 Economic Improvement Program

Recommendation: Review 2020-2024 EIP and provide feedback for 2021-2025 draft EIP

5. Staff Report

6. Other Business

The next regularly scheduled EDAC meeting will be held on **April 30 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**

**Jan. 9, 2020
6 p.m.**

1. Call to Order

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

2. Roll Call

EDAC commissioners present: Ann Duginski-Cibulka, Lee Jacobsohn, Jacob Johnson, Jerry Knickerbocker, and Charlie Yunker were present. Jay Hromatka and Melissa Johnston were absent.

Councilmember Deb Calvert was present.

Staff present: Community Development Director Julie Wischnack, Economic Development and Housing Manager Alisha Gray and Economic Development Coordinator Rob Hanson.

Financial consultant Stacie Kvilvang from Ehlers and Associates was present.

3. Approval of May 8, 2019 and Dec. 12, 2019 Minutes

Knickerbocker motioned, Yunker seconded the motion to approve the Dec. 12, 2019 meeting minutes. Cibulka, Jacobsohn, Knickerbocker, and Yunker voted yes. Johnston abstained. Hromatka and Johnson were absent. Motion passed.

Approval of the May 8, 2019 EDAC minutes was tabled due to the lack of a quorum of those present at that meeting.

4. Shady Oak Crossings

Gray reported.

Johnston asked if the site has MNPCA clearance now. Wischnack answered that the paperwork has been filed, but no remediation has been done yet. Gray added that the applicant applied for Met Council Funds in 2017, but funds were not awarded since the tax credits had not been awarded yet.

Johnston questioned how much is available in the Boulevard Gardens TIF pool. Gray recalled the balance was at \$3 million in 2018. The fund will continue to generate funds until 2021.

Johnston asked when the developer fee of \$500,000 would be paid. Kvilvang explained that the developer's fee would be paid in stages with portions paid at the closing, occupancy, and at stabilization. Wischnack clarified that the TIF district would continue for 20 years.

Johnston was pleased with this plan. Everyone has worked hard and did a nice job putting together the proposal.

Knickerbocker suggested removing the residential area from the Shady Oak TIF district. Kvilvang explained that the property that the building is located on has to be in the TIF district. Being in a TIF district would not impede a residential house from future resale. It could be removed from the TIF district later. The TIF district would be created after annexation of the property located currently in Hopkins. Wischnack noted that every city council approval is contingent on the annexation of the part of the site located in Hopkins.

In response to Hromatka's question, Gray explained that when looking at the difference in the rent for units with 50 percent AMI and those at 60 percent AMI, it seemed more appropriate to push for the 30 percent AMI to get more units in the affordability range knowing that there would be a mix of market-rate units as well. A birds-eye view of the area shows that there are existing affordable units in the area, so it felt like a good mix of affordable units and market-rate units. Extending into Hopkins, there are 30 percent AMI and 50 percent AMI affordable units within walking distance.

Johnston appreciated that additional financial assistance has been obtained through grants for environmental cleanup and demolition to provide public support for the proposal, in addition to the TIF district, to make the challenged property marketable.

In response to Jacobsohn's question, Mike Waldo, of Ron Clark Construction, applicant, estimated that the company has invested 225,000 employee hours into the project over the years. Non-refundable money has been paid to the property owner in Hopkins. Mr. Waldo stated that many issues have been worked through, including:

- Balancing the mix of units.
- Reducing the building scale.
- Additional affordability in the market units because of the mixture of incomes.
- The developer is paying a market-rate price for the property, so it needs to be a clean site.

Jacobsohn noted the tremendous amount of time and money that the applicant and city staff have invested in the proposal. He applauded the effort to work together. He appreciated the comment that the market rates would also be more affordable. The proposal makes a lot of sense.

Waldo explained that in the initial year of proposing the project, that year's submittal for Met Council funds missed the deadline. Had that submittal been on time, the project's score would have been four points higher than another project that was awarded funds.

The next year, after working with staff, the applicant was able to increase its submittal by five or six points to 85 points. The submittal with the lowest number of points awarded that year was 90. The next time, Waldo worked with staff, the proposal added additional units, and the property adjacent to the south was added to the project which resulted in the submittal having 101 points. The submittal missed being awarded funds by four points.

Johnston lives in the neighborhood. She likes the building design. It looks really nice. She was happy about the sidewalk and trees in front of the building. The plan would provide some walkability.

Chair Yunker thanked the developer and staff for all of the work on a very challenging site to redevelop the property and provide affordable units.

Calvert appreciated the amount of work that city staff and Ron Clark's staff have put into the proposal. It has changed a lot. She appreciated the proposal including affordable units, the building maintaining a residential design and feel, and the site's walkability.

Knickerbocker asked for the amount of property taxes the proposal would generate. Wischnack compared the proposal to The Ridge which has a market value of \$10.4 million and 64 units, with 75 percent of those units meeting affordability requirements, and pays \$31,900 in property taxes. There is a TIF district that utilizes the tax increment to support the affordability component for 20 years.

Knickerbocker motioned, Johnston seconded the motion to recommend that the city council adopt a resolution to provide finance assistance to Shady Oak Crossings. Cibulka, Jacobsohn, Johnston, Knickerbocker, and Yunker voted yes. Hromatka and Johnson were absent. Motion passed.

5. Staff Report

Gray and Wischnack gave the staff report:

- The Green Line Extension (SWLRT) corridor wide is working on roadway lanes, retaining wall construction, bridge piling, station foundation laying, and LRT train vehicle production. In Minnetonka, crews have begun excavation for the LRT tunnel; Yellow and Red Circle Drive have been reconfigured; and Smetana Road from Feltl to Nolan will continue to be closed for 2020. Construction updates are available at www.swlrt.org.
- No route or service changes are expected for Metro Transit in the next several months. Metro Transit is rolling out a new initiative called Network Next. Information can be found at www.metrotransit.org/network-next.
- Developments in progress include Nautical Bowls, Moore Addition, Shady Oak Crossing, Medica Health, Schuler Shoes, Dominion, The Luxe, Doran, and Avidor.
- Redevelopment guidelines have been recommended for 5937 Co. Rd. 101 which include preservation of the wooded, natural setting of the site; create better traffic flow and pedestrian safety; and increase housing options.
- Staff continues to meet with businesses across the city.

- The winter issue of Thrive Minnetonka is being developed and is set to be issued in mid-January.
- The Welcome to Minnetonka and Minnetonka Home Enhancement programs are administered through the Center for Energy and Environment and the city has closed seven loans for a total of \$65,838.52, the highest total since 2016.
- Homes Within Reach has entered into a purchase agreement for a house at Cedar Crest Drive West. That would bring the total of HWR houses in Minnetonka to 61.
- As of the third quarter of 2019, one CDBG loan closed, two CDBG loans have been approved, and 10 CDBG loans are in process.

6. Other Business

Gray thanked Knickerbocker and Johnson for their service on the EDAC. Knickerbocker appreciated the opportunity.

SLUC is hosting a lunch Jan. 22, 2020 at 11:30 a.m. at Brookview in Golden Valley with the subject: Sustainability and Its Implications for Both the Private and Public Sectors.

SLUC is hosting a lunch Feb. 26, 2020 at 11:30 a.m. at Brookview in Golden Valley with the subject: Update on the Minneapolis/St. Paul Housing Market.

The next EDAC meeting is scheduled to be held Jan. 23, 2020 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 March 12, 2020**

Brief Description	2021-2025 Economic Improvement Program
Recommendation	Review and provide feedback for the draft 2021-2025 EIP

Background

Every year, the EDAC reviews the Economic Improvement Program (EIP). The EIP was originally created to consolidate programming relating to economic development, housing, transportation and development tools. The document grew out of a conversation to combine programs and strategies into one document, which allowed for a future projection of investment and potential funding sources. The document contains metrics for programming and 10 year projections for revenues to fund specific programs.

The city council will be reviewing a draft of the document at the April 27 study session, and the EDAC will review the final draft on May 14, prior to council adoption which is scheduled for June 8.

EIP Review

The existing 2020-2024 EIP is attached as a reference for discussion to help prepare commissioners to identify any changes or priorities for the 2021-2025 EIP document.

Components of the 2020-2024 EIP include:

- EIP Policy page (Chapter 1). Defines what funding categories the different programs will fall under, and also details the funding principles.
- EIP Program Pages (Chapters 2 through 7). Each of the city's existing and potential future economic development efforts has its own program page. The program page will detail the program description, purpose, goals, budget impacts, schedule, and key measures. Additionally, it will outline the funds needed to develop or sustain the program over a period of years.
- Funding Sources and Expenditure Projections Pages (Chapter 8). A series of funding sources, expenditures and TIF district fund balance sheets are included.
- Affordable Housing Goals Page (Chapter 9). This section focuses on how the city's affordable housing goals are being met through these programs is included.

EDAC feedback will be incorporated into the first draft of the document which will be reviewed by the council on April 28. The EDAC will review again on May 14 and make a final recommendation to the council for the June 8 meeting.

Recommendation

Staff recommends the EDAC review the 2020-2024 EIP and provide feedback to include in the first draft of the 2021-2025 EIP.

The schedule for approval is as follows:

- March 12 EDAC — Review the existing 2020-2024 EIP and provide feedback for the 2021-2025.
- April 27 City Council Study Session — Review draft 2021-2025 EIP and provide feedback.
- May 14 EDAC — Finalize full EIP document and make recommendation to the city council.
- June 8 City Council meeting — Review and approve EIP.

Originated by:

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



CITY OF
MINNETONKA

2020-2024 ECONOMIC IMPROVEMENT PROGRAM



(Rendering of Preserve at Shady Oak and Legends of Minnetonka)

**ECONOMIC IMPROVEMENT PROGRAM
2020-2024**

CITY OF MINNETONKA

Adopted June 3, 2019

**2020-2024
ECONOMIC IMPROVEMENT PROGRAM**

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Economic Improvement Program Policy

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

Funding Categories

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

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

Planning Principles

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



HOUSING

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

- The total five-year estimated cost of the programs is \$5,939,562.

Program	2020	2021	2022	2023	2024	5-Year Total
CDBG Entitlement	264,383	40,000	40,000	40,000	40,000	\$424,383
CDBG Consortium	0	0	0	0	0	\$0
Homes Within Reach	150,000	25,000	25,000	25,000	25,000	\$250,000
Housing Improvement Areas	1,000,000	0	1,000,000	0	1,000,000	\$3,000,000
Minnetonka Home Enhancement	50,000	50,000	50,000	50,000	50,000	\$250,000
Welcome to Minnetonka	50,000	50,000	50,000	50,000	50,000	\$250,000
TIF Pooling/Blvd Gdns	1,209,000	556,179	0	0	0	\$1,765,179
TIF Pooling/Beacon Hill/Tonka/Rowland	0	0	0	0	0	\$0
Tax Exempt Financing/Conduit Debt	0	0	0	0	0	\$0
	\$2,723,383	\$721,179	\$1,165,000	\$165,000	\$1,165,000	\$5,939,562
Conceptual Programs						
Employer Assisted Hsg						\$0
Next Generation Program						\$0
4d Tax Classification Program						\$0
Legacy Education Program						\$0
Multifamily Rehabilitation Loan						\$0
Housing Program Research						

Programs in green=funding/program is expected to continue

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

Programs in red=funding/program is ending

- The 2021 allocation for Homes within Reach is anticipated to be reduced to \$25,000 for ongoing organizational support.
- In 2018, the city elected to join the Urban County Consortium for CDBG funding through Hennepin County and is no longer an entitlement community (receiving a direct CDBG allocation)

Economic Improvement Program

2020 thru 2024

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

City of Minnetonka, Minnesota

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

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

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

Justification
 The city continues to receive program income from rehabilitation loans that were made prior to 2018 when the city was in its entitlement status. The city will receive repayment of prior year loans if an owner sells the property prior to the 10-year deferment period.
 In 2019, the city council allocated \$201,972 in remaining grant funds to assist with business relocation at 4312 Shady Oak Road. Any additional program income received in 2019 and beyond will be transferred to Hennepin County for the Rehabilitation Loan Program.
 Staff is anticipating that approximately \$50,000 a year in program income will be received from loan repayments. The remaining \$12,411 is available for program administration.
 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 2024
 47 25 14 10 N/A N/A N/A N/A N/A N/A
 Business Assisted
 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024
 N/A N/A N/A N/A N/A 4 N/A N/A N/A N/A

Expenditures	2020	2021	2022	2023	2024	Total
Program Cost	264,383	40,000	40,000	40,000	40,000	424,383
Total	264,383	40,000	40,000	40,000	40,000	424,383

Funding Sources	2020	2021	2022	2023	2024	Total
CDBG	264,383	40,000	40,000	40,000	40,000	424,383
Total	264,383	40,000	40,000	40,000	40,000	424,383

Budget Impact/Other
 Program income received from loans made prior to 2018 flows through the city. Staff anticipates that this income will continue to fund new loans that are currently managed through Hennepin County. The city can also choose to reallocate funds to projects that meet one of the three national objectives. 1. Benefit low and moderate income persons 2. Help prevent and/or eliminate slums and/or blight 3. Meet other community development needs of particular urgency.
 The city currently has 207 outstanding loans made between 2011 and 2019, with an outstanding balance of \$1,206,369.
 The city will continue to offset any administrative expenses incurred by staff with available CDBG dollars.

Economic Improvement Program

2020 *thru* 2024

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

City of Minnetonka, Minnesota

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

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

Description

On July 1, 2018, Hennepin County began overseeing the entire CDBG program, on behalf of Minnetonka, as the city elected to join the Urban County CDBG Consortium. Hennepin County is responsible for accepting applications for the small projects loan program, ongoing loan project management, and leads a process to distribute public service dollars each year. For 2019, the estimated CDBG allocation for Minnetonka is \$131,000.

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

Justification

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

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

Up to 15 percent of the city's Community Development Block Grant funds can be used to fund public services (non-profits). In 2019, 26 organizations requested funding. Hennepin County will consider approval of funding awards in May/June 2019 and HUD approval of awards will be announced in June/July 2019. In 2019, HOMELine, Resource West, Senior Community Services, TreeHouse, CAP-HC and ICA are anticipated to receive funding. These organizations have a history of serving Minnetonka residents.

One percent of the city's CDBG annual allocation is contributed to the Hennepin County Consortium to support fair housing activities.

The administrative costs associated with the program are 15-17 % of the city's total allocation each year.

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	2024
Households Assisted	47	25	14	8	9	9	8	8	8	8

Expenditures	2020	2021	2022	2023	2024	Total
Program Cost	0	0	0	0	0	0
Total	0	0	0	0	0	0
Funding Sources	2020	2021	2022	2023	2024	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Budget Impact/Other

As part of the Urban County Consortium, no CDBG funds flow through the city.

Economic Improvement Program

2020 *thru* 2024

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

City of Minnetonka, Minnesota

Project # Housing-05
Project Name Homes Within Reach

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

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

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

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

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

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS
Comprehensive Plan-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 2024
Total HWR units in Minnetonka
54 55 56 61 63 64 65 65 65 65

Expenditures	2020	2021	2022	2023	2024	Total
Program Cost	150,000	25,000	25,000	25,000	25,000	250,000
Total	150,000	25,000	25,000	25,000	25,000	250,000

Funding Sources	2020	2021	2022	2023	2024	Total
HRA Levy	150,000	25,000	25,000	25,000	25,000	125,000
Total	150,000	25,000	25,000	25,000	25,000	250,000

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

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.

HWR has a current funding commitment of approximately \$312,948 to complete four more projects between 2019-2021. The EDAC recommended an HRA levy of \$25,000 in 2020 and the reallocation of \$125,000 of the existing fund balance from the Welcome to Minnetonka and Minnetonka Home Enhancement Programs to HWR in 2020, for a total recommendation of \$150,000 in 2020.

Economic Improvement Program

2020 *thru* 2024

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	2024
0	0	0	0	164	40	0	40	0	40

Expenditures	2020	2021	2022	2023	2024	Total
Construction/Maintenance	1,000,000	0	1,000,000	0	1,000,000	3,000,000
Total	1,000,000	0	1,000,000	0	1,000,000	3,000,000

Funding Sources	2020	2021	2022	2023	2024	Total
Other	1,000,000	0	1,000,000	0	1,000,000	3,000,000
Total	1,000,000	0	1,000,000	0	1,000,000	3,000,000

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

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

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. Staff anticipates that the project will be completed in 2019 and the permanent financing will be issued.

Economic Improvement Program

2020 *thru* 2024

Department 1-Housing

City of Minnetonka, Minnesota

Contact Community Development

Project #	Housing-08
Project Name	Minnetonka Home Enhancement

Type Program

Useful Life N/A

Category Housing

Priority Yellow

Key Measures Loans Made

Key Measures

Key Measures Loans Defaulted

Key Measures

Description

The Minnetonka Home Enhancement program (MHEP) offers up to \$15,000 through a low-interest loan for housing maintenance, repair, green investments, and some additions. The interest rate in 2019 is 3.221% (Annual Percentage Rate based on \$15,000 for 10 years).

SCHEDULING AND PROJECT STATUS

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

Justification

Minnetonka’s housing stock is aging. Nearly two-thirds of the city’s homes were built between 1950 and 1970, and over 75% of the housing stock is 30 years or older. Many of these homes now need repairs for windows, roofs, and heating systems. The MHEP targets households up to 120% area median income with loans for rehabilitation and other housing maintenance activities for housing valued at \$300,000 or less.

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS

Comprehensive Plan-Promote housing maintenance programs to improve the livability of residential dwelling units in a cost effective manner.

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	2024
Loans Made	5	3	1	3	4	4	4	4	4	4
Loans Defaulted	0	0	0	0	0	0	0	0	0	0

Expenditures	2020	2021	2022	2023	2024	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	2020	2021	2022	2023	2024	Total
HRA Levy	50,000	50,000	50,000	50,000	50,000	250,000
Total	50,000	50,000	50,000	50,000	50,000	250,000

Budget Impact/Other

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

It is unlikely that this program will become self-sustaining without continued funding over the next 5-10 years. While there are loan paybacks put back into the program, another \$100,000 was added in 2019 (split with the Welcome to Minnetonka program) to continue to make new loans. The HRA levy funding above represents the use of prior year allocations remaining in the fund balance as of the end of 2019. Project funding amounts may change as a sliding scale approach is used with this and the Welcome to Minnetonka program to allow flexibility to meet demands of the programs. On an annual basis the guidelines are reviewed to ensure the program meets the needs of the target population.

There is a current fund balance of approximately \$370,000. The city receives monthly loan repayments of \$2,000 on average with 21 outstanding loans.

Economic Improvement Program

2020 *thru* 2024

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

City of Minnetonka, Minnesota

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

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

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

SCHEDULING AND PROJECT STATUS
 The program began June 2011. This is an ongoing program.

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

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	2024
Loans Made	1	5	1	1	2	5	5	5	5	5
Loans Defaulted	0	0	0	0	0	0	0	0	0	0

Expenditures	2020	2021	2022	2023	2024	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	2020	2021	2022	2023	2024	Total
HRA Levy	50,000	50,000	50,000	50,000	50,000	250,000
Total	50,000	50,000	50,000	50,000	50,000	250,000

Budget Impact/Other
 In January 2018, the city entered into a 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 \$100,000 was added in 2019 (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. On an annual basis the guidelines are reviewed to ensure the program meets the needs of the target population.

There is a current fund balance of approximately \$370,000. The city receives monthly loan repayments of \$2,000 on average with 21 outstanding loans.

Economic Improvement Program

2020 *thru* 2024

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	2024
Projects Considered	2	2	2	0	0	0	0	0	0	0
Projects Implemented	2	2	2	0	0	0	0	0	0	0
Business projects	2	0	1	0	0	0	0	0	0	0
Housing projects	0	2	1	0	0	0	0	0	0	0

Expenditures	2020	2021	2022	2023	2024	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Funding Sources	2020	2021	2022	2023	2024	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Budget Impact/Other
 Review of 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.
 Eligible projects located in the city are likely to seek conduit debt through other jurisdictions during years when the city has no remaining bank qualified (BQ) debt capacity available for conduit purposes.

Economic Improvement Program

2020 *thru* 2024

Department 1-Housing
Contact Community Development
Type Program
Useful Life N/A
Category Housing
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. TIF Pooling from Boulevard Gardens is available for tax credit eligible multifamily housing.

SCHEDULING AND PROJECT STATUS
 It is expected that a majority of the funds will be used by 2023 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 three years of the district, the pooling dollars available during this time frame are estimated to be \$6,727,109 million by 2022. 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 \$4,427,571.

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	2024
Projects Considered	0	0	2	1	1	1	1	1	0	0
Projects Assisted	0	1	2	0	1	1	1	1	0	0
Affordable Units	0	27	104	50	45	49	30	30	0	0

Expenditures	2020	2021	2022	2023	2024	Total
Other	1,209,000	556,179	0	0	0	1,765,179
Total	1,209,000	556,179	0	0	0	1,765,179

Funding Sources	2020	2021	2022	2023	2024	Total
TIF Pooling/Blvd Gardens	1,209,000	556,179	0	0	0	1,765,179
Total	1,209,000	556,179	0	0	0	1,765,179

Budget Impact/Other

The use of pooling dollars does not affect staffing.

The funds are coming from the Boulevard Gardens TIF district.

Economic Improvement Program

2020 *thru* 2024

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

City of Minnetonka, Minnesota

Project # Housing-13
Project Name Afford. Housing-TIF Pooling/Beacon/Tonka/Row

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 2018-2021 for future affordable housing projects. The dollars do not expire.

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.

The current fund balances for TIF Pooling for affordable housing from these districts is \$921,215. By 2043, these districts are projected to create \$5,307,934.

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	2024
Projects Considered	N/A	N/A	N/A	0	0	0	0	0	0	0
Projects Assisted	N/A	N/A	N/A	0	0	0	0	0	0	0
Affordable Units	N/A	N/A	N/A	0	0	0	0	0	0	0

Expenditures	2020	2021	2022	2023	2024	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Funding Sources	2020	2021	2022	2023	2024	Total
TIF Pooling/Beacon/Tonka/Row	0	0	0	0	0	0
Total	0	0	0	0	0	0

Budget Impact/Other

The use of pooling dollars does not affect staffing.

The funds are coming from the Beacon Hill/Tonka on the Creek (Overlook) and Rowland (At Home) TIF districts.

The following housing
program pages are
conceptual programs.

Economic Improvement Program

2020 *thru* 2024

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 2024
 Households Assisted
 N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A

Expenditures	2020	2021	2022	2023	2024	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Funding Sources	2020	2021	2022	2023	2024	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

2020 *thru* 2024

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 2024
 Households Assisted
 N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A

Expenditures	2020	2021	2022	2023	2024	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Funding Sources	2020	2021	2022	2023	2024	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.

Economic Improvement Program

2020 *thru* 2024

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

City of Minnetonka, Minnesota

Project # Housing-18
Project Name NOAH Legacy Education Program

Key Measures Buildings Assisted **Key Measures** Housing Projects Assisted
Key Measures **Key Measures**

Description
A NOAH Legacy Education Program would encourage multifamily NOAH property owners the ability to connect with socially driven investors with the goal of preserving affordability through the sale of a property. There are currently 5,000+ NOAH housing units in the community.
SCHEDULING AND PROJECT STATUS
This is a new concept that has not yet been explored or developed.

Justification
Staff would reach out to owners of Class B and Class C apartments that could potentially qualify as NOAH properties, to link owners with for profit and non-profit affordable housing developers and financial tools. This would help educate property owners about the opportunity to connect with preservation buyers if a sale is planned in the future and provide information regarding available financing tools to keep units affordable.
PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS
Comprehensive Plan-Creating partnerships with other agencies to ensure the longevity of affordable housing.
Comprehensive Plan-Promote new affordable rental housing and encourage diversity in the types, sizes and prices of housing units.

Expenditures	2020	2021	2022	2023	2024	Total
Program Cost	0	0	0	0	0	0
Total	0	0	0	0	0	0

Funding Sources	2020	2021	2022	2023	2024	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 researching budget impacts of this program.

Economic Improvement Program

2020 *thru* 2024

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

City of Minnetonka, Minnesota

Project # Housing-19
Project Name Multifamily Rental Rehabilitation Loan

Key Measures Affordable Units Assisted **Key Measures** Loans Made
Key Measures **Key Measures**

Description
A multifamily rental rehabilitation loan program would provide moderate rehabilitation assistance to eligible landlords in exchange for the preservation of affordable housing. This program could be developed with future guidance from the council and an identified funding source.
SCHEDULING AND PROJECT STATUS
This is a new concept that has not yet been explored or developed.

Justification
This program would create and preserve the city's Naturally Occurring Affordable Housing (NOAH).
PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS
Comprehensive Plan-Promote new affordable rental housing and encourage diversity in the types, sizes and prices of housing units.
Strategic Plan-Initiate programs and policies to broaden housing choices to meet the needs of our aging population and attract young residents.

Expenditures	2020	2021	2022	2023	2024	Total
Program Cost	0	0	0	0	0	0
Total	0	0	0	0	0	0

Funding Sources	2020	2021	2022	2023	2024	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 researching budget impacts of this program.

Economic Improvement Program

2020 *thru* 2024

Department 1-Housing

City of Minnetonka, Minnesota

Contact

Project # Housing-21
Project Name Housing Program Research

Type Unassigned

Useful Life

Category Unassigned

Priority n/a

Key Measures

Key Measures

Key Measures

Key Measures

Description

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

SCHEDULING AND PROJECT STATUS

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

Justification

Future Housing Program/Policy Research:

- Senior Affordable Housing
- Affordable Housing for Public Service
- Research General Funding for Affordable Housing
- Accessory Apartment (Ordinance Amendment)
- Payment-in-lieu for affordability requirements

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS

Comprehensive Plan-Promote new affordable rental housing and encourage diversity in the types, sizes and prices of housing units.

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

Expenditures	2020	2021	2022	2023	2024	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Funding Sources	2020	2021	2022	2023	2024	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 researching budget impacts of this program.



BUSINESS



**MINNETONKA
ECONOMIC
IMPROVEMENT
PROGRAM**

BUSINESS CHAPTER SUMMARY

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

For the 2020-2024 Economic Improvement Program, there are eleven business programs, and another three under conceptual review.

- The total five-year estimated cost of the programs is \$18,257,500.

Program	2020	2021	2022	2023	2024	5-Year Total
Fire Sprinkler Retrofit	50,000	50,000	50,000	50,000	50,000	\$250,000
Pass-Through Grants	5,414,500	2,000,000	1,000,000	1,000,000	1,000,000	\$10,414,500
CommonBond/Ind Rev	0	0	0	0	0	\$0
GreaterMSP	25,000	25,000	25,000	25,000	25,000	\$125,000
MIF/JCF	3,000,000	1,000,000	1,000,000	1,000,000	1,000,000	\$7,000,000
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	4,000	4,000	4,000	\$18,000
SAC/REC Program	50,000	50,000	50,000	50,000	50,000	\$250,000
	\$8,582,500	\$3,168,000	\$2,169,000	\$2,169,000	\$2,169,000	\$18,257,500
Conceptual Programs						
Special Service Districts						\$0
Business Loan 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

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

Economic Improvement Program

2020 *thru* 2024

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 initiated by property owner petition.

Justification

The fire sprinkler retrofit program is intended to assist in the public safety and protection of commercial buildings.

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS

Comprehensive Plan-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	2024
0	0	0	1	1	1	1	1	1	1

Expenditures	2020	2021	2022	2023	2024	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	2020	2021	2022	2023	2024	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

2020 thru 2024

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

City of Minnetonka, Minnesota

Project # Business-02
Project Name 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). Hennepin County awarded the Mariner \$450,000 in TOD funding. In addition, Homes Within Reach received \$177,500 through the LHIA fund. These grants have a spend down deadline of December 2020. Dominion received \$2,000,000 through Met Council's LCDA/TOD fund. Staff is anticipating that nearly \$5.5 million dollars will flow through the city to these projects in 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	2024
Projects Assisted	1	1	1	3	1	0	1	1	1	1
Business projects	0	1	0	1	1	0	0	1	0	1
Housing projects	1	0	1	2	0	0	1	0	1	0
Housing units	30	0	45	60	0	527	60	0	55	0

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

Expenditures	2020	2021	2022	2023	2024	Total
Other	5,414,500	2,000,000	1,000,000	1,000,000	1,000,000	10,414,500
Total	5,414,500	2,000,000	1,000,000	1,000,000	1,000,000	10,414,500

Funding Sources	2020	2021	2022	2023	2024	Total
Development Fund	5,414,500	2,000,000	1,000,000	1,000,000	1,000,000	10,414,500
Total	5,414,500	2,000,000	1,000,000	1,000,000	1,000,000	10,414,500

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

2020 *thru* 2024

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 2024
 Business Contacts
 0 0 0 0 0 0 0 0 0 0
 Businesses Assisted
 0 0 0 0 0 0 0 0 0 0

Expenditures	2020	2021	2022	2023	2024	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0
Funding Sources	2020	2021	2022	2023	2024	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

2020 *thru* 2024

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

City of Minnetonka, Minnesota

Project # Business-04
Project Name GreaterMSP

Key Measures Business Contacts
Key Measures
Key Measures
Key Measures

Description
 GreaterMSP is the regional economic development organization for the Twin Cities metropolitan area. They partner to help provide a vision and agenda for regional economic development as well as to brand and market the region. GreaterMSP offers services in business retention and expansion, data tools and research, manufacturing assistance, small business assistance, technology assistance, and staff training.
SCHEDULING AND PROJECT STATUS
 This is an on-going program. The city became a member in 2013.

Justification
 Greater MSP is an economic development tool for Minnetonka’s current and future businesses, and provides resources and connections that have not been previously available.
PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS
 Comprehensive Plan-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	2024
Business Projects	4	3	1	1	1	1	1	2	2	2
Media Headlines	25	35	33	12	40	40	40	40	40	40

Expenditures	2020	2021	2022	2023	2024	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	2020	2021	2022	2023	2024	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

2020 *thru* 2024

Department 2-Business

City of Minnetonka, Minnesota

Contact Community Development

Project #	Business-06
Project Name	MIF/JCF Projects

Type Program

Useful Life N/A

Category Business

Priority Yellow

Key Measures Businesses Assisted

Key Measures Jobs Created

Key Measures Applications Submitted

Key Measures

Description

The Minnesota Investment Fund (MIF) and Job Creation Fund (JCF) are Department of Employment and Economic Development programs that provides funds to cities, who then loan the funds to businesses, to assist in expansion. The business is then required to create a minimum number of jobs at a certain wage level. 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. In 2019, Carlson Wagonlit Travel received an award of up to \$450,000 through the Job Creation Fund and PeopleNet applied for grants through both the Minnesota Investment Fund and Job Creation Fund. The 2019 awards would likely flow through the city in 2019-2021.

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	2024
Applications Submitted	0	3	0	1	2	2	1	1	1	1
Businesses Assisted	0	1	0	1	1	1	1	1	1	1
Jobs Created	0	11	0	20	250	50	50	50	50	50

Expenditures	2020	2021	2022	2023	2024	Total
Construction/Maintenance	3,000,000	1,000,000	1,000,000	1,000,000	1,000,000	7,000,000
Total	3,000,000	1,000,000	1,000,000	1,000,000	1,000,000	7,000,000

Funding Sources	2020	2021	2022	2023	2024	Total
Development Fund	3,000,000	1,000,000	1,000,000	1,000,000	1,000,000	7,000,000
Total	3,000,000	1,000,000	1,000,000	1,000,000	1,000,000	7,000,000

Budget Impact/Other

Application for the MIF program is a collaborative effort between the city and the business, with staff contributing approximately 80 hours of time per application. Staff must also assist in the distribution and repayment of funds, as well as reporting requirements.

Funding is dependent upon the state. A portion of the loan paid back by the business may be allowed to stay at the local level to facilitate business programs. All funds are reimbursement and show a net zero impact on the budget.

Economic Improvement Program

2020 *thru* 2024

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

City of Minnetonka, Minnesota

Project # Business-07
Project Name Open to Business

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

Description

The Minnetonka Open to Business program, in collaboration with the Metropolitan Consortium of Community Developers, provides one-on-one technical assistance customized to meet the needs of small businesses.

SCHEDULING AND PROJECT STATUS
 The program began in 2011 and is ongoing. The contract is reviewed on an annual basis.

Justification

The Open to Business program assists small business owners and potential entrepreneurs, while filling a need in business programming not available previously. Assistance is given in planning and organizing business ventures, financial management, real estate 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	2024
Businesses Assisted	36	33	22	32	49	50	50	50	50	50
Tech. Assist. Hours	125	157	190	250	175	175	175	175	175	175
Loans Made	1	0	1	2	4	4	4	4	4	4
Jobs Created/Supported	N/A	N/A	5	41	25	25	25	25	25	25

Expenditures	2020	2021	2022	2023	2024	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	2020	2021	2022	2023	2024	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 MCCD. 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

2020 *thru* 2024

Department 2-Business

City of Minnetonka, Minnesota

Contact Community Development

Project #	Business-08
Project Name	Outreach

Type Program

Useful Life N/A

Category Business

Priority Green

Key Measures Business Contacts

Key Measures Newsletter Distributed

Key Measures Business Visits

Key Measures

Description

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

SCHEDULING AND PROJECT STATUS

Staff is coordinating through "Salesforce", which is an online tool for cities, chambers and GreaterMSP to enter business contacts and track customer activity.

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.

In 2018, staff developed the *Thrive Minnetonka* business publication. The publication is distributed to 2,400 businesses and available as a electronic newsletter. Additionally, staff advertised the city in the 2018 edition of *Thriving in the North*, the states economic development guide.

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	2024
Business Contacts	N/A	25	80	35	40	40	40	40	40	40
Business Visits	N/A	N/A	7	8	8	8	8	8	8	8
Newsletters Distributed	N/A	N/A	N/A	2	2	2	2	2	2	2

Expenditures	2020	2021	2022	2023	2024	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	2020	2021	2022	2023	2024	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, *Thrive Minnetonka* business publications, and business marketing materials. Future uses of funding could include business centric events and economic development advertising as noted in the Business Development Strategy.

Outreach will be coordinated with GreaterMSP and TwinWest Chamber.

Economic Improvement Program

2020 *thru* 2024

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	2024
Businesses Assisted	0	0	0	0	0	0	0	0	0	0

Expenditures	2020	2021	2022	2023	2024	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Funding Sources	2020	2021	2022	2023	2024	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

2020 *thru* 2024

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

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.
 There was no funding for this program in 2019. It is unclear if Hennepin County will fund the program in 2020 and beyond.

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	2024
0	0	0	0	0	0	0	0	0	0

Expenditures	2020	2021	2022	2023	2024	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Funding Sources	2020	2021	2022	2023	2024	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

2020 *thru* 2024

Department 2-Business
Contact Community Development
Type Program
Useful Life N/A
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 2024
Minnetonka business members
N/A N/A 75 75 100 100 100 115 115 115
Business visits
N/A N/A 7 8 8 8 8 8 8 8

Expenditures	2020	2021	2022	2023	2024	Total
Program Cost	3,000	3,000	4,000	4,000	4,000	18,000
Total	3,000	3,000	4,000	4,000	4,000	18,000

Funding Sources	2020	2021	2022	2023	2024	Total
General Fund	3,000	3,000	4,000	4,000	4,000	18,000
Total	3,000	3,000	4,000	4,000	4,000	18,000

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

2020 *thru* 2024

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. The 2018/2019 participating business is VeraTech Corporation, located in Opus.

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 1 2 2 2 1

Expenditures	2020	2021	2022	2023	2024	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Funding Sources	2020	2021	2022	2023	2024	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

2020 *thru* 2024

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

City of Minnetonka, Minnesota

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

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

Description

The goal of this program is to minimize the impact of the Metropolitan Council Sewer Availability Charge (SAC) and city's Sewer and Water Residential Equivalency Charges (REC's) to small businesses by allowing businesses to defer a portion of the repayment of fees over time.

In 2018, Nautical Bowls and Copper Cow participated in the program.

SCHEDULING AND PROJECT STATUS
 The program became available in June 2017.

Justification

The Metropolitan Council developed the SAC deferral program in 2012. The program was developed to encourage and help communities promote business development by deferring community SAC payment and city REC payments.

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS
 Comprehensive Plan - 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	2024
Businesses Assisted	N/A	N/A	2	2	2	2	2	2	2	2

Expenditures	2020	2021	2022	2023	2024	Total
Other	50,000	50,000	50,000	50,000	50,000	250,000
Total	50,000	50,000	50,000	50,000	50,000	250,000

Funding Sources	2020	2021	2022	2023	2024	Total
Special Assessment	50,000	50,000	50,000	50,000	50,000	250,000
Construction Fund						
Total	50,000	50,000	50,000	50,000	50,000	250,000

Budget Impact/Other

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

There are currently three businesses participating in the program.

The following business
program pages are
conceptual programs.

Economic Improvement Program

2020 *thru* 2024

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	2024
0	0	0	0	0	0	0	0	0	0

Expenditures	2020	2021	2022	2023	2024	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Funding Sources	2020	2021	2022	2023	2024	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

2020 *thru* 2024

Department 2-Business

City of Minnetonka, Minnesota

Contact

Project # Business-15
Project Name Revolving Loan Fund

Type Conceptual

Useful Life

Category Unassigned

Priority n/a

Key Measures Businesses Assisted

Key Measures Loans Made

Key Measures

Key Measures

Description

The Revolving Loan Fund (RLF) would provide gap financing along with commercial lending to local businesses.

SCHEDULING AND PROJECT STATUS

The program is conceptual.

Justification

A RLF would provide gap financing for businesses that cannot obtain full financing for projects through traditional private financing and owner equity.

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.

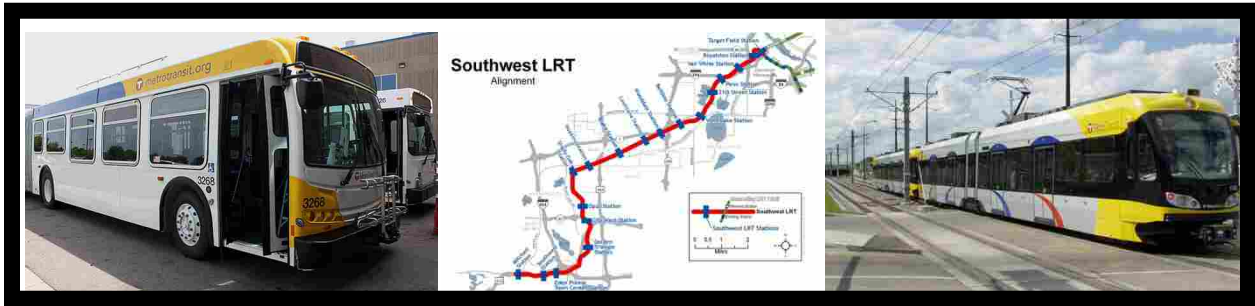
Expenditures	2020	2021	2022	2023	2024	Total
Program Cost	0	0	0	0	0	0
Total	0	0	0	0	0	0

Funding Sources	2020	2021	2022	2023	2024	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 researching budget impacts of this program.

No funding sources are identified for this program.



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	2020	2021	2022	2023	2024	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

2020 *thru* 2024

Department 3-Transit

City of Minnetonka, Minnesota

Contact Community Development

Project #	Transit-01
Project Name	Commuter Services

Type Program

Useful Life N/A

Category Transit

Priority Green

Key Measures Business Contacts

Key Measures

Key Measures Commuters Assisted

Key Measures

Description

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

SCHEDULING AND PROJECT STATUS

This is an ongoing program.

Justification

Commuter Services provides programs, such as commuter fairs, carpool facilitation, 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	2024
Business Contacts	182	170	191	180	190	190	190	190	190	200
Commuters Assisted	433	388	387	2018	450	450	450	450	450	500

Expenditures	2020	2021	2022	2023	2024	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	2020	2021	2022	2023	2024	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

2020 *thru* 2024

Department 3-Transit

City of Minnetonka, Minnesota

Contact Community Development

Project #	Transit-02
Project Name	Transit Improvements

Type Program

Useful Life N/A

Category Transit

Priority Green

Key Measures Annual Bus Trips

Key Measures

Key Measures

Key Measures

Description

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

SCHEDULING AND PROJECT STATUS

The Sector Study was completed December 2012 and suggested route changes from that study were implemented August 2013. The agreement was 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. In 2019, Route 614 will be eliminated in August due to year-over-year low ridership.

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	2024
Annual Bus Trips	110,938	110,938	114,350	114,860	112,500	114,000	115,000	115,000	115,000

Expenditures	2020	2021	2022	2023	2024	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Funding Sources	2020	2021	2022	2023	2024	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 (~\$5.2 million in 2016) 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 2020-2024 Economic Improvement Program, there are four development/redevelopment programs underway.

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

Program	2020	2021	2022	2023	2024	5-Year Total
Predevelopment	75,000	75,000	75,000	75,000	75,000	\$375,000
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
	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$750,000
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

2020 *thru* 2024

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

<p>Description</p> <p>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.</p> <p>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.</p> <p>In 2019, the city hired a facilitator to assist with meetings for the Opus/Launch redevelopment conversations.</p>
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<p>Justification</p> <p>Predevelopment activities make the city development ready by preparing property for development or redevelopment.</p> <p>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.</p> <p>Strategic Plan-Actively promoting the vitality of designated village centers, which integrate uses and connect people to commercial, residential, employment, and public activities.</p> <p>KEY MEASURES</p> <table border="1"> <thead> <tr> <th></th> <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> <th>2024</th> </tr> </thead> <tbody> <tr> <td>Projects Assisted</td> <td>2</td> <td>2</td> <td>3</td> <td>4</td> <td>3</td> <td>2</td> <td>2</td> <td>2</td> <td>2</td> <td>2</td> </tr> <tr> <td>Projects Continued after Assistance</td> <td>1</td> <td>1</td> <td>2</td> <td>2</td> <td>2</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>2</td> </tr> </tbody> </table>		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Projects Assisted	2	2	3	4	3	2	2	2	2	2	Projects Continued after Assistance	1	1	2	2	2	1	1	1	1	2
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024																							
Projects Assisted	2	2	3	4	3	2	2	2	2	2																							
Projects Continued after Assistance	1	1	2	2	2	1	1	1	1	2																							

Expenditures	2020	2021	2022	2023	2024	Total
Planning/Design	75,000	75,000	75,000	75,000	75,000	375,000
Total	75,000	75,000	75,000	75,000	75,000	375,000

Funding Sources	2020	2021	2022	2023	2024	Total
Development Fund	75,000	75,000	75,000	75,000	75,000	375,000
Total	75,000	75,000	75,000	75,000	75,000	375,000

<p>Budget Impact/Other</p> <p>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.</p>

Economic Improvement Program

2020 thru 2024

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.

In 2019, the city will begin a redevelopment visioning process for the city owned property at 5937 County Road 101. Additionally, the city received a grant through Hennepin County to assist with creating Opus design guidelines and implementation strategies. The city hired Asukura Robinson and WSB to assist with this effort. Recreation is coordinating with Community Development to develop the guidelines.

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 2024

Village Centers Studied

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

Expenditures	2020	2021	2022	2023	2024	Total
Planning/Design	0	0	0	0	0	0
Total	0	0	0	0	0	0

Funding Sources	2020	2021	2022	2023	2024	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.

The Opus Design Guidelines and Implementation Strategies Study is being funded through the Parks and Trail Improvement Fund.

There will be significant staff time when the Comprehensive Plan is updated. The Comprehensive Plan was submitted for review by the Metropolitan Council in 2019.

Economic Improvement Program

2020 *thru* 2024

Department 4-Development & Redevelop

City of Minnetonka, Minnesota

Contact Community Development

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

Type Construction

Useful Life N/A

Category Develop/Redevelopment

Priority Green

Key Measures

Key Measures

Key Measures

Key Measures

Description

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

Project received "Limited Notice to Proceed" on December 20, 2018 (completed)
 Construction begins on site preparation, demolition, utility work, contractor mobilization contractor authorized to perform work up to \$216 million (underway)
 March 2019- Metropolitan Council performing pre-construction inspections
 Contractor to submit full schedule of activities in Q3 2019
 Full Funding Grant Agreement - August 2019
 Heavy Construction 2019-2022
 2023 - Service begins

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	2020	2021	2022	2023	2024	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	2020	2021	2022	2023	2024	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.

The following
development/redevelopment
program pages are
conceptual programs.

Economic Improvement Program

2020 *thru* 2024

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/resale or to meet other city goals.

The city's land management committee is tasked with reviewing potential acquisitions and reviewing the status of the city's existing properties.

SCHEDULING AND PROJECT STATUS
 This is an on-going project.

Justification

Some 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)

The city also owns several other parcels that may not meet the qualifications for future redevelopment or resale. One example is land purchased for storm water management. The city's land committee monitors and manages the city's land inventory.

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	2020	2021	2022	2023	2024	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Funding Sources	2020	2021	2022	2023	2024	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 storm water management, wetland preservation, parks, etc.

Economic Improvement Program

2020 *thru* 2024

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	2020	2021	2022	2023	2024	Total
Program Cost	0	0	0	0	0	0
Total	0	0	0	0	0	0

Funding Sources	2020	2021	2022	2023	2024	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

2020 *thru* 2024

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
<p>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).</p> <p>SCHEDULING AND PROJECT STATUS This TIF district was approved in 1994 and will expire in 2021.</p> <p>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.</p>

Justification																		
<p>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.</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>61</td> <td>61</td> <td>61</td> <td>61</td> <td>61</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> </tr> </tbody> </table>	2015	2016	2017	2018	2019	2020	2021	2022	2023	Affordable Units	61	61	61	61	61	N/A	N/A	N/A
2015	2016	2017	2018	2019	2020	2021	2022	2023										
Affordable Units	61	61	61	61	61	N/A	N/A	N/A										

Expenditures	2020	2021	2022	2023	2024	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Funding Sources	2020	2021	2022	2023	2024	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>A portion of the tax increment is retained to cover administrative costs.</p> <p>More detailed information on the TIF district, its obligations, performance, and other development agreement compliance can be found in the 2018 TIF Management Report prepared by the Ehlers, Inc., the city's financial consultant.</p>

Economic Improvement Program

2020 *thru* 2024

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

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.

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.

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.

Justification

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.

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	2024
Affordable Units	185	185	185	185	185	185	185	185	185

Expenditures	2020	2021	2022	2023	2024	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Funding Sources	2020	2021	2022	2023	2024	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.

More detailed information on the TIF district, its obligations, performance, and other development agreement compliance can be found in the 2018 TIF Management Report prepared by the Ehlers, Inc., the city's financial consultant.

Economic Improvement Program

2020 *thru* 2024

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	2024
Affordable Units	43	43	43	43	43	43	43	43	43	43

Expenditures	2020	2021	2022	2023	2024	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Funding Sources	2020	2021	2022	2023	2024	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 2018 TIF Management Report prepared by the Ehlers, Inc., the city's financial consultant.

Economic Improvement Program

2020 *thru* 2024

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 2024

Affordable Units

N/A 20 20 20 20 20 20 20 20 20

Expenditures	2020	2021	2022	2023	2024	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Funding Sources	2020	2021	2022	2023	2024	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 2018 TIF Management Report prepared by the Ehlers, Inc., the city's financial consultant.

Economic Improvement Program

2020 *thru* 2024

Department 5-TIF Districts

City of Minnetonka, Minnesota

Contact Community Development

Project # TIF-07
Project Name Applewood Pointe TIF District

Type Program

Useful Life N/A

Category TIF

Priority Green

Key Measures Affordable Units

Key Measures

Key Measures

Key Measures

Description

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

SCHEDULING AND PROJECT STATUS

The TIF district was approved in 2014 and will end in 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 2024

Affordable Units

N/A 9 9 9 9 9 9 9 9 9

Expenditures	2020	2021	2022	2023	2024	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Funding Sources	2020	2021	2022	2023	2024	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Budget Impact/Other

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

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

More detailed information on the TIF district, its obligations, performance, and other development agreement compliance can be found in the 2018 TIF Management Report prepared by the Ehlers, Inc., the city's financial consultant.

Economic Improvement Program

2020 *thru* 2024

Department 5-TIF Districts
Contact Community Development
Type Program
Useful Life N/A
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 2024
 Affordable Units
 N/A 21 21 21 21 21 21 21 21 21

Expenditures	2020	2021	2022	2023	2024	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Funding Sources	2020	2021	2022	2023	2024	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Budget Impact/Other
 Staff, with occasional consultant assistance, oversee the administration of the TIF district.
 A portion of the tax increment is retained to cover administrative costs.
 More detailed information on the TIF district, its obligations, performance, and other development agreement compliance can be found in the 2018 TIF Management Report prepared by the Ehlers, Inc., the city's financial consultant.

Economic Improvement Program

2020 *thru* 2024

Department 5-TIF Districts

City of Minnetonka, Minnesota

Contact Community Development

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

Type Program

Useful Life N/A

Category TIF

Priority Green

Key Measures Affordable Units Created

Key Measures

Key Measures

Key Measures

Description

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

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

SCHEDULING AND PROJECT STATUS

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

Justification

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

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS

Comprehensive Plan-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 2024

Affordable Units

N/A N/A N/A N/A N/A N/A N/A 482 482 482

Expenditures	2020	2021	2022	2023	2024	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Funding Sources	2020	2021	2022	2023	2024	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Budget Impact/Other

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

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

More detailed information on the TIF district, its obligations, performance, and other development agreement compliance can be found in the 2018 TIF Management Report prepared by the Ehlers, Inc., the city's financial consultant.

Economic Improvement Program

2020 *thru* 2024

Department 5-TIF Districts

City of Minnetonka, Minnesota

Contact Community Development

Project #	TIF-10
Project Name	Marsh Run TIF District

Type Program

Useful Life N/A

Category TIF

Priority Green

Key Measures Affordable Units Created

Key Measures

Key Measures

Key Measures

Description

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

SCHEDULING AND PROJECT STATUS

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

Justification

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

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS

Comprehensive Plan-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	2024
Affordable Units									
N/A	N/A	N/A	N/A	N/A	N/A	35	35	35	35

Expenditures	2020	2021	2022	2023	2024	Total
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

Funding Sources	2020	2021	2022	2023	2024	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

2020 *thru* 2024

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 2023 2024
 Property Value Increase
 5.5% 5.3% 20% %0.4 INFORMATION WILL BE AVAILABLE BY JUNE
 Property Levy
 0 \$26,000 \$81,000 \$300 \$60,000 \$65,000 \$70,000 \$75,000 \$80,000 \$85,000

Expenditures	2020	2021	2022	2023	2024	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 (2019 estimated beginning fund balance): \$3,713,167

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 (2019 estimated beginning fund balance): \$712,948

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. The remaining balance of \$312,948 is committed to Homes Within Reach.

Community Development Block Grant (CDBG)

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

HRA Levy (Proposed for 2019): \$225,000 (estimated)

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 (2019 estimated beginning fund balance): \$4,427,571 (Boulevard Gardens), \$921,215 (Beacon Hill/Tonka on the Creek/Rowland)

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 2020
Expenditures by Category & Fund**

Category	Program	Total	Fund					
			CDBG (Entitlement Funds)	Devpt Fund	HRA Levy	Livable Communities	TIF Pooling	Other
Housing:								
	CDBG Entitlement (Prior to 2018)	\$ 264,383	\$ 264,383					
	CDBG Consortium (2018 - Future)	\$ -						
	Homes Within Reach	\$ 150,000			25,000	-		\$ 125,000
	Housing Improvement Areas	\$ 1,000,000						\$ 1,000,000
	Welcome to Minnetonka	\$ 50,000			50,000			
	Mtka Home Enhancement	\$ 50,000			50,000			
	Tax Exempt Conduit Debt	\$ -						
	TIF Pooling/Boulevard Gardens	\$ 1,209,000					1,209,000	
	TIF Pooling/Beacon Hill/Tonka	\$ -						
	4d Program	\$ -						
	Multifamily Rehabilitation Loan	\$ -						
	Next Generation Program	\$ -						
	Legacy Education Program	\$ -						
	Employer Assisted Hsg	\$ -						
	Subtotal	\$ 2,723,383	\$ 264,383	\$ -	\$ 125,000	\$ -	\$ 1,209,000	\$ 1,125,000
Business:								
	Economic Gardening	\$ -						
	Econ. Dev. Infrastructure	\$ -						
	Fire Sprinkler Retrofit	\$ 50,000						50,000
	Common Bond/Ind Rev	\$ -						
	Pass-Through Grants	\$ 5,414,500		5,414,500				
	GreaterMSP	\$ 25,000		25,000				
	MIF/JCF	\$ 3,000,000		3,000,000				
	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	\$ 50,000						50,000
	Subtotal	\$ 8,582,500	\$ -	\$ 8,454,500	\$ 25,000	\$ -	\$ -	\$ 103,000
Transit:								
	Commuter Services	\$ 12,000						12,000
	Transit Improvments	\$ -						
	Subtotal	\$ 12,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,000
Devpt & Redeopt:								
	Predevelopment	\$ 75,000		75,000				
	Village Center/Comp Plan	\$ -						
	LRT and Station Area	\$ 75,000			75,000			
	Strategic Marketing	\$ -						
	City Owned Properties	\$ -						
	Future HRA Levy Properties	\$ -						
	Subtotal	\$ 150,000	\$ -	\$ 75,000	\$ 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	\$ -						
	Dominium Housing TIF District	\$ -						
	Marsh Run TIF District	\$ -						
	Subtotal	\$ 140,000	\$ -	\$ 140,000	\$ -	\$ -	\$ -	\$ -
Tax Abatement:								
	Ridgedale	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTALS		\$ 11,607,883	\$ 264,383	\$ 8,669,500	\$ 225,000	\$ -	\$ 1,209,000	\$ 1,240,000

**EIP 2020-2029
All Categories
Funding Sources and Expenditure Projections**

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	TOTAL
Method of Financing											
Development Account	\$ 8,669,500	\$ 3,255,000	\$ 2,255,000	\$ 2,245,000	\$ 2,245,000	\$ 1,745,000	\$ 1,745,000	\$ 1,745,000	\$ 1,745,000	\$ 1,745,000	\$ 27,394,500
Livable Communities Account	-	-	-	-	-	-	-	-	-	-	-
General Fund	15,000	15,000	16,000	15,000	16,000	16,000	16,000	16,000	16,000	16,000	157,000
Federal Grant (CDBG) - Entitlement	264,383	40,000	40,000	40,000	40,000	50,000	50,000	50,000	50,000	50,000	\$ 674,383
Federal Grant (CDBG) - Consortium	-	-	-	-	-	-	-	-	-	-	\$ -
Ad Valorem Tax Levy	225,000	225,000	225,000	225,000	225,000	225,000	150,000	150,000	150,000	150,000	\$ 1,950,000
Pooled TIF Funds- Blvd Gardens	1,209,000	556,179	-	-	-	-	-	-	-	-	\$ 1,765,179
Pooled TIF Funds - Beacon/Tonka/Rowland	-	-	-	-	-	-	-	-	-	-	\$ -
Revenue Bonds	-	-	-	-	-	-	-	-	-	-	\$ 3,930,000
Other	1,225,000	100,000	1,100,000	100,000	1,100,000	100,000	1,100,000	100,000	1,100,000	100,000	\$ 6,125,000.00
Total Funding Sources	\$ 11,607,883	\$ 4,191,179	\$ 3,636,000	\$ 2,625,000	\$ 3,626,000	\$ 2,136,000	\$ 3,061,000	\$ 2,061,000	\$ 3,061,000	\$ 2,061,000	\$ 38,066,062
Expenditures											
Housing	\$ 2,723,383	\$ 721,179	\$ 1,165,000	\$ 165,000	\$ 1,165,000	\$ 175,000	\$ 1,175,000	\$ 175,000	\$ 1,175,000	\$ 175,000	\$ 8,814,562
Business	8,582,500	3,168,000	2,169,000	2,169,000	2,169,000	1,669,000	1,669,000	1,669,000	1,669,000	1,669,000	\$ 26,602,500
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	150,000	150,000	150,000	150,000	150,000	150,000	75,000	75,000	75,000	75,000	\$ 1,200,000
TIF Admin	140,000	140,000	140,000	130,000	130,000	130,000	130,000	130,000	130,000	130,000	\$ 1,330,000
Total Expenditures	\$ 11,607,883	\$ 4,191,179	\$ 3,636,000	\$ 2,626,000	\$ 3,626,000	\$ 2,136,000	\$ 3,061,000	\$ 2,061,000	\$ 3,061,000	\$ 2,061,000	\$ 38,067,062

City of Minnetonka, Minnesota
Economic Improvement Program
 2020 thru 2029

SOURCES AND USES OF FUNDS

Source	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
CDBG										
Beginning Balance	264,383	274,383	274,383	274,383	274,383	274,383	274,383	274,383	274,383	274,383
Revenues and Other Fund Sources										
<i>Revenue</i>										
Federal grant	224,383	0	0	0	0	0	0	0	0	0
program income	50,000	40,000	40,000	40,000	40,000	50,000	50,000	50,000	50,000	50,000
<i>Total</i>	274,383	40,000	40,000	40,000	40,000	50,000	50,000	50,000	50,000	50,000
Total Revenues and Other Fund Sources	274,383	40,000	40,000	40,000	40,000	50,000	50,000	50,000	50,000	50,000
Total Funds Available	538,766	314,383	314,383	314,383	314,383	324,383	324,383	324,383	324,383	324,383
Expenditures and Uses										
<i>Capital Projects & Equipment</i>										
<i>1-Housing</i>										
CDBG Entitlement (Prior to 2018)	(264,383)	(40,000)	(40,000)	(40,000)	(40,000)	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)
<i>Total</i>	(264,383)	(40,000)	(40,000)	(40,000)	(40,000)	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)
Total Expenditures and Uses	(264,383)	(40,000)	(40,000)	(40,000)	(40,000)	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)
Change in Fund Balance	10,000	0	0	0	0	0	0	0	0	0
Ending Balance	274,383	274,383	274,383	274,383	274,383	274,383	274,383	274,383	274,383	274,383

Source	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Development Fund										
Beginning Balance	3,713,167	3,664,297	3,605,427	3,428,557	3,364,687	3,295,817	3,226,947	3,148,077	3,069,207	2,990,337
Revenues and Other Fund Sources										
<i>Revenue</i>										
No Funds	0	0	0	0	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
Cloud 9 Admin	1,630	1,630	1,630	1,630	1,630	1,630	1,630	1,630	1,630	1,630
Grants	8,414,500	3,000,000	2,000,000	2,000,000	2,000,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000
Interest Income	15,000	15,000	15,000	20,000	15,000	15,000	15,000	15,000	15,000	15,000
TIFAdmin Revenue	140,000	130,000	12,000	110,000	110,000	110,000	100,000	100,000	100,000	100,000
<i>Total</i>	8,620,630	3,196,130	2,078,130	2,181,130	2,176,130	1,676,130	1,666,130	1,666,130	1,666,130	1,666,130
Total Revenues and Other Fund Sources	8,620,630	3,196,130	2,078,130	2,181,130	2,176,130	1,676,130	1,666,130	1,666,130	1,666,130	1,666,130
Total Funds Available	12,333,797	6,860,427	5,683,557	5,609,687	5,540,817	4,971,947	4,893,077	4,814,207	4,735,337	4,656,467
Expenditures and Uses										
<i>Capital Projects & Equipment</i>										
<u>2-Business</u>										
Grants	<i>Business-02</i>	(5,414,500)	(2,000,000)	(1,000,000)	(1,000,000)	(1,000,000)	(500,000)	(500,000)	(500,000)	(500,000)
GreaterMSP	<i>Business-04</i>	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)
MIF/JCF Projects	<i>Business-06</i>	(3,000,000)	(1,000,000)	(1,000,000)	(1,000,000)	(1,000,000)	(1,000,000)	(1,000,000)	(1,000,000)	(1,000,000)
Open to Business	<i>Business-07</i>	(15,000)	(15,000)	(15,000)	(15,000)	(15,000)	(15,000)	(15,000)	(15,000)	(15,000)
Special Service District	<i>Business-13</i>	0	0	0	0	0	0	0	0	0
<i>Total</i>		(8,454,500)	(3,040,000)	(2,040,000)	(2,040,000)	(2,040,000)	(1,540,000)	(1,540,000)	(1,540,000)	(1,540,000)
<u>4-Development & Redevelopment</u>										
Pre-Development	<i>Dev/Redev-01</i>	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)
<i>Total</i>		(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)
<u>5-TIF Districts</u>										
Development Agreement and TIF Administration	<i>TIF-01</i>	(140,000)	(140,000)	(140,000)	(130,000)	(130,000)	(130,000)	(130,000)	(130,000)	(130,000)
<i>Total</i>		(140,000)	(140,000)	(140,000)	(130,000)	(130,000)	(130,000)	(130,000)	(130,000)	(130,000)

Source	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Development Fund										
Total Expenditures and Uses	(8,669,500)	(3,255,000)	(2,255,000)	(2,245,000)	(2,245,000)	(1,745,000)	(1,745,000)	(1,745,000)	(1,745,000)	(1,745,000)
Change in Fund Balance	(48,870)	(58,870)	(176,870)	(63,870)	(68,870)	(68,870)	(78,870)	(78,870)	(78,870)	(78,870)
Ending Balance	3,664,297	3,605,427	3,428,557	3,364,687	3,295,817	3,226,947	3,148,077	3,069,207	2,990,337	2,911,467

Source	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
HRA Levy										
Beginning Balance	225,000	247,000	294,000	341,000	388,000	435,000	482,000	604,000	726,000	848,000
Revenues and Other Fund Sources										
<i>Revenue</i>										
Ad Valorem Tax Levy	225,000	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	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
<i>Total</i>	247,000	272,000	272,000	272,000	272,000	272,000	272,000	272,000	272,000	272,000
Total Revenues and Other Fund Sources	247,000	272,000	272,000	272,000	272,000	272,000	272,000	272,000	272,000	272,000
Total Funds Available	472,000	519,000	566,000	613,000	660,000	707,000	754,000	876,000	998,000	1,120,000
Expenditures and Uses										
<i>Capital Projects & Equipment</i>										
<u>1-Housing</u>										
Homes Within Reach	<i>Housing-05</i>	(150,000)	(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)
<i>Total</i>		(250,000)	(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)
<i>Total</i>		(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)
<u>4-Development & Redevelopment</u>										
Village Center Studies and Comprehensive Plan	<i>Dev/Redev-02</i>	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)	0	0	0	0
Future HRA Levy projects	<i>Dev/Redev-06</i>	0	0	0	0	0	0	0	0	0
<i>Total</i>		(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	0	0	0	0
Total Expenditures and Uses		(350,000)	(225,000)	(225,000)	(225,000)	(225,000)	(150,000)	(150,000)	(150,000)	(150,000)

Source	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
HRA Levy										
Change in Fund Balance	22,000	47,000	47,000	47,000	47,000	47,000	122,000	122,000	122,000	122,000
Ending Balance	122,000	169,000	216,000	263,000	310,000	357,000	479,000	601,000	723,000	845,000
Source	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Livable Communities Fund										
Beginning Balance	712,948	713,948	714,948	715,948	716,948	717,948	718,948	719,948	720,948	721,948
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	713,948	714,948	715,948	716,948	717,948	718,948	719,948	720,948	721,948	722,948
Expenditures and Uses										
<i>Other Uses</i>										
Committed HWR Funding	0	0	0	0	0	0	0	0	0	0
<i>Total</i>	0	0	0	0	0	0	0	0	0	0
Total Expenditures and Uses	0	0	0	0	0	0	0	0	0	0
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	713,948	714,948	715,948	716,948	717,948	718,948	719,948	720,948	721,948	722,948

Source	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
TIF Pooling/Beacon/Tonka/Row										
Beginning Balance	921,215	1,169,547	1,418,024	1,449,545	1,481,223	1,513,096	1,545,062	1,577,218	1,609,535	1,642,013
Revenues and Other Fund Sources										
<i>Revenue</i>										
Beacon/Tonka/Row TIF Pooling	248,332	248,477	31,521	31,678	31,873	31,966	32,156	32,317	32,478	32,641
<i>Total</i>	248,332	248,477	31,521	31,678	31,873	31,966	32,156	32,317	32,478	32,641
Total Revenues and Other Fund Sources	248,332	248,477	31,521	31,678	31,873	31,966	32,156	32,317	32,478	32,641
Total Funds Available	1,169,547	1,418,024	1,449,545	1,481,223	1,513,096	1,545,062	1,577,218	1,609,535	1,642,013	1,674,654
Expenditures and Uses										
<i>Capital Projects & Equipment</i>										
<u>1-Housing</u>										
Afford. Housing-TIF Pooling/Beacon/Tonka/Row										
<i>Housing-13</i>	0	0	0	0	0	0	0	0	0	0
<i>Total</i>	0	0	0	0	0	0	0	0	0	0
Total Expenditures and Uses	0	0	0	0	0	0	0	0	0	0
Change in Fund Balance	248,332	248,477	31,521	31,678	31,873	31,966	32,156	32,317	32,478	32,641
Ending Balance	1,169,547	1,418,024	1,449,545	1,481,223	1,513,096	1,545,062	1,577,218	1,609,535	1,642,013	1,674,654

Source	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
TIF Pooling/Blvd Gardens										
Beginning Balance	4,427,571	2,690,890	2,259,851	2,941,170	2,941,170	2,941,170	2,941,170	2,941,170	2,941,170	2,941,170
Revenues and Other Fund Sources										
<i>Revenue</i>										
Blvd Gardens/TIF Pooling	681,319	681,319	681,319	0	0	0	0	0	0	0
<i>Total</i>	681,319	681,319	681,319	0	0	0	0	0	0	0
Total Revenues and Other Fund Sources	681,319	681,319	681,319	0	0	0	0	0	0	0
Total Funds Available	5,108,890	3,372,209	2,941,170	2,941,170	2,941,170	2,941,170	2,941,170	2,941,170	2,941,170	2,941,170
Expenditures and Uses										
<i>Capital Projects & Equipment</i>										
<i>1-Housing</i>										
Affordable Housing via TIF Pooling/Blvd Gardens <i>Housing-12</i>	(1,209,000)	(556,179)	0	0	0	0	0	0	0	0
<i>Total</i>	(1,209,000)	(556,179)	0	0	0	0	0	0	0	0
<i>Other Uses</i>										
TIF Pooling/Blvd Gardens	(1,209,000)	(556,179)	0	0	0	0	0	0	0	0
<i>Total</i>	(1,209,000)	(556,179)	0	0	0	0	0	0	0	0
Total Expenditures and Uses	(2,418,000)	(1,112,358)	0	0	0	0	0	0	0	0
Change in Fund Balance	(1,736,681)	(431,039)	681,319	0	0	0	0	0	0	0
Ending Balance	2,690,890	2,259,851	2,941,170	2,941,170	2,941,170	2,941,170	2,941,170	2,941,170	2,941,170	2,941,170

City of Minnetonka
Housing TIF District No. 2 Beacon Hill

DISTRICT INFORMATION	
ORIGINAL	
District Type	Housing
Project Area	Glen Lake Station
Fiscal Disparities	A Election
County Number	1458
Frozen Rate	UTA #1 132.577%
	UTA #2 0.000%
	UTA #3 0.000%

ASSUMPTIONS	
Interest Income	0.50%
Admin Expense	10.00%

RECOMMENDATIONS	
1) Discuss with attorney regarding the use of increment for housing after obligation is finished	
2) May need a budget modification before the district expires	
3) Admin. Expense is currently:	9.4% At or Under Limit

Current Year 2018

TIF PLAN BUDGET ANALYSIS																		
Decertifies						Revenues				Expenditures								
	First Receipt	City Approved	Cert Request	Certified	Legal Term	Expected Term	Tax Increment	Other Revenue	Interest Income	TOTAL REVENUES	Project	Affordable Housing	Paygo	Admin Expense	Outside District	Other Expense	TOTAL EXPENSE	Total Budget
Original Budget	1996	2/14/1994	4/19/1994	9/19/1994	12/31/2021	12/31/2021				-							-	-
Cumulative Modified		10/5/2009					4,256,000	-	-	4,256,000	2,106,000	400,000	1,400,000	350,000			4,256,000	4,256,000
End of District Projected Actual Total							4,312,570	27,464	436	4,340,469	-	1,084,699	2,886,528	369,242	-	-	4,340,469	4,340,469
Under / (Over) Budget							(56,570)	(27,464)	(436)	(84,469)	2,106,000	(684,699)	(1,486,528)	(19,242)	-	-	(84,469)	(84,469)

CASH FLOW PROJECTIONS ROLL UP																			
		TAX CAPACITY				Current Local	Revenues				Expenditures							Increment	
TIF Year	Year	Base	Current	Fiscal Disparities	Captured	Tax Rate	Tax Increment	TIF Credits	Interest Income	TOTAL REVENUES	Project	Affordable Housing	Paygo	Admin Expense	Outside District	Returned	TOTAL EXPENSE	Ending Balance	
20	2016	8,647	190,389	-	181,742	120.496%	3,117,825	27,464	(1,374)	3,143,915	-	-	2,761,659	249,768	-	-	3,011,427	132,488	
21	2017	8,647	213,189	-	204,542	116.838%	229,796		734	230,530	-	-	124,869	22,979	-	-	147,848	215,170	
22	2018	8,647	213,850	-	205,203	117.985%	241,237		1,076	242,313	-	433,359	Will keep district open	24,124	-	-	457,483	(0)	
23	2019	8,647	213,850	-	205,203	117.985%	241,237		(0)	241,237	-	217,113	assuming developer	24,124	-	-	241,237	0	
24	2020	8,647	213,850	-	205,203	117.985%	241,237		0	241,237	-	217,114	will keep original	24,124	-	-	241,238	(0)	
25	2021	8,647	213,850	-	205,203	117.985%	241,237		(0)	241,237	-	217,113	project affordable.	24,124	-	-	241,237	0	



City of Minnetonka
Housing TIF District No. 2 Beacon Hill

Pursuant to M.S. 469.176 Subd. 3:

ADMINISTRATIVE EXPENSE TEST		
FYI Only:	Admin per TIF Plan	\$350,000
TEST 1:	Estimated TIF Admin Allowable (10%)	\$390,600
	Estimated Total TIF Expenses per TIF Plan	3,906,000
TEST 2:	Cumulative TIF Admin Allowable (10%)	\$397,123
	Total TIF Expenses for the Project	\$3,971,227
RESULTS:	Estimated TIF Admin Allowable (10%)	\$390,600
	Actual Admin Expenses	369,242
	Available Admin	\$21,358
	Projected End of District Percentage	9.5%

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 %:	100%

		ADMINISTRATIVE EXPENSE CALCULATION			POOLING CALCULATION (100% Outside of District)						EXCESS INCREMENT							
		Accumulated Totals			Tax Increment		100% for Qualified Costs		Spent on Affordable Housing		Available for Pooling	Increment Generated	Costs Authorized	Required?	Increment returned	Net Retained	P&I Due after year end	Excess (Not Excess)
TIF Year	Year	Admin. Expenses	Total	% Allowable	Current Year	Cummulative	Admin Costs	Qualified Costs	Affordable Housing	Cummulative								
20	2016	249,768	2,761,659	9.0%	3,117,825	3,117,825	249,768	2,868,057	-	2,868,057	132,488	3,143,915	4,256,000	no	0	-	0	(1,112,085)
21	2017	272,747	2,886,528	9.4%	229,796	3,347,621	272,747	206,817	-	3,074,874	215,170	3,374,445	4,256,000	no	0	-	0	(881,555)
22	2018	296,871	3,319,887	8.9%	241,237	3,588,858	296,871	217,113	433,359	2,858,628	(0)	3,616,758	4,256,000	yes	0	3,616,758	0	(639,242)
23	2019	320,994	3,537,000	9.1%	241,237	3,830,095	320,994	217,114	217,113	2,858,629	0	3,857,995	4,256,000	yes	0	3,857,995	0	(398,005)
24	2020	345,118	3,754,114	9.2%	241,237	4,071,333	345,118	217,113	217,114	2,858,628	(0)	4,099,232	4,256,000	yes	0	4,099,232	0	(156,768)
25	2021	369,242	3,971,227	9.5%	241,237	4,312,570	369,242	217,114	217,113	2,858,629	0	4,340,469	4,256,000	yes	0	4,340,469	0	84,469



City of Minnetonka
TIF District 1-2 Boulevard Gardens

DISTRICT INFORMATION	
ORIGINAL	
District Type	Redevelopment
Project Area	Development District No 1
Fiscal Disparities	A Election
County Number	1460
Frozen Rate	UTA #1 134.726%
	UTA #2 0.000%
	UTA #3 0.000%

ASSUMPTIONS	
Interest Income	0.50%
Admin Expense	2.25%

RECOMMENDATIONS		
1) Discuss with attorney regarding the use of increment for housing projects		
2) May need a budget modification before the district expires		
3) Admin. Expense is currently:	8.9%	At or Under Limit

TIF PLAN BUDGET ANALYSIS																		
Decertifies							Revenues				Expenditures							
First Receipt	City Approved	Cert Request	Certified	Legal Term	Expected Term	Tax Increment	Other Revenue	Interest Income	TOTAL REVENUES	Project	Paygo	Admin Expense	County Admin	Affordable		Other Expense	TOTAL EXPENSE	Total Budget
1997	12/11/1995	6/11/1996	7/2/1996	12/31/2022	12/31/2022													
Cumulative Modified						12/20/2010	37,300,000	-	350,000	37,650,000	10,564,578	7,350,000	2,335,422	-	6,400,000	11,000,000	37,650,000	37,650,000
End of District Projected Actual Total						39,699,130	190,137	211,044	40,112,339	100,000	16,692,812	1,803,969	5,601	7,752,108	13,450,310	39,804,800	39,804,800	
Under / (Over) Budget						(2,399,130)	(190,137)	138,956	(2,462,339)	10,464,578	(9,342,812)	531,453	(5,601)	(1,352,108)	(2,450,310)	(2,154,800)	(2,154,800)	

CASH FLOW PROJECTIONS ROLL UP																		
TAX CAPACITY						Revenues				Expenditures								
TIF Year	Year	Base	Current	Fiscal Disparities	Captured	Current Local Tax Rate	Tax Increment	TIF Credits	Interest Income	TOTAL REVENUES	Jobs Bill	Paygo	Admin Expense	County Admin	Affordable Housing	Increment Returned	TOTAL EXPENSE	Ending Balance
19	2016	72,750	1,623,624	-	1,550,874	120.460%	28,137,909	190,137	152,956	28,481,002	100,000	16,692,812	1,520,134	5,601	1,025,000	5,999,400	25,342,947	3,138,055
20	2017	72,750	1,642,693	-	1,569,943	116.797%	1,828,089	-	30,258	1,858,347	-	-	64,840	-	-	1,179,684	1,244,524	3,751,878
21	2018	72,750	1,729,264	-	1,656,514	117.938%	1,946,626	-	18,759	1,965,386	-	-	43,799	-	4,001,832	1,221,508	5,267,139	450,125
22	2019	72,750	1,729,264	-	1,656,514	117.938%	1,946,626	-	2,251	1,948,877	-	-	43,799	-	681,319	1,221,508	1,946,626	452,375
23	2020	72,750	1,729,264	-	1,656,514	117.938%	1,946,626	-	2,262	1,948,888	-	-	43,799	-	681,319	1,221,508	1,946,626	454,638
24	2021	72,750	1,729,264	-	1,656,514	117.938%	1,946,626	-	2,273	1,948,899	-	-	43,799	-	681,319	1,221,508	1,946,626	456,911
25	2022	72,750	1,729,264	-	1,656,514	117.938%	1,946,626	-	2,285	1,948,911	-	-	43,799	-	681,319	1,385,194	2,110,312	295,510



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	
FYI Only: Admin per TIF Plan	\$2,335,422
TEST 1: Estimated TIF Admin Allowable (10%)	\$2,431,458
Estimated Total TIF Expenses per TIF Plan	24,314,578
TEST 2: Cumulative TIF Admin Allowable (10%)	\$2,455,052
Total TIF Expenses for the Project	\$24,550,521
RESULTS: Estimated TIF Admin Allowable (10%)	\$2,431,458
Actual Admin Expenses	1,803,969
Available Admin	\$627,489
Projected End of District Percentage	7.4%

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 Redevelopment	Spent Outside for Qualified Redevelopment	Cumulative Available for Pooling	Annual Available for Pooling	35% for Affordable Housing Costs	Spent For Affordable Housing	Cumulative Available for Pooling	Annual 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															
19	2016	1,520,134	17,823,413	8.5%	28,328,046	28,328,046	1,520,134	3,623,377	-	290,352	290,352	3,705,682	1,025,000	2,680,682	2,680,682	28,481,002	26,650,000	yes	5,999,400	22,481,602	0	(4,168,398)
20	2017	1,584,974	17,823,413	8.9%	1,828,089	30,156,135	1,584,974	-	-	-	-	639,831	-	3,320,513	639,831	30,339,349	26,650,000	yes	7,179,084	23,160,265	0	(3,489,735)
21	2018	1,628,773	21,825,245	7.5%	1,946,626	32,102,761	1,628,773	-	-	-	-	681,319	4,001,832	0	(3,320,513)	32,304,735	26,650,000	yes	8,400,592	23,904,143	0	(2,745,857)
22	2019	1,672,572	22,506,564	7.4%	1,946,626	34,049,388	1,672,572	-	-	-	-	681,319	681,319	1	0	34,253,612	26,650,000	yes	9,622,100	24,631,512	0	(2,018,488)
23	2020	1,716,371	23,187,883	7.4%	1,946,626	35,996,014	1,716,371	-	-	-	-	681,319	681,319	1	0	36,202,500	26,650,000	yes	10,843,608	25,358,892	0	(1,291,108)
24	2021	1,760,170	23,869,202	7.4%	1,946,626	37,942,640	1,760,170	-	-	-	-	681,319	681,319	1	0	38,151,399	26,650,000	yes	12,065,116	26,086,283	0	(563,717)
25	2022	1,803,969	24,550,521	7.4%	1,946,626	39,889,267	1,803,969	-	-	-	-	681,319	681,319	1	0	40,100,310	26,650,000	yes	13,450,310	26,650,000	0	0



City of Minnetonka
Glenhaven

DISTRICT INFORMATION	
District Type	ORIGINAL
Project Area	Renewal and Renovation
Fiscal Disparities	Glen Lake Station
County Number	B Election
Frozen Rate	1463
UTA #1	99.282%
UTA #2	0.000%
UTA #3	0.000%

ASSUMPTIONS	
Interest Income	0.50%
Admin Expense	5.00%

RECOMMENDATIONS	
1)	
2)	
3) Admin. Expense is currently:	11.8% Over Limit

Current Year 2018

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	Discount	Admin Expense	Outside District	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
End of District Projected Actual Total							9,370,425	6,895,000	56,674	16,322,099	4,691,616	863,483	400,720	9,056,409	149,800	624,924	-	15,786,952	15,786,952
Under / (Over) Budget							3,929,575	105,000	(56,674)	3,977,901	(3,191,616)	4,906,517	1,599,280	643,591	(149,800)	705,076	-	4,513,048	4,513,048

CASH FLOW PROJECTIONS ROLL UP																				
TIF Year	Year	TAX CAPACITY					Revenues				Expenditures									Ending Balance
		Base	Current	Fiscal Disparities	Captured	Current Local Tax Rate	Tax Increment	Bond	Interest Income	TOTAL REVENUES	Paygo	Project	Interfund Loan	Bond	Discount	Admin Expense	Outside District	TOTAL EXPENSE		
10	2016	117,677	573,209	31,696	423,836	120.496%	1,737,529	2,380,000	13,326	4,130,855	2,171,610	360,895	-	1,040,913	59,500	148,811	-	3,781,729	349,126	
11	2017	117,677	627,320	48,586	461,057	116.838%	431,121	4,515,000	1,594	4,947,715	2,520,006	502,588	-	2,289,300	90,300	109,710	-	5,511,904	(215,063)	
12	2018	121,427	663,236	43,353	498,456	117.985%	493,096		2,829	495,925	-	-	107,288	97,075	-	475	-	204,838	76,024	
13	2019	121,427	781,290	43,353	616,510	117.985%	609,880		380	610,260	-	-	72,059	352,132	-	30,494	-	454,685	231,599	
14	2020	121,427	781,290	43,353	616,510	117.985%	609,880		1,158	611,038	-	-	39,893	465,232	-	30,494	-	535,618	307,018	
15	2021	121,427	781,290	43,353	616,510	117.985%	609,880		1,535	611,415	-	-	35,628	466,130	-	30,494	-	532,252	386,181	
16	2022	121,427	781,290	43,353	616,510	117.985%	609,880		1,931	611,811	-	-	19,981	461,403	-	30,494	-	511,878	486,114	
17	2023	121,427	781,290	43,353	616,510	117.985%	609,880		2,431	612,311	-	-	19,056	460,944	-	30,494	-	510,494	587,930	
18	2024	121,427	781,290	43,353	616,510	117.985%	609,880		2,940	612,820	-	-	18,093	464,660	-	30,494	-	513,247	687,503	
19	2025	121,427	781,290	43,353	616,510	117.985%	609,880		3,438	613,317	-	-	17,256	462,335	-	30,494	-	510,085	790,736	
20	2026	121,427	781,290	43,353	616,510	117.985%	609,880		3,954	613,834	-	-	16,317	464,123	-	30,494	-	510,934	893,635	
21	2027	121,427	781,290	43,353	616,510	117.985%	609,880		4,468	614,348	-	-	15,423	460,077	-	30,494	-	505,994	1,001,989	
22	2028	121,427	781,290	43,353	616,510	117.985%	609,880		5,010	614,890	-	-	14,355	460,185	-	30,494	-	505,034	1,111,845	
23	2029	121,427	781,290	43,353	616,510	117.985%	609,880		5,559	615,439	-	-	13,259	459,100	-	30,494	-	502,853	1,224,431	
24	2030	-	-	-	-	0.000%	-		6,122	6,122	-	-	12,112	652,800	-	30,494	-	695,406	535,148	



City of Minnetonka
Glenhaven

Pursuant to M.S. 469.176 Subd. 3:

Admin limit is based on: Revenues

ADMINISTRATIVE EXPENSE TEST		
FYI Only:	Admin per TIF Plan	\$1,330,000
TEST 1:	Estimated TIF Admin Allowable (10%)	\$1,897,000
	Estimated Total TIF Expenditures per TIF Plan	18,970,000
TEST 2:	Cumulative TIF Admin Allowable (10%)	\$942,710
	Total TIF Revenues for the Project	\$9,427,099
RESULTS: Cumulative TIF Admin Allowable (10%)		\$942,710
	Actual Admin Expenses	624,924
Available Admin		\$317,786
Actual Percentage		6.6%

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%

ADMINISTRATIVE EXPENSE CALCULATION				
Accumulated Totals				
TIF Year	Year	Admin. Expenses	Total	% Allowable
10	2016	148,811	1,750,855	8.5%
11	2017	258,521	2,183,570	11.8%
12	2018	258,996	2,679,495	9.7%
13	2019	289,490	3,289,755	8.8%
14	2020	319,984	3,900,793	8.2%
15	2021	350,478	4,512,208	7.8%
16	2022	380,972	5,124,018	7.4%
17	2023	411,466	5,736,329	7.2%
18	2024	441,960	6,349,149	7.0%
19	2025	472,454	6,962,466	6.8%
20	2026	502,948	7,576,300	6.6%
21	2027	533,442	8,190,648	6.5%
22	2028	563,936	8,805,538	6.4%
23	2029	594,430	9,420,977	6.3%
24	2030	624,924	9,427,099	6.6%

POOLING CALCULATION (20% Outside of District)							EXCESS INCREMENT						
Tax Increment													
Current Year	Cummulative	Admin Costs	20% for Qualified Costs	Spent Outside	Cummulative	Available for Pooling	Increment Generated	Costs Authorized	Required?	Increment returned	Net Retained	P&I Due after year end	Excess (Not Excess)
1,737,529	1,737,529	148,811	198,695	-	198,695	198,695	4,130,855	20,300,000	no	0	0	0	(16,169,145)
431,121	2,168,650	258,521	175,209	-	175,209	-	9,078,570	20,300,000	no	0	0	0	(11,221,430)
493,096	2,661,746	258,996	273,353	-	273,353	-	9,574,495	20,300,000	no	0	0	0	(10,725,505)
609,880	3,271,625	289,490	364,835	-	364,835	-	10,184,755	20,300,000	no	0	0	0	(10,115,245)
609,880	3,881,505	319,984	456,317	-	456,317	70,940	10,795,793	20,300,000	no	0	0	0	(9,504,207)
609,880	4,491,385	350,478	547,799	-	547,799	150,103	11,407,208	20,300,000	no	0	0	0	(8,892,792)
609,880	5,101,265	380,972	639,281	-	639,281	250,036	12,019,018	20,300,000	no	0	0	0	(8,280,982)
609,880	5,711,145	411,466	730,763	-	730,763	351,853	12,631,329	20,300,000	no	0	0	0	(7,668,671)
609,880	6,321,025	441,960	822,245	-	822,245	451,426	13,244,149	20,300,000	no	0	0	0	(7,055,851)
609,880	6,930,905	472,454	913,727	-	913,727	535,148	13,857,466	20,300,000	no	0	0	0	(6,442,534)
609,880	7,540,785	502,948	1,005,209	-	1,005,209	535,148	14,471,300	20,300,000	no	0	0	0	(5,828,700)
609,880	8,150,665	533,442	1,096,691	-	1,096,691	535,148	15,085,648	20,300,000	no	0	0	0	(5,214,352)
609,880	8,760,545	563,936	1,188,173	-	1,188,173	535,148	15,700,538	20,300,000	no	0	0	0	(4,599,462)
609,880	9,370,425	594,430	1,279,655	-	1,279,655	535,148	16,315,977	20,300,000	no	0	0	0	(3,984,023)
-	9,370,425	624,924	1,249,161	-	-	-	16,322,099	20,300,000	no	0	0	0	(3,977,901)



City of Minnetonka
Rowland Housing

DISTRICT INFORMATION	
ORIGINAL	
District Type	Housing
Project Area	Rowland Housing Redevelopment
Fiscal Disparities	B Election
County Number	1465
Frozen Rate	UTA #1 124.292%
	UTA #2 0.000%
	UTA #3 0.000%

ASSUMPTIONS	
Interest Income	0.50%
Admin Expense	10.00%

RECOMMENDATIONS	
1) Limited pooling options available.	
2) Budget modification not recommended at this time.	
3) Admin. Expense is currently:	0.0% At or Under Limit

Current Year 2018

TIF PLAN BUDGET ANALYSIS																		
	First Receipt	City Approved	Cert Request	Decertifies			Revenues			Expenditures							Total Budget	
				Certified	Legal Term	Expected Term	Tax Increment	Interest Income	TOTAL REVENUES	Project	Paygo	Admin Expense	County Admin	Outside District	Other Expense	TOTAL EXPENSE		
Original Budget	2018	4/20/2015	6/8/2015	7/2/2015	12/31/2043	12/31/2043	-	-	-	-	-	-	-	-	-	-	-	
Cumulative Modified							6,809,549	680,955	7,490,504	3,501,617	3,307,932	680,955	-	-	-	7,490,504	7,490,504	
End of District Projected Actual Total							4,718,977	-	22,156	4,741,133	-	4,135,316	204,837	-	-	-	4,340,152	4,340,152
Under / (Over) Budget							2,090,572	-	658,799	2,749,371	3,501,617	(827,384)	476,118	-	-	-	3,150,352	3,150,352

CASH FLOW PROJECTIONS ROLL UP																	
TIF Year	Year	TAX CAPACITY				Current Local Tax Rate	Revenues				Expenditures						Ending Balance
		Base	Current	Fiscal Disparities	Captured		Tax Increment	Other Revenue	Interest Income	TOTAL REVENUES	Project	Paygo	Admin Expense	County Admin	Outside District	Increment Returned	
	2016	3,750	3,750	-	-	120.496%	-	-	-	-	-	-	-	-	-	-	-
	2017	98,850	98,850	-	-	116.838%	-	-	-	-	-	-	-	-	-	-	-
1	2018	3,750	215,018	-	211,268	117.985%	248,367	-	-	248,367	-	111,765	24,837	-	-	-	111,765
2	2019	3,750	215,018	-	211,268	117.985%	248,367	-	559	248,926	-	223,531	10,000	-	-	-	127,161
3	2020	3,750	215,018	-	211,268	117.985%	248,367	-	636	249,003	-	223,531	10,000	-	-	-	142,633
4	2021	3,750	215,018	-	211,268	117.985%	248,367	-	713	249,080	-	223,531	10,000	-	-	-	158,183
5	2022	3,750	215,018	-	211,268	117.985%	248,367	-	791	249,158	-	223,531	10,000	-	-	-	173,811
6	2023	3,750	215,018	-	211,268	117.985%	248,367	-	869	249,236	-	223,531	10,000	-	-	-	189,516
7	2024	3,750	215,018	-	211,268	117.985%	248,367	-	948	249,315	-	223,531	10,000	-	-	-	205,300
8	2025	3,750	215,018	-	211,268	117.985%	248,367	-	1,027	249,394	-	223,531	10,000	-	-	-	221,164
9	2026	3,750	215,018	-	211,268	117.985%	248,367	-	1,106	249,473	-	223,531	10,000	-	-	-	237,106
10	2027	3,750	215,018	-	211,268	117.985%	248,367	-	1,186	249,553	-	223,531	10,000	-	-	-	253,128
11	2028	3,750	215,018	-	211,268	117.985%	248,367	-	1,266	249,633	-	223,531	10,000	-	-	-	269,230
12	2029	3,750	215,018	-	211,268	117.985%	248,367	-	1,346	249,713	-	223,531	10,000	-	-	-	285,413
13	2030	3,750	215,018	-	211,268	117.985%	248,367	-	1,427	249,794	-	223,531	10,000	-	-	-	301,677
14	2031	3,750	215,018	-	211,268	117.985%	248,367	-	1,508	249,876	-	223,531	10,000	-	-	-	318,022
15	2032	3,750	215,018	-	211,268	117.985%	248,367	-	1,590	249,957	-	223,531	10,000	-	-	-	334,449
16	2033	3,750	215,018	-	211,268	117.985%	248,367	-	1,672	250,039	-	223,531	10,000	-	-	-	350,958
17	2034	3,750	215,018	-	211,268	117.985%	248,367	-	1,755	250,122	-	223,531	10,000	-	-	-	367,549
18	2035	3,750	215,018	-	211,268	117.985%	248,367	-	1,838	250,205	-	223,531	10,000	-	-	-	384,223
19	2036	3,750	215,018	-	211,268	117.985%	248,367	-	1,921	250,288	-	223,531	10,000	-	-	-	400,981
20	2037	3,750	215,018	-	211,268	117.985%	248,367	-	2,005	250,372	-	94,067	10,000	-	-	-	547,286
21	2038	3,750	215,018	-	211,268	117.985%	248,367	-	2,736	251,104	-	10,000	-	-	-	-	788,389
22	2039	3,750	215,018	-	211,268	117.985%	248,367	-	3,942	252,309	-	10,000	-	-	-	-	1,030,699
23	2040	3,750	215,018	-	211,268	117.985%	248,367	-	5,153	253,521	-	10,000	-	-	-	-	1,274,219
24	2041	3,750	215,018	-	211,268	117.985%	248,367	-	6,371	254,739	-	10,000	-	-	-	-	1,518,959
25	2042	3,750	215,018	-	211,268	117.985%	248,367	-	7,595	255,964	-	10,000	-	-	-	-	1,764,923
26	2043	3,750	215,018	-	211,268	117.985%	248,367	-	8,825	257,195	-	10,000	-	-	-	-	2,012,117

Will keep district open after PAYGO assuming developer is willing to keep the original project affordable.

City of Minnetonka
Rowland Housing

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

Revenues

ADMINISTRATIVE EXPENSE TEST		
FVI Only:	Admin per TIF Plan	\$680,955
TEST 1:	Estimated TIF Admin Allowable (10%)	\$680,955
	Estimated Total TIF Expenditures per TIF Plan	6,809,549
TEST 2:	Cumulative TIF Admin Allowable (10%)	\$474,113
	Total TIF Revenues for the Project	\$4,741,133
RESULTS:	Cumulative TIF Admin Allowable (10%)	\$474,113
	Actual Admin Expenses	204,837
	Available Admin	\$269,276
	Projected End of District Percentage	4.3%

Pursuant to M.S. 469.176 Subd. 2:

District Type: Housing
Does this section apply? Yes
Certification Request Date: 6/8/2015
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 %: 100%

TIF Year	Year	ADMINISTRATIVE EXPENSE CALCULATION				POOLING CALCULATION (100% Outside of District)							EXCESS INCREMENT					
		Admin. Expenses	Total	% Allowable	Accumulated Totals	Current Year	Cummulative	Admin Costs	100% for Qualified Costs	Spent Outside	Cummulative	Available for Pooling	Increment Generated	Costs Authorized	Required?	Increment returned	Net Retained	P&I Due after year end
0	2016	-	-	0.0%	-	-	-	-	-	-	-	0	7,490,504	no	0	0	0	(7,490,504)
0	2017	-	-	0.0%	-	-	-	-	-	-	-	0	7,490,504	no	0	0	0	(7,490,504)
1	2018	24,837	248,367	10.0%	24,837	248,367	24,837	223,531	-	223,531	111,765	248,367	7,490,504	no	0	0	0	(7,242,137)
2	2019	34,837	496,734	7.0%	59,674	745,102	34,837	238,367	-	461,898	127,161	497,293	7,490,504	no	0	0	0	(6,993,211)
3	2020	44,837	745,102	6.0%	104,511	993,469	44,837	238,367	-	700,265	142,633	746,296	7,490,504	no	0	0	0	(6,744,208)
4	2021	54,837	993,469	5.5%	159,348	1,241,836	54,837	238,367	-	938,632	158,183	995,377	7,490,504	no	0	0	0	(6,495,127)
5	2022	64,837	1,241,836	5.2%	224,185	1,490,203	64,837	238,367	-	1,176,999	173,811	1,244,535	7,490,504	no	0	0	0	(6,245,969)
6	2023	74,837	1,490,203	5.0%	300,022	1,738,570	74,837	238,368	-	1,415,367	189,516	1,493,771	7,490,504	no	0	0	0	(5,996,733)
7	2024	84,837	1,738,570	4.9%	384,859	1,986,938	84,837	238,367	-	1,653,734	205,300	1,743,086	7,490,504	no	0	0	0	(5,747,418)
8	2025	94,837	1,986,938	4.8%	479,696	2,235,305	94,837	238,367	-	1,892,101	221,164	1,992,480	7,490,504	no	0	0	0	(5,498,024)
9	2026	104,837	2,235,305	4.7%	584,533	2,483,672	104,837	238,367	-	2,130,468	237,106	2,241,953	7,490,504	no	0	0	0	(5,248,551)
10	2027	114,837	2,483,672	4.6%	700,370	2,732,039	114,837	238,367	-	2,368,835	253,128	2,491,505	7,490,504	no	0	0	0	(4,998,999)
11	2028	124,837	2,732,039	4.6%	826,207	2,980,406	124,837	238,368	-	2,607,203	269,230	2,741,138	7,490,504	no	0	0	0	(4,749,366)
12	2029	134,837	2,980,406	4.5%	961,044	3,228,774	134,837	238,367	-	2,845,570	285,413	2,990,851	7,490,504	no	0	0	0	(4,499,653)
13	2030	144,837	3,228,774	4.5%	1,105,881	3,477,141	144,837	238,367	-	3,083,937	301,677	3,240,646	7,490,504	no	0	0	0	(4,249,858)
14	2031	154,837	3,477,141	4.5%	1,260,718	3,725,508	154,837	238,367	-	3,322,304	318,022	3,490,521	7,490,504	no	0	0	0	(3,999,983)
15	2032	164,837	3,725,508	4.4%	1,425,555	3,973,875	164,837	238,367	-	3,560,671	334,449	3,740,479	7,490,504	no	0	0	0	(3,750,025)
16	2033	174,837	3,973,875	4.4%	1,600,392	4,222,242	174,837	238,368	-	3,799,039	350,958	3,990,518	7,490,504	no	0	0	0	(3,499,986)
17	2034	184,837	4,222,242	4.4%	1,785,229	4,470,610	184,837	238,367	-	4,037,406	367,549	4,240,640	7,490,504	no	0	0	0	(3,249,864)
18	2035	194,837	4,470,610	4.4%	1,980,066	4,718,977	194,837	238,367	-	4,275,773	384,223	4,490,845	7,490,504	no	0	0	0	(2,999,659)
19	2036	204,837	4,718,977	4.3%	2,184,903	4,967,344	204,837	238,367	-	4,514,140	400,981	4,741,133	7,490,504	no	0	0	0	(2,749,371)
20	2037	214,837	4,967,344	4.3%	2,400,040	5,215,711	214,837	238,367	-	4,752,507	547,286	4,991,505	7,490,504	no	0	0	0	(2,498,999)
21	2038	224,837	5,215,711	4.3%	2,625,177	5,464,078	224,837	238,368	-	4,990,875	788,389	5,242,609	7,490,504	no	0	0	0	(2,247,895)
22	2039	234,837	5,464,078	4.3%	2,850,314	5,712,446	234,837	238,367	-	5,229,242	1,030,699	5,494,918	7,490,504	no	0	0	0	(1,995,586)
23	2040	244,837	5,712,446	4.3%	3,075,451	5,960,813	244,837	238,367	-	5,467,609	1,274,219	5,748,439	7,490,504	no	0	0	0	(1,742,065)
24	2041	254,837	5,960,813	4.3%	3,300,588	6,209,180	254,837	238,367	-	5,705,976	1,518,959	6,003,177	7,490,504	no	0	0	0	(1,487,327)
25	2042	264,837	6,209,180	4.3%	3,525,725	6,457,547	264,837	238,367	-	5,944,343	1,764,923	6,259,139	7,490,504	yes	0	6,259,139	0	(1,231,365)
26	2043	274,837	6,457,547	4.3%	3,750,862	-	274,837	238,368	-	6,182,711	2,012,117	6,516,331	7,490,504	yes	0	6,516,331	0	(974,173)





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	161	65%
New Lifecycle Units	375 to 800	1,192	318%

2011-2020 New Affordable Units (rental and ownership)

Project	Year Completed	Affordable Units	EIP Program Used
The Glenn by St. Therese	2011	30	Glenhaven TIF
The Ridge	2013	51	TIF Pooling
Tonka on the Creek	2016	20	Tonka on the Creek TIF
At Home	2016	21	Rowland Housing TIF
Cherrywood Pointe	2017	8	N/A
The RiZe	2019	32	N/A
Shady Oak Crossings	2021*	49	TIF Pooling
The Mariner	2020*	55	TIF Pooling
Preserve at Shady Oak/ Legends of Minnetonka	2022*	482	TIF Housing
Marsh Run	2020*	35	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	290	N/A
Cherrywood Pointe	2017	92	N/A
Zvago	2017	54	Glenhaven TIF
Orchards of Minnetonka	2019	147	N/A
Havenwood	2019	100	N/A
Minnetonka Hills*	2019	78	N/A
Ridgedale Executive Apts*	2020*	77	N/A
Avador*	2020*	168	N/A
Marsh Run*	2020*	140	TIF Housing

*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

2019 Affordable Housing Income Limits

FY 2019 Income Limits Summary					
Household Size	30%	50%	60%	80%	120%
1	\$ 21,000.00	\$ 35,000.00	\$ 42,000.00	\$ 52,850.00	\$ 84,000.00
2	\$ 24,000.00	\$ 40,000.00	\$ 48,000.00	\$ 60,400.00	\$ 96,000.00
3	\$ 27,000.00	\$ 45,000.00	\$ 54,000.00	\$ 67,950.00	\$ 108,000.00
4	\$ 30,000.00	\$ 50,000.00	\$ 60,000.00	\$ 75,500.00	\$ 120,000.00
5	\$ 32,400.00	\$ 54,000.00	\$ 64,800.00	\$ 81,540.00	\$ 129,600.00
6	\$ 34,800.00	\$ 58,000.00	\$ 69,600.00	\$ 87,580.00	\$ 139,200.00
7	\$ 39,010.00	\$ 62,000.00	\$ 74,400.00	\$ 93,620.00	\$ 148,800.00
8	\$ 43,430.00	\$ 66,000.00	\$ 79,200.00	\$ 99,660.00	\$ 158,400.00
Median Family Income 2019 = \$100,000					

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

How much do people pay for affordable housing?

Affordability based on a family of four

Monthly Rent	AMI	Annual Income
\$750	30%	up to \$30,000
\$750 - \$1,250	30%-50%	\$30,000 - \$50,000
\$1,250 - \$1,500	50%-60%	\$50,000 - \$60,000
\$1,500 - \$2,000	60%-80%	\$60,000 - \$80,000
\$2,000 - \$2,500	80%-100%	\$80,000 - \$100,000

Affordable rents, based on sample occupations and their average salaries

Salary information obtained from indeed.com

Occupation	Average Salary	Affordable Rent
Home Health Aide	\$29,450	\$736
Nurse	\$73,320	\$1,833
High School Teacher	\$35,235	\$880
Line Cook	\$32,364	\$810
City Planner	\$69,807	\$1,745

Minnetonka Housing/Business Development Policies

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

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

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

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

Chapter 2: Administration and Finance

2.4 – Special Assessments with Tax Increment Districts

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

2.14 - Tax Increment Financing Pooling Fund

2.15 - Housing Improvement Areas

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

2.18 - Tax Increment Financing and Tax Abatement

2.19 – Debt Management

Chapter 11: Streets, Parks, and Other Public Property

11.12 – Real Estate Property Management

Chapter 12: Public Utilities

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

Chapter 13: General Provisions and Policies

13.1 Fair Housing

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

**EDAC Agenda Item #5
Meeting of March 12, 2020**

Brief Description

Staff Report

Transit Updates

Green Line Extension (Southwest LRT)

Corridor wide updates:

- Roadway reconfigurations and closures in Eden Prairie will occur and last for approximately six weeks.
- Roadway closures in St. Louis Park to set bridge trusses across Beltline Blvd.
- Tree removal along the Cedar Lake Trail.
- Soil stabilization in Minneapolis for LRT track foundation.
- Work continues on Downtown Hopkins station platform. Structural steel elements are in place to support the walls and roof canopy.

Construction updates for Minnetonka:

- The traffic lanes have been shifted to the south side of Highway 62 to accommodate tunnel construction. The configuration will be in place through 2020. Crews will begin laying the bottom leveling slab of the north tunnel section.
- Yellow and Red Circle Drives have been reconfigured. Yellow Circle now has a temporary cul-de-sac where it connects to Red Circle Drive. A temporary by-pass road has been completed on Red Circle Drive to allow for ongoing tunnel construction.
- Earthwork and retaining wall work is ongoing at the Opus Station platform.
- Preparation work including tree clearing and ground cover removal for the Minnetonka-Hopkins Bridge has begun.

Construction updates are available [online](#) or to sign up to receive construction updates every Friday, please visit www.swlirt.org

Metro Transit

Community Development staff continues to meet with Metro Transit quarterly. Most of the time has been devoted to new development connections and preparing for the LRT opening.

- No route or service changes are expected for the next several months.

Staff has begun conversations with Metro Transit to renew the Transit Cooperation Agreement. The current agreement expires in July 2020.

Development Updates

Projects	Location	Status
Retail		
Nautical Bowls	3432 Cty Road 101	Moving from MTKA Blvd Location
Chipotle	(Opus) Red Circle Drive	Ongoing Construction
Housing		
Dominium	Opus	Framing of Building A and B done, working on C
Avidor	Ridgedale	Framing
The Luxe	Ridgedale	Interior work taking place
Doran (The Birke)	394 Frontage	Framing 5 th floor
Shady Oak Crossing	Shady Oak Road / Mainstreet	Waiting on land swap with City of Hopkins
801 Carlson Parkway	Carlson Towers Area	Developer has submitted plans, working on financing commitments
Misc Projects		
Ridgedale Drive	Road reconstruction	Phase 2 to begin this spring
Minnetonka Police/Fire Project	Minnetonka Civic Center Campus	Construction to begin first week of March

Redevelopment Updates

Opus Alternative Urban Areawide Review (AUAR) Study

An AUAR is a planning tool for local governments to assess the cumulative environmental and infrastructure impacts of projected development scenarios within a given area. It is a way of performing an environmental analysis before significant development occurs.

City staff has seen robust interest in redevelopment of the Opus area over the last several years and expect that trend to continue as the light rail progresses. Staff expects a number of sites within Opus could redevelop and trigger further environmental review. Conducting these reviews can add significant time and cost to the development process, and fail to provide a more comprehensive view.

To increase development efficiency and gain a better understanding of the cumulative impacts that anticipated new development in Opus can have, staff has contracted with a consultant to carry out an AUAR analysis on a number of parcels within the Opus Area.

This process is expected to last around nine months with an anticipated completion in October of 2020. Once complete, the plan produces a mitigation plan and it identifies methods to avoid, minimize, or mitigate identified environmental impacts as future development takes place. The city will work with developers to ensure mitigation is followed, Projects that are in conformance with the AUAR mitigation plan should not need to conduct individual environmental assessments.

To help pay for the costs of the study, the city has applied for and received a \$45,000 grant from Hennepin County to cover aspects of the study.

LISC Engagement Process

The city has been approached by the Mills Church, 13215 Minnetonka Drive, regarding the possibility of engaging in conversation to explore housing options on the church campus. The church owns 5.6 acres of land along Minnetonka Blvd.

City staff believed a broader planning process through the Local Initiatives Support Corporation (LISC) Corridor Development Initiative was appropriate to engage with area residents. This process is an engagement process which holds a number of workshops with different themes designed to gather feedback and perspectives from the community.

The city has previously had conducted these processes in 2009 to study Minnetonka Mills Village Center; in 2014 to study the Glen Lake area; and most recently in 2019, to study the city-owned 5937 Co. Road. 101 property.

This process will culminate in early spring with the creation of resident created development principles for the site. The recommendations will be submitted to Minnetonka City Council, Planning Commission, and the Mills Church Elder Council.

Business Development Updates

Business Outreach Visits

Staff continues to meet with businesses across the city and scheduling one-on-one visits to gain a better understanding on the following matters:

- Relationship with the local economy
- Concerns related to economic development
- To provide information about current development programs and incentives
- Establish a channel of communication between businesses and city staff

Staff has recently met with a local Mexican restaurant that is looking at opening a location in Minnetonka. Staff also met with Academy of Whole Learning Center to discuss relocation options for its school.

2019 Business Development Highlights

- 39 Minnetonka business owners and entrepreneurs received 330 hours of free technical assistance through the city's Open to Business program.
- 3 Minnetonka business owners/residents received a total of \$207,000 in loan financing, leveraging \$2.5 million in capital.
- Staff produced two issues of Thrive in 2019; those went out to 1,164 businesses and 458 online subscribers.

Housing Updates

Home Remodeling Fair

Minnetonka sponsors and provides staff to participate in the West Metro Home Remodeling Fair at Eisenhower Community Center in Hopkins. The fair was held on Sunday, Feb 9th.

In 2020, the fair achieved the following:

- 810 attendees
- 13 seminars
- 8 professionals providing free consultations
- 86 exhibitors

The fair provides the city a public facing way for staff to meet residents and answer questions about home projects.

Center for Energy and Environment

The Welcome to Minnetonka and Minnetonka Home Enhancement Programs are administered through the Center for Energy and Environment. Minnetonka residents can apply online at <https://www.mncee.org/minnetonka> or call 612-335-5884 to receive a paper application.

2019 closed the year with the highest amount of closed loans since 2016, for a total of \$75,838.52 in assistance for Minnetonka residents.

CDBG

Hennepin County continues to manage the home rehabilitation program on behalf of the city. In 2019, the county had four projects completed, and an additional four in progress. There are currently six loans in some form of the application process. There are currently 47 residents on the waitlist, down from a peak of over 81.

Hennepin County published their request for proposals to receive public services funding. The county received 30 responses from agencies that serve suburban Hennepin County. A number of organizations that serve Minnetonka residents have applied for fund, they are listed below:

- Resource West
- ICA Foodshelf
- CAP-HC
- Senior Community Services
- YMCA
- Treehouse

Staff will participate in the review of the proposals, and funds are expected to be disbursed by June. It's expected that about \$440,000 in funding is available for funding.

Upcoming Events

SLUC: Moving Beyond Priced Out
March 18, 2020 11:30 AM – Brookview Golden Valley

Urban Land Institute: Big Box – Fool's Errand or Golden Opportunity
April 1, 2020 3:30 PM – The Dayton's Project, 700 Nicollet Mall

SLUC: Best Practices in Development
May 27, 2020 11:30 AM – Brookview Golden Valley

Originated by:

Alisha Gray, EDFP, Economic Development and Housing Manager
Rob Hanson, EDFP, Economic Development Coordinator

Attachment:

2019 Community Development Annual Report



Community Development

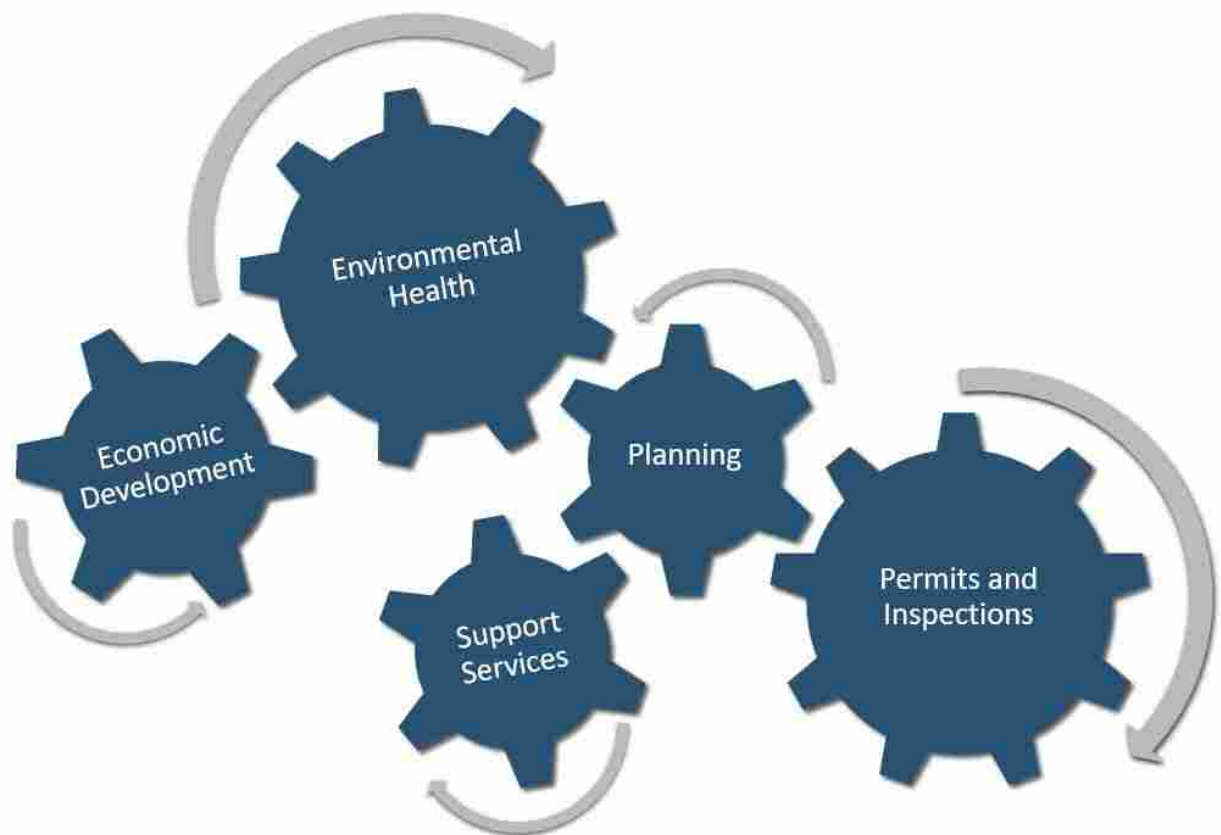
2019 Annual Report

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Community Development is both a process and an outcome. At its core, Community Development is the enhancement of a community in its many realms: physical, environmental, social, and economic.¹

The Minnetonka Community Development Department is comprised of four divisions – Economic Development & Housing, Planning, Permits & Inspections, and Environmental Health – and each division is significantly assisted by department support staff. Community Development staff work together to support and enhance Minnetonka for those who choose to live, work, and recreate in the community.



This report and its appendix are intended to highlight some of the important work of the Minnetonka Community Development Department in 2019.

¹ Phillips, Rhonda, & Pittman, Robert H. (Eds.). (2009) *An Introduction to Community Development*. New York, New York: Routledge.

Economic Development & Housing

Responsibilities

✓ Economic Development Forecasting

The economic development and housing division is responsible for preparation of the city's Economic Improvement Program (EIP), which establishes a five-year plan for housing, business, transit, redevelopment and economic development programs. The city council approved the 2020-2024 Plan in June 2019.

✓ Business Development

The economic development and housing division supports local businesses with financial assistance programs, business consulting, workforce development, and site selection. In addition, staff connects business owners with contacts and programs at the state, county and federal level.

In 2019:

- 39 Minnetonka business owners and entrepreneurs received 330 hours of free technical assistance through the city's Open to Business program.
- 3 Minnetonka business owners/residents received a total of \$207,000 in loan financing, leveraging \$2.5 million in capital.
- Staff produced two issues of *Thrive in 2019*; distributed to 1164 business and 458 online subscribers.



✓ Affordable Housing and Loan Programs

The division advocates for projects and programs that encourage diversity in housing options to meet the needs of Minnetonka residents and to attract new residents to the community. The city's programs focus on production of new affordable housing, maintaining the existing housing stock, and attracting new residents.

In 2019:

- The council approved the Marsh Run Tax Increment Financing District, providing up to \$4.8 million for the production of 35 units of affordable housing for 30 years.
- Four new multi-family housing projects were completed in 2019, adding 647 new units of rental housing in 2019.
- The city issued down-payment assistance loans totaling \$30,693 to four homebuyers and housing rehabilitation loans totaling \$104,677 to seven households.

2019 Highlights

✓ **Launch Redevelopment Discussions**

In early 2019, the city council, planning commission and economic development advisory commission convened for a series of conversations to discuss the Opus area, redevelopment opportunities and potential area needs. These meetings were in response to a potential future redevelopment project by Launch Properties, encompassing 16 acres, near the future Southwest Light Rail Station.

✓ **5937 County Road 101**

The city began to analyze future development of the city-owned property at 5937 County Road 101 – located on the east side of 101 between Townline and Covington Roads – including community workshops that gathered input from residents.



The city hired Local Initiative Support Corporation (LISC) to conduct community engagement workshops regarding the site’s development potential. Residents were encouraged to attend all four sessions to learn more about potential development and provide valuable input. Feedback will help the city prepare a “Request for Developer Interest” in 2020.

✓ **Cloud 9**

Cloud 9 Sky Flats completed renovations to its 164-unit condominium building, located at 5601 Smetana Drive. The association utilized the Housing Improvement Area program through the city to finance repairs to the curtain wall, elevators, and HVAC system. The project costs were approximately \$3 million.

✓ **Affordable Housing Policy**

In July, the city council adopted the Affordable Housing Policy, which promotes the inclusion of affordable housing in all new multi-family development projects and for-sale attached projects with at least 10 dwelling units.

✓ **Carlson Wagonlit Travel (CWT)**

CWT, a travel management and meeting & event company, received a grant for \$450,000 from the Minnesota Department of Employment and Economic Development (DEED) to assist with renovations totaling \$9.25 million at its Carlson Towers location in Minnetonka. The company expects to create 75 jobs within three years with an average cash wage of \$32.36 per hour.

✓ **PeopleNet Communications Corporation**

PeopleNet Communications Corporation received a grant and a loan totaling \$1,600,000 from DEED. PeopleNet provides fleet mobility technology for North America’s land transportation industry. This project consists of consolidating and expanding their Minnetonka headquarters. The total project cost is approximately \$11 million. The company expects to create 250 jobs within the next three years at an average cash wage of \$28.99 an hour.

Responsibilities

✓ Long Range Planning

The planning division is responsible for long-range planning, including production of the city's comprehensive guide plan and amendments to the zoning ordinance.

In 2019, the division completed the 2040 Comprehensive Guide Plan and submitted the plan to the Metropolitan Council for comment. In addition, the division presented the city council with a new pollinator-friendly landscaping ordinance and small amendments to various sections of the zoning ordinance.

✓ Land Use Review and Recommendations

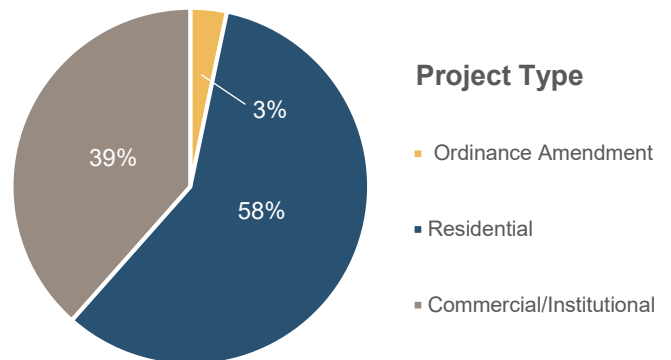
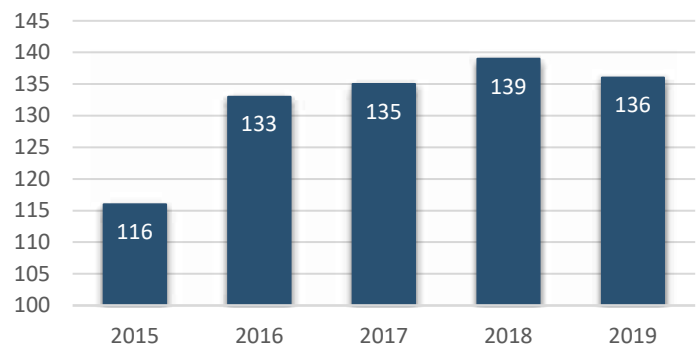
The planning division processes, reviews and provides recommendations to the planning commission and city council on land use matters. In 2019, 136 individual land use applications were received. This number is similar to that of previous years and slightly more than the 5-year average.

The majority of these applications were associated with residential projects, from small additions to single-family homes to subdivisions of large, estate lots.

✓ Inquiries

Daily, division staff answer land use inquiries from property owners, developers, and prospective business owners. Questions are received via scheduled meetings, phone calls, and city hall "walk-ins."

Planning Applications



2019 Highlights

✓ 2040 Comprehensive Plan

After nearly two years of work, the city council approved the 2040 Comprehensive Guide Plan on Jan. 7, 2019. The plans was subsequently submitted to the Metropolitan Council for comment.

✓ Ordinance Work

Staff drafted three ordinance amendments in 2019. Two of the amendments were considered simple “housekeeping” ordinances intended to clarifying requirements, reflect city practices, and reinsert language inadvertently deleted in previous amendments. However, the pollinator ordinance was much larger and more impactful. Adopted by the council in July 2019, the ordinance requires that at least 25% of new plantings in projects requiring site and building plan review be species beneficial to pollinators.



✓ Residential Development

After several years of reviewing large, multi-family projects, in 2019 staff received and reviewed several applications for single-family subdivisions. Some of these projects proved to be controversial. The eight plats presented to, and approved by, the planning commission and city council resulted in creation of 43 new single-family lots. More information about many of the projects can be found in the appendix of this report.

✓ Commercial/Institutional Development

Several commercial and institutional development applications were received in 2019. Some of the projects included construction of new buildings, while others were for remodel and reuse of existing spaces. In total, these commercial project comprised over 149,600 square feet of “new” activity space. See the appendix of this report for more information.



✓ Small Projects

In addition to new residential lots and commercial/institutional development projects, over 70 applications were received for smaller projects directly impacting property and business owners. These include setback variances for additions, conditional use permits for accessory dwelling units, and sign plans

Permits & Inspections

Responsibilities

✓ Permit Application Review

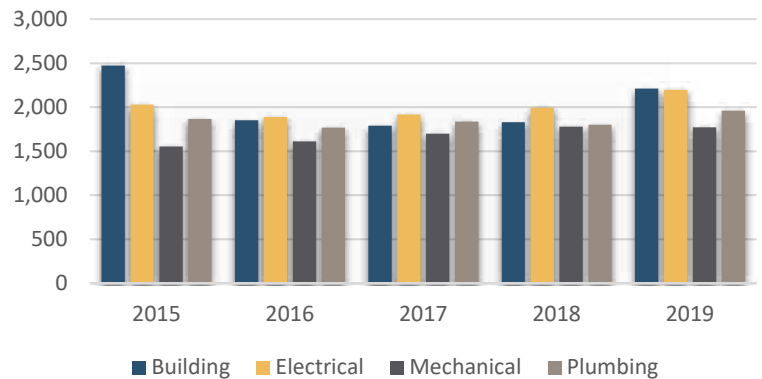
The permits and inspections division is responsible for the review of all residential, commercial and institutional construction permit applications. Applications covering building, electrical, mechanical, and plumbing work are evaluated for compliance with international and state codes. In 2019, the division reviewed a total of 8,139 permit applications.

In addition to Minnetonka, the division also performs permit review and inspection for the cities of Deephaven, Woodland, and Greenwood.

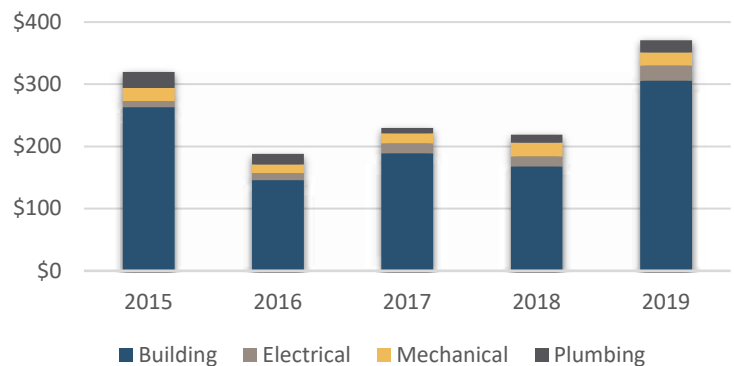
✓ Inspections

Following issuance of permits, the division performs inspections to ensure compliance with approved plans. In 2019, city staff performed 14,982 inspections in Minnetonka and spent 1,501 hours on Deephaven, Woodland, and Greenwood constructions sites.

Total Permits Issued



Construction Value in Millions



2019 Highlights

✓ Multi-family Housing

In 2019, eight multi-family housing projects were under construction: Altitude, Avidor, The Birke (aka Marsh Run), Dominion, Havenwood, The Luxe, and RiZe. These projects contain a total of 1,549 units. The number of permits issued and inspections conducted during the year reflect this influx of housing.



Sept. 2018



April 2019



Aug. 2019

✓ Electronic Applications and Permit Review

In 2019, the city received just over 6,600 permit applications through the ePermits portal and over 2,140 of these required electronic plan review. The electronic process continues to improve the efficiency and level of customer service of the permits and inspections division.

A screenshot of the City of Minnetonka ePermits portal home page. The header includes the City of Minnetonka logo and contact information: (952) 939-8394 and permits@minnetonkamn.gov. The navigation menu includes Home, Permits, Permit Fee Estimator, Search, Cart (0), Account, and Login. The main content area features a 'Home' heading, a 'Welcome to the City of Minnetonka Online ePermits' message, and a 'Contractor Login (required) / Owner Login (optional):' section with instructions to login or register. On the left side, there are links for 'Apply for Permit', 'Pay for Approved Plan Review Permit', 'Estimate Permit Fees', and 'Search for Permit'. A section titled 'When you find your permit, you can also:' lists actions like viewing inspection results, scheduling inspections, and paying for approved permits.

Environmental Health

Responsibilities

✓ Licensed Facility Inspections

The Environmental Health Division is responsible for evaluating compliance with federal, state and local regulations intended to promote the public health. The division reviews permit applications for licensed facilities, which include: commercial food establishments, lodging facilities, public pools and beaches, and massage and tattoo establishments. Staff performs annual inspections – and re-inspections if needed – at each of the city’s 474 licensed facilities.

Staff also performs permit review and inspections of the city of Wayzata, which contracts with Minnetonka for these services.

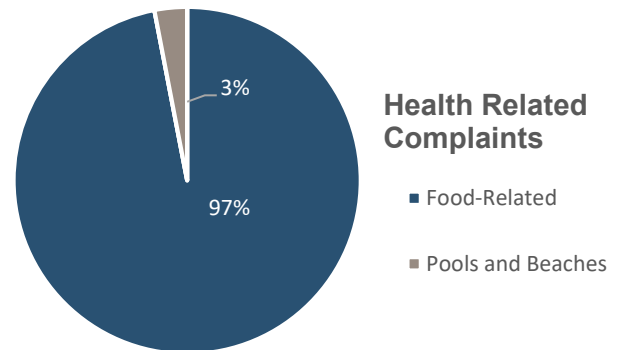
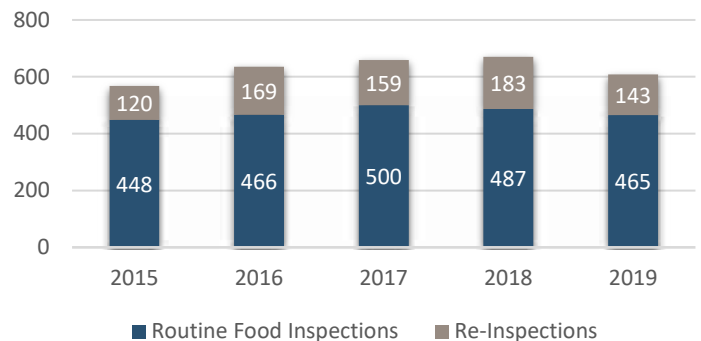
✓ Health Complaint Investigation

In division investigates complaints related to public health related issues. In 2019, 33 such complaints were received.

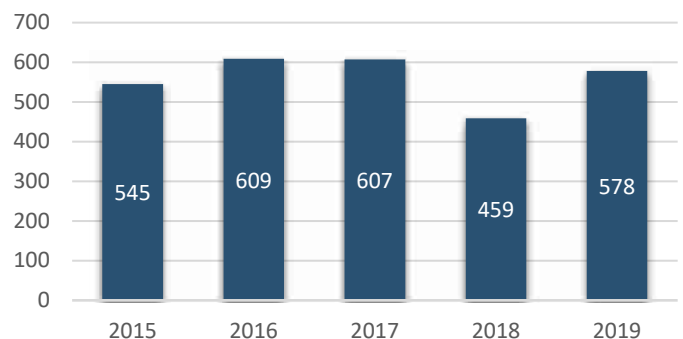
✓ Nuisance

Environmental Health staff receive and respond to complaints related to public nuisance issues. Complaints may include long grass, property neglect issues, hazardous conditions or “hoarding” situations. In 2019, the city received 578 nuisance complaints. In some cases, property owners are unable or unwilling to resolve a nuisance issue. When this occurs, the city will abate the issue with charges associated with such abatement charged to the property owner via their property tax. In 2019, the city abated 25 nuisances.

Food Inspections



Nuisance Complaints



2019 Highlights

✓ **New Minnesota Food Code Implementation**

The new Minnesota food code became effective on Jan. 1, 2019. The new regulation is science based and focuses on times and temperatures, rather than surfaces such as floors, walls, and ceilings. While a significant improvement over the 1995 code that was previously in use, there have been some implementation drawbacks. The change has required a substantial amount of training and review of all food establishments under the new regulations.

There has been an increase in the staff time needed to complete inspections to ensure that all facilities comply with all of the factors to minimize the potential of food related illnesses. At the same time, the code now requires such inspections be completed within shorter and specific timeframes dictated by the state of Minnesota.

✓ **New Licensing/Inspection Software**

As of Jan. 1, 2019, the Minnesota Department of Health no longer provides software or support for the former state inspection program. To ensure appropriate recordkeeping, Minnetonka staff worked with LOGIS staff to develop a new software program. As with every new software, staff found “glitches” through the process and worked with LOGIS to advance the program. With each update to the program, the process of inspection writing continues to improve.

✓ **Wayzata Contract**

Minnetonka has provided, via contract, Environmental Health service the city of since 2006. With the increase in workload related to the new food code and the new software licensing and inspection program, Minnetonka staff was forced to reevaluate the contract and increase fees to cover the cost of providing service. A new hourly fee has been agreed upon for 2020 and both cities have agreed to reevaluate program costs again in the summer of 2020 to determine if the contract arrangement is effectively meeting the goals of both communities.

Licensing & Support Services

Responsibilities

✓ Licensing

Community Development support staff manages the review and issuance of contractor, liquor, and health licenses.

In 2019, staff issued total of 1,225 licenses

✓ Packets

Staff is responsible for producing packets for the Economic Development Advisory Commission and Planning Commission. In addition, staff is integral in the production of packets for the Economic Development Authority and City Council.

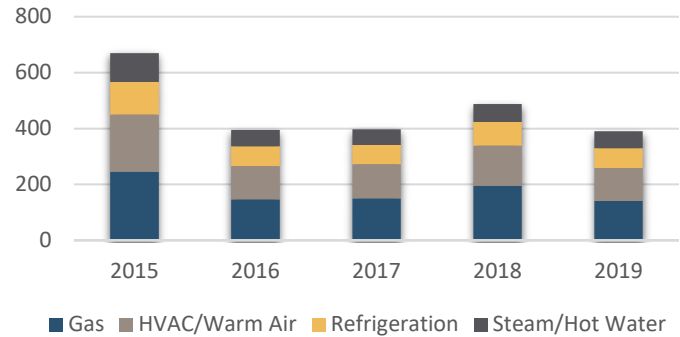
In 2019:

- Staff produced – or helped to produce – 62 packets.
- The packets include 252 reports written by community development staff.

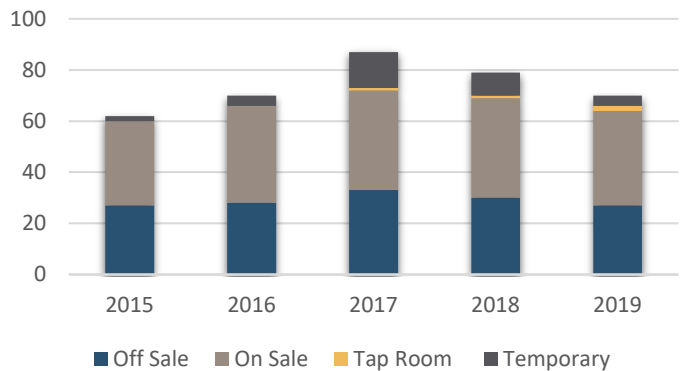
✓ Mailings

Staff is responsible for producing mailing to comply with legal public notification requirements and Minnetonka’s own best practices. In 2019, over 8,900 public notices were mailed land use applications alone.

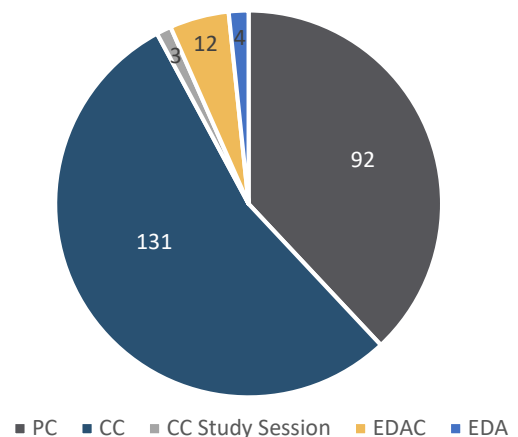
Contractor Licenses



Liquor Licenses



Reports Produced



Community Development Staff

Community Development is comprised by 23 full time and several part-time/on call staff, all of whom bring education, experience and expertise to their positions at the city. Staff further serve the broader region membership and leadership on a variety of committees, panels, and workgroups.

✓ Degrees

Associate's Degree in Food Products and Inspections
Bachelor's Degree in Animal Science
Bachelor's Degree in Community Health
Bachelor's Degree in Community and Regional Planning
Bachelor's Degree in Environmental Design
Bachelor's Degree in Food Technology and Inspections
Bachelor's Degree in Food and Nutrition
Bachelor's Degree in Geography and Education
Bachelor's Degree in Geography and Sociology
Bachelor's Degree in Medical Laboratory Science
Bachelor's Degree in Microbiology
Bachelor's Degree in Landscape Architecture
Bachelor's Degree in Urban Geography
Bachelor's Degree in Urban Studies
Bachelor's Degree in Urban Studies and Economic

Master's Degree in Public Administration (2)
Master's Degree in Public Health
Master's Degree in Urban and Regional Planning (2)
Master's Degree in Urban and Regional Studies
Master's Degree in Urban Planning

✓ Certifications

Basic Development Certification, IEDC
Building a Foundation, Urban Land Institute
Certified Mediator (2)
Certified Planner, American Institute Certified Planners (3)
Certified Planner, American Institute Certified Planners, College of Fellows Nominee
Certified Pool Operator (5)
Community Development Block Grant Certification, Department of Housing and Urban Development
Economic Development Finance Professional, National Development Council
Fellow (nominee), American Institute Certified Planners
Housing Development Finance Professional, National Development Council (2)
Human Resources Certificate
ICC Certified Building Inspector
ICC Certified Electrical Inspector
ICC Certified Electrical Plan Reviewer
ICC Certified Mechanical Inspector
ICC Certified Permit Technician
ICC Certified Residential Building Inspector
ICC Certified Residential Plan Review

Leadership Academy Certification, University of Park (2)
MN Accessibility Specialist (3)
MN Certified Building Official
MN Certified Building Official, Limited
MN Certified Commercial Electrical Inspector
MN Certified Journeyman Electrician
MN Certified Licensed and Certified Master Plumber (2)
MN Certified Master Electrician
MN Certified Residential Electrical Inspector
MN Liquor License Certification
MN Standardized Environmental Health Specialist, State of Minnesota (3)
Registered Environmental Health Specialist, National Environmental Health Association (4)

✓ **Committee Membership**

10,000 Lakes Chapter, ICC Building Officials
AHIF and Home Program Advisory Committee
Association of MN Building Officials Board of Directors
Association of MN Building Officials Egress Committee
Bottineau Community Works Technical Assistance Review Panel
Community Development Block Grant Public Service Allocation Committee
Environmental Health Continuous Improvement Board
Housing Preservation Workgroup
Hopkins Race and Equity Initiative
IA Mechanical Continuing Education Instructor
Mankato State Urban Studies Leadership Council
Metro Cities Housing and Economic Development Committee
MN Building Permit Technician Association Education Committee
MN Department of Health Lodging Workgroup
MN Fire Department Association, Honorary Life Member
MN Food Code Advisory Committee
MN Food, Pools, Lodging Program Evaluation Workgroup
MN Recreational Water Advisory Board
Planning Commission Chair, city in Scott County
SWLRT Technical Implementation Committee
University of Wisconsin (Stout) Environmental Science Program Advisory Committee
Urban Land Institute Community Development Council
West Metro Home Remodeling Fair Committee

APPENDIX

Economic Development & Housing: The Projects

- **Marsh Run**

In June 2019, the city approved the Marsh Run Tax Increment Financing District between the city and Marsh Development, LLC, providing up to \$4.8 million for the project. The “Birke”, is a 175 unit multi-family mixed-income housing project. The developer has agreed to provide 35 units affordable to households earning at or below 50% of the area median income (AMI) for a period of 30 years.



- **Southwest LRT (Green Line Extension)**

In 2019, construction began on Southwest LRT (Green Line Extension) along the 14.5 mile route between Minneapolis and Eden Prairie. In Minnetonka, staff reviewed and issued the building permit for the Opus Station Platform, tree clearing and grubbing activities were completed along the corridor in Opus, a bypass and road closures were established, and construction crews began work on the tunnel under Hwy 62.

Excavation for Hwy 62 LRT Tunnel



Smetana/Feltl Roadway Progress



Economic Development & Housing: The Numbers

✓ CDBG

The Community Development Block Grant (CDBG) Program provides funding for housing rehabilitation in Minnetonka. This program is under the management of Hennepin County.

CDBG Rehabilitation Loan Projects	2018	2019
Maximum deferred loan allowed	\$15,000	\$15,000
Average deferred loan amount	\$4,511	\$17,383*
Applications in process	5	6
Applicants on the waiting list	76	47
Projects completed	14	4
Projects in process	6	8
TOTAL EXPENDITURES	\$63,161	\$69,532

*In certain cases, the city allows for the total loan to exceed

✓ Levy

The city of Minnetonka offers down-payment and home rehabilitation loans funded through the Housing Redevelopment Authority (HRA) levy.

Minnetonka HRA Loan Programs	2018	2019
Application packets mailed	4	5
Minnetonka Home Enhancement Loans	3	3
Welcome to Minnetonka Loans	1	4
Loans in process	14	4
Projects in process	6	16
TOTAL EXPENDITURES	\$40,200	\$65,838

✓ **Thrive Minnetonka**

In 2018, staff developed “Thrive Minnetonka” a biannual newsletter aimed at sharing business news, updates, helpful resources, and success stories.

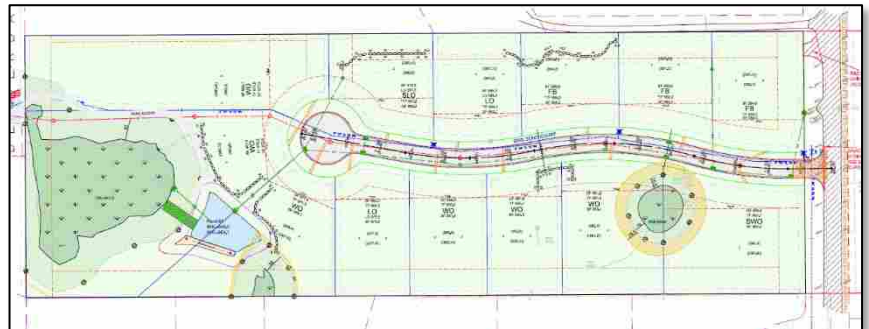
Thrive Minnetonka	2018	2019
Newsletters Produced	2	2
Business Mailings	1,188	1,164
Electronic Subscribers	140	458
Business Requested Site Visits	0	5
Business Resource Meetings	5	10

Planning: The Projects

The following are some of the projects reviewed by planning staff in 2019.

- **Birdsong**

In June 2019, the city received application for subdivision of the 11.5-acre Birdsong estate on Oakland Road. For many decades, the estate had remained a large, manicured green space while newer residential areas were created around it. The application called for the estate to be divided into 13 single-family lots. Though meeting all zoning and subdivision standards, the application was controversial. The city council approved the subdivision of the property on Aug. 26, 2019. Site work and home construction are currently underway.



- **Boom Island Brewing**

In Feb. 2019, the city council approved a conditional use permit for Boom Island Brewing Company to operate a microbrewery and taproom within Minnetonka. The brewer relocated from its Minneapolis location to a roughly 9,000 square foot tenant space on Baker Road. Boom Island opened for business in Aug. 2019.

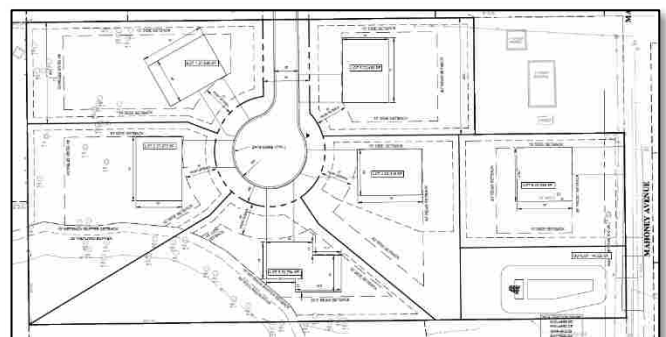


- **Chase Bank**

In July 2019, the city council approve construction of a roughly 3,560 square foot Chase Bank building within the parking lot of Westwind Plaza. Site work began in early winter.

- **Conifer Heights**

In May 2019, the city received applications for a 6-lot subdivision of 4+ acre property at the end of the Conifer Trail cul-de-sac. In addition to creating new residential lots, the proposal provided the city with the opportunity to create an outlet to a landlocked basin that had long been the source of drainage complaints. The council approved the project in July. Site work has not started.



- **Hennepin County Medical Examiner’s Office**

County and city staff worked for over a year on site design for a new Hennepin County Medical Examiner’s Office on the Hennepin County Home School property. The project approved by the council in Oct. 2019 will meet the county’s facility objectives and the city’s natural resource protection goals.



- **Highcroft Meadows**

In Feb. 2019 the city received application for subdivision of a 6+ acre property on Orchard Road. Causally referred to as the Bensman family horse farm, the property had remained relative unchanged over the last 50 years while “new” neighborhoods had been established around it. Subdivision of this large, privately-owned green space was controversial. The city council ultimately approved a 12 subdivision of the property on July 8, 2019.



- **LaMettry Collision**

In Dec. 2019, the city council approved a conditional use permit for an auto body repair and painting business to occupy a vacant industrial building on Co. Rd. 62.

- **Oakland Estates**

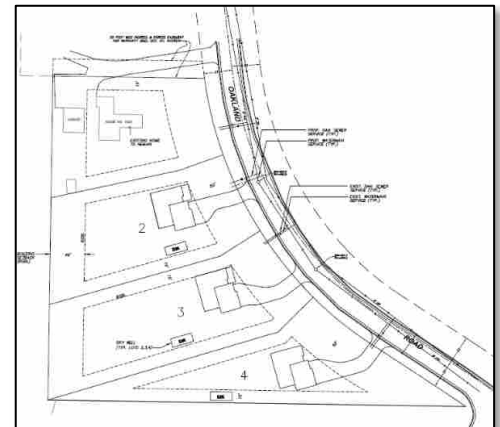
In March 2019, the city council approved a 4-lot subdivision of a 2+ acre property on the west side of Oakland Road.

- **Pacific Dental**

In Aug. 2019, the council approved a conditional use permit for Pacific Dental to operate within an existing 3,070 square foot tenant space at Westridge Market.

- **Park Dental**

In Dec. 2019, the council likewise approved a conditional use permit for Park Dental Clinic to operate out of an existing tenant space within the Lakewest Building on Highway 7. The 3,200 square foot space will be significantly remodeled to accommodate the clinic user.



Planning: The Numbers

✓ Types of Applications

Planning applications were down slightly from 2018, but above the 5-year average.

Types of Applications	2015	2016	2017	2018	2019	5-Year average
Amendments to Previous Projects	2	3	0	7	2	2
Concept Review	8	9	6	10	4	7
Conditional Use Permit	24	22	25	18	24	22
Environmental Assessment Worksheet	0	0	0	1	0	0
Expansion Permit	4	11	7	9	10	8
Interim Use Permit	0	0	2	2	1	1
Guide Plan Amendment	0	2	2	3	1	1
Rezoning & Master Development Plan	8	6	9	11	9	8
Sign Plan	3	2	4	2	13	4
Site and Building Plan	7	13	7	12	10	9
Subdivision	22	16	24	18	19	19
Variance	16	29	33	28	27	26
Telecommunications Facility (admin)	3	6	1	12	4	5
Wetland/Floodplain Alteration	3	3	4	2	1	2
Zoning Text Amendment	1	3	0	1	2	1
Other	15	8	11	3	10	9
TOTAL	116	133	135	139	138	132

Permits and Inspections: The Numbers

✓ All Permits Issued

The number of total permits issued in 2019 was noticeably higher than both 2018 and the five year average. Numbers increased in all permit categories.

Permits Issued	2015	2016	2017	2018	2019	5-YR AVERAGE
Building	2,473	1,853	1,790	1,828	2,210	2,031
Electrical	2,030	1,886	1,918	1,994	2,196	2,005
Mechanical	1,554	1,613	1,699	1,737	1,772	1,683
Plumbing	1,867	1,767	1,837	1,799	1,961	1,846
TOTAL	7,924	7,119	7,244	7,358	8,139	7,557

✓ All Permits Issued – Construction Value

Construction value increased from 2018. This was predominately due to the number of new apartment buildings being constructed.

	2017	2018	2019
Building	\$189,189,513	\$167,488,245	\$306,329,747
Electrical	\$16,099,036	\$16,254,467	\$23,923,923
Mechanical	\$15,993,819	\$22,074,974	\$20,861,296
Plumbing and Sewer/Water	\$8,765,821	\$13,354,714	\$19,623,997
TOTAL	\$230,048,189	\$219,172,400	\$370,738,963

✓ Building Permits Issued

The number of commercial building permits decreased from 2018 and was also lower than the five year average.

Building Permits Issued	2015	2016	2017	2018	2019	5-YR AVERAGE
Commercial						
New	8	4	7	2	2	4
Addition, Remodel, Maint.	249	327	267	190	183	243
Tenant Finish	20	8	13	46	34	24
Subtotal	277	339	287	238	219	273

Conversely, the number of residential building permits increased in 2019.

Building Permits Issued	2015	2016	2017	2018	2019	5-YR AVERAGE
Residential						
New, Single-family	40	42	41	60	43	45
New, Twinhome/Townhome	10	4	5	2	6	5
New, Multi-family	1	1	4	4	6	3
Addition, Remodel, Maint.	1,926	1,576	1,448	1,484	1,860	1,658
Garage, Shed, Pool, Solar	3	5	5	30	39	16
Misc.					31	31
Subtotal	1,980	1,628	1,503	1,580	1,985	1,735
TOTAL	2,257	1,967	1,790	1,818	2,210	2,008

✓ **Building Permits Issued – All Construction Value**

Construction value increased from 2018. This was predominately due to the number of new apartment buildings being constructed.

		2017	2018	2019
Commercial	New	\$5,674,474	\$6,571,000	\$1,735,000
	Addition/Remodel	\$52,511,795	\$50,070,219	\$54,666,290
	Maintenance/Repair/Replace	\$6,473,824	\$3,784,469	\$4,504,044
	Tenant Finish	\$1,872,882	\$12,944,038	\$10,098,575
Residential	New Single-Family Homes	\$19,473,997	\$31,506,224	\$24,638,013
	New Townhomes/Multi Family	\$74,889,965	\$27,201,295	\$178,085,703
	Addition/Remodel	\$18,957,494	\$20,168,840	\$21,875,834
	Maintenance/Repair/Replace	\$9,491,867	\$14,126,485	\$12,875,834
	Garage, Shed, Pool, Solar	\$67,810	\$1,157,775	\$987,353
	Misc.			\$14,812,889
TOTAL		\$189,414,108	\$167,530,345	\$306,329,747

✓ **Building Permits Issued – Commercial Construction Value**

Several large commercial and institutional remodel projects occurred in 2019 with values over \$2 million.

PROJECT	LOCATION	VALUE
Carlson Towers	701 Carlson Parkway	\$6,050,192
Hopkins High School	2400 Lindbergh Drive	\$3,750,000

Morrie's Minnetonka Ford	13400 Wayzata Blvd	\$3,500,000
Cargill	15407 McGinty Road West	\$2,400,000
United Health Group	5995 Opus Parkway	\$2,000,000

✓ **Building Permits Issued – New Single-Family Homes**

While the number of new single-family homes permits issued decreased from 2018, the average permit value and average floor area increased. It is important to note, that the values in the chart below do not include land values.

	2015	2016	2017	2018	2019
Number of Permits	40	42	41	60	43
Average Permit Value	\$447,958	\$553,956	\$447,976	\$525,104	\$572,977
Average Area	4,620 sq.ft.	4,277 sq.ft.	4,832 sq.ft.	4,407 sq.ft.	4,576 sq.ft.

✓ **Building Permits Issued – Residential Additions, Remodels, Maintenance and Repair**

The number of residential addition, remodel, and maintenance/repair increased, as did the total value. However, the average permit value decreased.

	2015	2016	2017	2018	2019
Number of Permits	2,116	1,576	1,448	1,484	1,860
Total Permit Value	\$37,188,124	\$29,091,823	\$28,457,861	\$34,295,325	\$34,510,319
Average Permit Value	\$17,575	\$18,459	\$19,653	\$23,110	\$18,594

✓ **Inspections**

Total inspections increase significantly in 2019. This was predominately due to the number of new apartment buildings being constructed.

Inspection Type	2015	2016	2017	2018	2019	5-YR AVERAGE
Minnetonka						
Building	5,137	4,857	4,132	3,969	4,962	4,611
Electrical	3,296	3,503	3,279	3,152	3,608	3,368
Mechanical	2,359	3,063	3,052	3,006	3,450	2,986
Plumbing	2,504	2,454	2,623	2,679	2,962	2,644
TOTAL INSPECTIONS	13,296	13,877	13,086	12,806	14,982	13,609
Deephaven, Woodland, and Greenwood						
TOTAL HOURS	1,623	1,511	1,442	1,544	1,501	1,524

Environmental Health: The Numbers

✓ Inspections

Minnetonka inspections were down from 2018 and below the 5-year average. In Wayzata, inspections were also down.

	2015	2016	2017	2018	2019	5-YR AVERAGE
Minnetonka						
Routine Food Inspections	448	466	500	487	465	473
Re-Inspections	120	169	159	183	143	155
Subtotal	568	635	659	670	608	628
Wayzata						
Routine Food Inspections	124	136	143	139	136	136
Re-Inspections	43	43	45	54	48	47
Subtotal	167	179	188	193	184	182
TOTAL	735	814	847	863	792	810

✓ Health Related Complaints

Health related complaints were well below the 2018 numbers and the 5-year average.

	2015	2016	2017	2018	2019	5-YR AVERAGE
Food-Related	49	26	21	17	32	29
Suspected Food Borne Illness	7	32	30	36	0	21
Pools and Beaches	0	1	2	0	1	1
Clean Indoor Act	0	0	0	0	0	0
TOTAL	56	58	53	53	33	51

✓ Nuisance Complaints

Nuisance complaints were up from 2018 and above the 5-year average.

	2015	2016	2017	2018	2019	5-YR AVERAGE
TOTAL	545	609	607	459	578	559

✓ **Citations Issued**

The number of citations issues were up from 2018 and above the 5-year average.

	2015	2016	2017	2018	2019	5-YR AVERAGE
TOTAL	7	13	3	7	10	8

✓ **Nuisance Abatements Completed**

Abatements increased from 2018, but were below the 5-year average.

	2015	2016	2017	2018	2019	5-YR AVERAGE
TOTAL	85	123	22	18	25	54

Licensing: The Numbers

✓ Licensed Facilities

Licensed facilities increased from 2018 and were above the 5-year average.

	2015	2016	2017	2018	2019	5-YR AVERAGE
Food Facilities	415	425	434	438	474	437
Special Event Food Vendors	49	53	111	55	60	65
Lodging Facilities	30	31	35	22	24	28
Public Pools	80	81	77	75	76	77
Other – massage, bowling, food vending, refuse haulers pet shops, and body art	36	41	39	37	39	38
TOTAL	610	631	696	627	673	647

✓ Contractor Licensing

Contractor licensing was down from 2018 and below the 5-year average.

	2015	2016	2017	2018	2019	5-YR AVERAGE
Gas	245	146	150	194	140	175
HVAC/Warm Air	205	120	122	145	123	142
Refrigeration	117	71	69	85	69	82
Steam/Hot Water	103	58	56	64	56	67
Fireplace Only					6	6
TOTAL	670	395	397	488	394	468

✓ Business/Sales Licenses

Business licensing increases from 2018 and was above the 5-year average.

	2015	2016	2017	2018	2019	5-YR AVERAGE
Dumpsters/Portable Containers	3	3	3	3	4	3
Pawn/Precious Metal/Secondhand	5	6	6	5	4	5
Peddler/Solicitor	66	99	79	70	95	82
Tobacco	33	32	24	30	28	29
TOTAL	107	140	112	108	131	120

✓ **Liquor Licenses**

Liquor licensing was down from 2018 and below the 5-year average.

	2015	2016	2017	2018	2019	5-YR AVERAGE
On-Sale Intoxicating Liquor	22	22	22	22	23	22
Off-Sale Intoxicating Liquor	12	11	12	11	10	11
On-Sale Wine	11	16	17	17	14	15
On-Sale 3.2 Percent Malt Liquor	13	15	19	17	15	15
Off-Sale 3.2 Percent Malt Liquor	2	2	2	2	2	2
On-Sale Brewers Taproom	0	0	1	1	2	0
Temporary Liquor	2	4	14	9	4	6
TOTAL	62	70	87	79	70	73

Packets and Reports: The Numbers

Though total agenda items were slightly down, Community Development staff continue to produce a large number of packets and agenda items for EDA, EDAC, planning commission and city council.

	2016	2017	2018	2019	AVERAGE
Packets	66	76	61	62	66
Agenda Items	258	271	258	252	259

Notably, Community Development staff originated 62 percent of the formal agenda items presented to the city council in 2019.