

**Unapproved  
Minnetonka Economic Development Advisory Commission  
Minutes**

**July 8, 2021**

**1. Call to Order**

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

**2. Roll Call**

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

Councilmember Kissy Coakley was present.

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

**3. Approval of EDAC June 10, 2021 Meeting Minutes**

Jacobsohn motioned, Falk seconded the motion to approve the June 10, 2021 meeting minutes as submitted. Duginske Cibulka, Falk, Jacobsohn and Yunker voted yes. Hromatka abstained. Johnston and Tyacke were absent. Motion passed.

**4. 2022-2026 EIP**

Gray gave the staff report. She requested commissioners provide feedback to staff and recommend that the city council approve the proposed 2022-2026 EIP.

After reading the staff report, Jacobsohn supports utilizing WHAHLT. He asked if the program would still work with today's land values and how big the city's contribution would need to be to make it work. Jacobsohn thought it would be reasonable for the city to provide \$60,000 if another \$60,000 would be provided by another source to purchase a property for WHAHLT. He noted that purchasing the least expensive house may cause problems that may end up being more expensive in the long run than purchasing a property that costs a little more up front.

In response to Hromatka's question, Wischnack explained how the affordable housing trust fund operates and how the diversity of the types of affordability may be utilized in proposed projects. Minnetonka and a couple other cities are testing out the utilization of multiple levels of affordability. These funds will be able to cover additional income categories.

In response to Duginske Cibulka's request, Gray provided more information on the Transit Oriented Design (TOD) program which selected the Wellington project in Minnetonka to receive some of its funds.

Duginski Cibulka asked what businesses would be helped by the Minnesota Investment Fund and Job Creation Fund. Gray stated that the funds are expected to be utilized once employers recover more fully from the impacts of the pandemic and businesses hire more employees.

Chair Yunker asked about the potential merge with Twin West. Wischnack answered that city staff met with Twin West staff and discussed the needs of Minnetonka.

Chair Yunker received acknowledgement from commissioners that they had no recommended changes to the business section.

Gray continued the staff report.

Falk asked if public transit routes within Minnetonka would be expanded once the impact of Covid-19 decreases and ridership increases. Wischnack stated that ridership levels for routes within Minnetonka have not previously been high enough to sustain a bus route. She predicts that once the SWLRT is operational, ridership patterns will change. Gray has noticed more of a focus on micro transit options that include scooters and autonomous vehicles.

Hromatka asked what happened with the LISK study done for the site on County Road 101. Gray answered that there was a final report presented to the city council before the pandemic, but further action was put on hold when the pandemic hit. The next step will be to complete a request for qualifications.

Gray continued the staff report.

Jacobsohn confirmed with Gray that the goal of the funds being invested in Homes Within Reach would be to provide maintenance of houses and purchase two houses with a mix of additional funding from other sources. There would be \$50,000 to be used for loans for each the Minnetonka Home Enhancement loan program and Welcome to Minnetonka loan program. When the loans would be paid back, those funds could be used for new loans. Jacobsohn noted that, eventually, it could become a sustainable program without the need for new funding 20 years from now. Gray agreed that is the goal.

Chair Yunker noted a consensus that commissioners like the EIP as presented.

Hromatka motioned, Jacobsohn seconded the motion to recommend that the city council approve the 2022-2026 EIP as submitted. Duginske Cibulka, Falk, Hromatka, Jacobsohn, and Yunker voted yes. Johnston and Tyacke were absent. Motion passed.

Chair Yunker appreciates staff's hard work on the EIP.

Hromatka likes the layout of the EIP which makes everything easy to see.

Jacobsohn likes the summary page at the beginning of the report.

## 5. Staff Report

- The Shady Oak Crossings apartment building is nearing completion.
- Preparation is being done to begin laying rail for the SWLRT. Many of the bridges and platforms have been completed. The westbound lane on Green Circle Drive near Bren Road is closed through the 2021 construction season. Smetana Road from Feltl Road to Nolan Drive is closed until late summer. Various trails within Opus are closed as crews work on various elements.
- Development updates include The Pointe, Minnetonka Station, Doran, Shady Oak Office Center (Wellington), Plymouth Road Subdivision, Ridgedale Area Park, the Minnetonka Police and Fire project, Tavern Grill, Rush Bowls, and Culver's.
- Staff is currently in the process of hiring a consulting firm to conduct an extensive business climate survey within Minnetonka to help staff understand perceptions on various issues; inform staff on the need for new programming or expansion of existing programming; and provide a better understanding of the economic and demographic makeup of the business community. The survey will be conducted over the summer and the results will be shared with the EDAC.
- The summer 2021 issue of Thrive is now available in hard copy and online. It was sent to all Minnetonka business addresses. This issue includes information on the ongoing improvements at Ridgedale, an interview with Open to Business advisor John Endris and sustainability tips and resources for businesses.
- The federal moratorium on evictions extends through July 31, 2021 and is expected to be the final extension. Governor Walz ended the state peacetime emergency on July 1, 2021 which ended the statewide eviction moratorium. Minnesota has agreed to an off-ramp process to provide an orderly transition to pre-pandemic eviction law which includes prohibiting eviction for non-payment until June 1, 2022 if a tenant has a pending application for assistance; 15-day notice to tenants of pending eviction filing; 75-day moratorium on evictions for tenants who do not qualify for financial assistance; and evictions and lease non-renewals return to pre-Covid law after 105 days.
- HOMELine is a resource for questions regarding eviction off-ramp steps.
- FHFA has extended the block on foreclosures for federally-backed mortgages until July 31, 2021. MN Housing is developing a program to

provide assistance to distressed homeowners with incomes up to 100 percent of AMI.

**6. Other Business**

There is a Housing Summit being held by the United Land Institute on July 15, 2021 from 10 a.m. to noon.

There is a presentation by the United Land Institute entitled Navigating Your Future scheduled for July 19, 2021 at 6:30 p.m.

There is a boards and commissions recognition dinner scheduled to be held on July 21, 2021 at 6:30 p.m. There will be a presenter speaking on diversity and inclusion.

The next EDAC meeting is scheduled to be held on Aug. 12, 2021.

**7. Adjournment**

The meeting was adjourned at 7 p.m.