

City of Edina
Grandview Community Advisory Team

January 13, 2014 Meeting Notes

Present: Jimmy Bennett, Co-Chair Mike Fischer, Co-Chair Jennifer Janovy, Pat Olk, Sandy Fox, Bill McReavy, Kevin Staunton, Sue Jacobson, Bill Neuendorf (staff liaison)

Absent: Nancy Grazzini-Olson, Bright Dornblaser

- 1) Call to Order – The Meeting was called to order by Co-chair Mike Fischer at 6:33 p.m.
- 2) Approve Meeting Notes – The meeting notes from December 2013 will be reviewed at the next meeting.
- 3) Community Comment – Kim Montgomery commented this is a key opportunity to develop new amenities for the public, specifically at the former public works site. This process should incorporate a mechanism to include community needs along with accurate data points. She is disappointed that the Facility Inventory does not provide usage numbers.

Dana Lappin, representing the Arts and Culture Commission, stated she is excited to be part of this conversation and will be attending future meetings.

David Davison suggested that the RFI make note of the significant time and money invested by the community during the planning effort.

Ellen Jones commented on the Inventory of civic and cultural facilities. The Park Board will be working on a strategic plan later this year and having an accurate inventory with the appropriate data points is important. She cautioned that the Inventory not be used inappropriately and suggested including utilization data in the Inventory. She noted part of the analysis should be the School District's need for preschool and early childhood development facilities.

- 4) Staff Updates – Mr. Neuendorf summarized the written update in the packet. He noted that the resident survey questions are complete and the survey results will be submitted in February. The Facility inventory is complete and the consultant is in attendance to discuss it. He noted the School District is doing their own facility survey this spring. Several drafts of the RFI have been prepared and feedback is needed. A sewer capacity study is in progress and should be completed at the end of January. The transportation study has been put on hold for the moment. Staff has met with School District regarding the bus garage. TIF continues to be examined as a tool to help spark investment in the Grandview District. The State legislature will probably pass a

bonding bill in 2014, and the City may have some potential public infrastructure improvement requests. He also noted he has updated the website more regularly to improve communication.

- 5) Review RFI Feedback and Drafts – Mr. Fischer led a discussion of the different RFI drafts. He noted that three versions have been compiled – staff version from November, alternative version from Co-chair Janovy and alternate version from member Staunton.

The Advisory Team discussed suggestions from members regarding style and content; submission requirements; and process and evaluation requirements. Significant discussion also occurred around attracting interest from the right kind of developer capable of engaging in a project of this scale and what degree of control the City will maintain in the development process. Discussion was also held regarding choosing a development partner to engage in a discussion for some period of time, possibly 60 days, about whether said developer would be able to implement the development framework.

Members of the public asked the Advisory Team to clarify the size of the parcels under consideration. Mr. Neuendorf clarified there are three parcels totaling 3.3 acres, and there is also a possible expansion of an additional 1.7 acres, which is not currently owned by the City.

The Team decided there are two process tracks to choose from: one is to wait to get additional details defined about the community use and then go out and find a development partner if necessary; the other track is complete the current studies, find a potential development partner and then refine details about what type of public/private mixture is feasible for the site.

The Team determined that additional progress cannot be made until clarification is received from City Council. It was agreed upon that Co-chairs Janovy and Fischer will work with Mr. Neuendorf to create a presentation that illustrates the crossroads the Team is at with regard to the process. This presentation will be given to the City Council for discussion and direction.

- 6) Facility Inventory presentation – The presentation by Weber Community Planning was tabled until a future meeting.

- 7) Adjourn – The meeting adjourned at 9:10 p.m.

The next meeting will be a joint City Council workshop on January 21, 2014.