

# REPORT / RECOMMENDATION



**To:** MAYOR & COUNCIL

**Agenda Item #:** IX. A.

**From:** Debra Mangen  
City Clerk

**Date:** April 7, 2015

**Subject:** Correspondence

**Action**   
**Discussion**   
**Information**

**Action Requested:**

No action is necessary.

**Attachment:**

Attached is correspondence received since the last Council meeting.



# PGA

## Minnesota Section

### Section Officers

Steve Fessler, PGA  
President

Joel Burger, PGA  
Vice President

Mark Foley, PGA  
Secretary

Peter Kurvers, PGA  
Honorary President

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### Staff Directors

Jon Tollette  
Executive Director

Darren DeYoung  
Tournament Director

Kathy Swanson, PGA/LPGA  
Director of Member Services  
& Player Development

Bob Bush  
Junior Golf Director

Mr. Scott Neal  
City of Edina, City Manager  
4801 W. 50th St.  
Edina, MN 55424

Dear Mr. Neal,

We cannot express how thankful we are the courtesy the Braemar Golf Dome and its staff provided us the past 3 weeks with the MN Section PGA/Minneapolis VA Hospital Adoptive Golf program. Our program helps our military veterans that have been prescribed to the polytrama unit here in Minneapolis for therapeutic recovery. We use golf as a means to help these individuals, through this therapeutic program, which allows them to get back to a sense of normalcy and back into society, like they once were, prior to their brain trauma. The program is conducted both in the winter as well as during the summer months.

Unfortunately, we were forced to find a new winter location, this past month. We contacted Mr. Joe Abood at Braemar and thru his generosity we were able to conduct another extremely successful program. The donation of range time and golf balls was appreciated by Veterans, PGA Professionals and VA Volunteers.

Additionally, we can't thank Mr. Joe Greupner and his entire staff, including Mr. Alex Holderson. They were a huge help with our weekly needs in reserving stall space, supplying range balls, assisting with getting our veteran's in and out of the Braemar Golf Dome facility, etc...

Mr. Neal, you should be proud of what you have in Edina both from a facility standpoint but more importantly, the professional courteous individuals you have operating your golf properties.

Warmest Regards,

Steve Fessler, PGA  
Minnesota Section PGA, President  
Head Golf Professional  
Riverwood National Golf Club

Paul Kelley, PGA  
Program Director  
Head Golf Professional  
Woodhill Country Club

## Heather Branigin

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**From:** Nora Slawik <nora.slawik@ci.maplewood.mn.us>  
**Sent:** Wednesday, March 18, 2015 9:43 AM  
**To:** James Hovland; elaine.koutsoukos@metc.state.mn.us  
**Cc:** Melinda Coleman; Paul Schnell  
**Subject:** TAB Executive Committee Letter for Today  
**Attachments:** NoraSlawikMaplewoodTABLetterM1.doc

March 18, 2015

Mayor Jim Hovland  
TAB Chair  
TAB Coordinator  
390 North Robert Street  
St Paul, Mn 55101

Dear Mayor Hovland,

I am writing because I have a conflict with today's TAB meeting and I understand you will be discussing the Executive Committee selection with the members. At the TAB meeting time I will be testifying at the legislature on a bill to name a portion of Highway 36 after Sergeant Joseph Bergeron. Five years ago the City of Maplewood suffered a great loss in the senseless and brutal murder Sergeant Bergeron and this bill will place a sign as a visual reminder so that our community will never forget his sacrifice.

I applied as a City member of the TAB Executive Committee. As the Mayor of Maplewood I serve on several transportation related initiatives including as a member of the TAB, the Policy Advisory Chair of the Rush Line Task Force and as a member of the Gateway/Gold Line Corridor Commission.

I would bring a broad understanding of regional issues to the TAB Executive Committee. During the last year as a member of TAB I have gained a keen awareness of the mission of the TAB to perform transportation planning and programming for the Metro Area. With my background serving seven terms in the Minnesota House I bring an understanding that the TAB is responsible for the continuing, cooperative and comprehensive transportation planning process in the Metro Area based on Minnesota statutes and federal regulations on urban transportation planning.

As Maplewood Mayor I bring leadership skills to help me pay attention to the various points of view that are heard and discussed when establishing transportation policy and allocating transportation funds. During the past year we have experienced growing tension between the TAB members on how to effectively balance the transportation funding equity between counties with more poverty and counties with more growth. As a member of the Executive Committee I would ensure that there is a good process and forum for deliberation at the TAB meetings among our members and also with state, regional and local officials and citizens on issues that affect transportation funding and planning.

In the past year the TAB has accomplished a great deal of work including the passage of the 2040 Transportation Policy Plan which is one of the three major system plans from Thrive MSP 2040. I would help with the implementation of the plan, which reflects a combination of policy discussion and technical analysis.

I have worked hard to keep my attendance at the TAB regular and to review the agenda items including the action items and the information and discussion items such as the Rail Safety Update, the Legislative Report and the Modern Streetcar Policy Update presented at the last meeting. As an elected leader for the past 16 years I have worked to strengthen the relationships with the many members of the TAB and to understand the differing points of view.

Again, I apologize for not being there in person today and the consideration of the TAB members is much appreciated.

Sincerely,

Nora Slawik

Nora Slawik  
Mayor  
City of Maplewood  
1830 County Road B East  
Maplewood, MN 55109  
651.738.7099  
[nora.slawik@ci.maplewood.mn.us](mailto:nora.slawik@ci.maplewood.mn.us)

## Heather Branigin

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**From:** LAURA HOPE MELTON <hopemelton@hotmail.com>  
**Sent:** Wednesday, March 18, 2015 11:25 AM  
**To:** Edina Mail  
**Cc:** lbuinno@EdinaMN.gov  
**Subject:** Letter to Mayor  
**Attachments:** Ltr to Council 31215.pdf

Dear Lynette

Please distribute this letter to the Mayor and Council. If you could confirm this request, I'd be most grateful.

Best Wishes,

Hope Melton

March 18, 2015

Dear Mayor Hovland and Members of the Edina City Council;

On March 11th, I attended the Grandview Discovery Session. It was a disheartening experience.

Throughout this multi-year planning process, a majority of residents favored the creation of a premier public facility with arts, fitness, incubator/co-working, and office space. They stated emphatically; No more massive office, retail, and multi-story luxury residential buildings on this site. They wanted this public land to remain publicly owned.

What did we get in all three scenarios at the March 11th Discovery Session?

- \* No multi-purpose community center
- \* A predominance of office, retail, and luxury residential buildings with some “civic” and “public” space wedged in here and there.
- \* Complete privatization of the land.

There was very little time devoted to public discussion. Instead, we were to individually tour the scenario “stations” like consumers exercising our individual preferences for some pre-packaged commercial product.

Such is the result of the City’s decision to hire a commercial real estate developer to determine the future of the Grandview former public works site. It was opposed by a six to two majority of the Citizen’s Advisory Team and the League of Women Voters of Edina.

This undemocratic planning process is an insult to the intelligence of this community. By conducting “citizen engagement” when the outcome is predetermined, you are playing a dangerous game that feeds public cynicism and distrust in government. It’s a game where we all lose.

Respectfully,

L. Hope Melton

## Heather Branigin

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**From:** Kathryn Downey <KDowney@hkmlawgroup.com>  
**Sent:** Wednesday, March 18, 2015 1:51 PM  
**To:** Traffic Safety  
**Cc:** Kathryn Downey; 'swensonann1@gmail.com'; Robert Stewart; Kevin Staunton; James Hovland; Mary Brindle  
**Subject:** Traffic Safety Request

Dear Traffic Safety Committee,

I am the parent of a child that attends Creek Valley Elementary School. I live in the Valley Estates neighborhood at 6525 Scandia Road. Due to our close proximity to Creek Valley, our daughter has been designated a "walker" and walks or bikes to and from school every day.

It is my understanding that the City of Edina Traffic Safety Committee recently issued an edict that parents picking up/dropping off students at Creek Valley in the small turnaround off Gleason Road should use Creek Valley Road to access the pick-up area. I am writing to tell you that this is not a workable solution. The Committee's edict has created a significant traffic and safety issue for the students of Creek Valley. There is now chaos on Creek Valley Road at pick-up/drop-off time. It is only a matter of time before someone is hurt or an accident occurs. Yesterday, I saw parents driving up onto the Creek Valley playground and the yards and driveways of neighboring homes in order to turn their vehicles around on Creek Valley Road to get their place in line for pick-up. It has also created increased congestion on a road that directly borders the school and its playground which is typically full of kids at the end of the day either playing during recess or afterwards as a part of the after school program. In addition, there are several children that walk and bike on Creek Valley Road to their homes in the Valley Estates neighborhood that are endangered by the Committee's edict.

I have been impressed by the efforts of Dr. Kari Dahlquist and her staff to monitor the situation but it is apparent that more needs to be done to protect the children of Creek Valley. Please advise as to: (1) what the Traffic Safety Committee is doing to monitor the situation that the City of Edina has created by re-routing traffic down Creek Valley Road, and (2) what the long-term solution is for this safety situation.

Thank you,  
Katie Downey



Katie Downey, Attorney at Law  
HKM  
30 E 7th St., Suite 3200  
St. Paul, MN 55101 4919  
P 651 227 9411 F 651 223 5199  
[email](#) | [website](#) | [map](#) | [vCard](#)

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This e-mail and any attachments to it may be privileged, confidential or contain trade secret information. If this e-mail was sent to you in error, please notify me immediately by either reply e-mail or by phone at 651-227-9411, and please do not use, disseminate, retain, print or copy the e-mail or its attachment. You will be reimbursed for any reasonable expenses associated with destroying this e-mail and its attachments.

## Heather Branigin

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**From:** Kristine Norton <kajnorton@gmail.com>  
**Sent:** Wednesday, March 18, 2015 3:42 PM  
**To:** James Hovland  
**Subject:** Please keep 70th Street and Cornelia, etc. calm!

I understand from some neighbors that you support more condos being built on France and 72nd, etc. This is NOT ok with my family! We need less traffic in our neighborhood and some calm, sigh!

I live on 70th and Cornelia Drive, on the corner. Is there anything you can do to NOT support this, well..., mess??

THanks,

Kristine Norton  
7007 Cornelia Drive  
Edina, MN 55435

952-200-1451

## Heather Branigin

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**From:** Wally Norlander <wnorlander@gmail.com>  
**Sent:** Wednesday, March 18, 2015 4:29 PM  
**To:** Edina Mail  
**Subject:** Sidewalks

My brother asked me yesterday why I was opposed to sidewalks. I formulated my response, and it occurs to me that I should pass along my answer to you. Please copy the mayor and the city council. Thank you...

Actually, I hadn't given sidewalks much thought until a couple neighbors approached me with a petition to ask the city council to exempt our little two-block street from the comprehensive sidewalk plan. Turns out that only one household out of the sixteen on Maddox Lane declined to sign the petition, but the city council ignored it anyway and there will eventually be at least one sidewalk.

Our reasons: the front lawns are rather shallow and a sidewalk plus boulevard strip would take up about a third of the front lawns; for some of the homes (on both sides of the street), the grade is quite steep and a level cut would require substantial retaining walls; there are several mature trees in the proposed sidewalk paths on both sides of the street; no one has ever requested sidewalks in our neighborhood and no one ever asked us if we would like to have sidewalks. To our knowledge, there has never been a vehicle/pedestrian accident on our street. Looks to us like a costly solution in search of a non-existent problem.

## Heather Branigin

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**From:** Lindsey Torkilsen <ltorkilsen@mnedc.org>  
**Sent:** Thursday, March 19, 2015 2:10 PM  
**To:** Edina Mail  
**Subject:** Join Us for the Mayors Day of Recognition for National Service!

Dear Mayor **James Hovland**

We are excited to share an opportunity coming this spring to recognize the important contributions of national service in your city.

The third annual Mayors Day of Recognition for National Service will take place on Tuesday, April 7, 2015. The goal is to highlight the impact of AmeriCorps, Senior Corps, and other national service programs in tackling local problems and managing volunteers for greater impact, and to thank national service members for their commitment. Participating in the day will highlight the importance of citizen service, bolster support for nonprofit and national service groups, and help bring more city residents into service.

Though there may be multiple National Service programs serving your community, we would like to make you aware of the **4** AmeriCorps members serving with the Minnesota Reading Corps and/or Minnesota Math Corps programs at schools in **Edina**. These Reading Corps and Math Corps members have committed to a year of service and are making a difference in the lives of the students they are serving, improving their literacy and math skills. To learn more about these programs, please visit our websites at [www.minnesotareadingcorps.org](http://www.minnesotareadingcorps.org) and [www.minnesotamathcorps.org](http://www.minnesotamathcorps.org).

Last year, 1,760 mayors representing more than 110 million citizens across the country participated in Mayors Day of Recognition for National Service. This year, 1,444 mayors have already signed up, including Saint Paul Mayor Chris Coleman, Minneapolis Mayor Betsy Hodges, Saint Cloud Mayor Dave Kleis, Rochester Mayor Ardell F. Brede, and Duluth Mayor Don Ness. You can see the full list [here](#).

I am reaching out to you because as of today, you haven't already signed up. I would to encourage you to consider doing so. Participation is easy and flexible. Your office could:

- \* Issue a proclamation
- \* Visit a national service program
- \* Invite national service programs to City Hall for a roundtable on service
- \* Put out a press release, report, or op-ed on the impact of national service in your city
- \* Join with an AmeriCorps or Senior Corps program on a service project
- \* Use Twitter, Facebook, and other social media outlets to thank those who serve
- \* Take a group photo with national service members in your city

You can find many resources such as a Mayors Day fact sheet and a sample proclamation on the [Mayors Day Toolkit](#). You can sign up to participate on the [CNCS website](#).

Thank you for your leadership, and please let us know if you would like more information about the Minnesota Reading Corps and/or Minnesota Math Corps members serving in your community.

Yours in service,  
Lindsey Torkilsen

Senior Program Manager

**Minnesota Reading and Math Corps**

**Facebook: [facebook.com/MNReadingCorps](https://www.facebook.com/MNReadingCorps) and [facebook.com/MNMathCorps](https://www.facebook.com/MNMathCorps)**

**Reading Corps and Math Corps Blog**

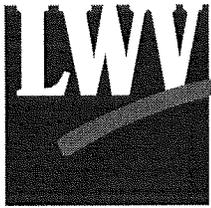
2400 Park Avenue South,

Minneapolis, MN 55404

Phone: 612-206-3042

Fax: 612-871-1777





LEAGUE OF  
WOMEN VOTERS®  
EDINA

March 18, 2015

Dear Members of the Edina City Council:

For over 30 years, LWV Edina has supported creating and maintaining a community center in Edina that responds to the diverse and changing needs of all age groups.

The former public works site at 5146 Eden Avenue is available for redevelopment. The process to consider potential uses for this land is housed in Economic Development. A process to determine the best uses for public land should not be driven primarily by economic concerns. LWV Edina believes that the public's interests and needs, balanced with fiscal responsibility once those interests and needs are known, should drive the redevelopment of public land.

To this end, LWV Edina respectfully asks the City Council to press "pause" on the current Economic Development process and:

- devote the time needed to thoroughly explore the possibility of a new community center on the former public works site;
- consider fully the community feedback that the City has solicited and received; and
- demonstrate the economic justification of privatizing the site versus the area-wide economic development potential of a solely public option.

Investigating the possibility of a new community center on the site would not only be consistent with the Comprehensive Plan and Development Framework, but also two City-commissioned community-wide surveys and countless public comments submitted in person and online.

We would welcome the opportunity to meet with you to discuss this further. Please contact us at your earliest convenience to set up a time.

Thank you for your consideration, and for your service to Edina.

Sincerely,

Jennifer Janovy  
President, LWV Edina

Marys Howland,

Members of the "Music  
in Edina" group want to  
thank you for your  
continued support. We had  
a very successful concert/dance  
at Braemar on Valentine's Day and  
it was an excellent kick off  
to our 2015 season.

Thank you  
Chris: Kordaci'Ellie



# Federal Emergency Management Agency

Washington, D.C. 20472

March 18, 2015

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

The Honorable James Hovland  
Mayor, City of Edina  
4801 West 50th Street  
Edina, MN 55424

IN REPLY REFER TO:

Case No.: 14-05-2615P

Community Name: City of Edina, MN

Community No.: 270160

FIRM Panel Affected: 27053C0362E

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Dear Mayor Hovland:

In a Letter of Map Revision (LOMR) dated August 8, 2014, you were notified of proposed flood hazard determinations affecting the Flood Insurance Rate Map (FIRM) for the City of Edina, Hennepin County, MN. These determinations were for Weber Park Pond – From approximately 200 feet south of West 39th Street to approximately 400 feet south of West 42nd Street. The 90-day appeal period that was initiated on August 28, 2014, when the Department of Homeland Security's Federal Emergency Management Agency (FEMA) published a notice of proposed Flood Hazard Determinations in *The Edina Sun Current* has elapsed.

FEMA received no valid requests for changes to the modified flood hazard information. Therefore, the modified flood hazard information for your community that became effective on December 29, 2014, remains valid and revises the FIRM that was in effect prior to that date.

The modifications are pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (Public Law 93-234) and are in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, Public Law 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. The community number(s) and suffix code(s) are unaffected by this revision. The community number and appropriate suffix code as shown above will be used by the National Flood Insurance Program (NFIP) for all flood insurance policies and renewals issued for your community.

FEMA has developed criteria for floodplain management as required under the above-mentioned Acts of 1968 and 1973. To continue participation in the NFIP, your community must use the modified flood hazard information to carry out the floodplain management regulations for the NFIP. The modified flood hazard information will also be used to calculate the appropriate flood insurance premium rates for all new buildings and their contents and for the second layer of insurance on existing buildings and their contents.

If you have any questions regarding the necessary floodplain management measures for your community or the NFIP in general, please contact the Mitigation Division Director, FEMA Region V, in Chicago, Illinois, either by telephone at (312) 408-5500, or in writing at 536 South Clark Street, Sixth Floor, Chicago, Illinois 60605.

If you have any questions regarding the LOMR, the proposed flood hazard determinations, or mapping issues in general, please call the FEMA Map Information eXchange, toll free, at (877) 336-2627 (877-FEMA MAP).

Sincerely,

A handwritten signature in black ink, appearing to read 'Luis Rodriguez', with a stylized flourish at the end.

Luis Rodriguez, P.E., Chief  
Engineering Management Branch  
Federal Insurance and Mitigation Administration

cc: The Honorable Jeff Jacobs

Mr. Scott Neal

Ms. Debra Heiser

Ms. Ceil Strauss, CFM

Ms. Sarah Stratton

Ms. Janna Kieffer, P.E.

## Heather Branigin

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**From:** Jocelyn Rieder <jocelynrieder@gmail.com>  
**Sent:** Thursday, March 19, 2015 8:42 PM  
**To:** James Hovland  
**Subject:** Grandview

Hello Mayor Hovland,

My name is Jocelyn Rieder. I am a physician at Park Nicollet and I moved here to with my family just under 5 years ago. We love Edina, it is become such a wonderful place to raise our kids.

I think that the Grandview redevelopment is an excellent opportunity to make Edina and even better place to live. I feel that there is a lot/enough commercial areas around us. What would be so nice is more community space. A place to be active together with our neighbors (especially in the winter time.) We have good relationships with our neighbors, but I think that it would be enhanced significantly by creating more community space in the Grandview area. A park, a pool, a gym, another ice rink, meeting rooms, indoor tennis courts. All of these things bring neighbor's and communities together. (Commercial areas do not.) These are the things that make a family feel like they belong in a community and truly improves quality of life for the residents.

Respectfully,  
Jocelyn Rieder, MD  
5109 Oxford Ave.

## Heather Branigin

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**From:** Cami Flanagan <cami\_flanagan@comcast.net>  
**Sent:** Friday, March 20, 2015 2:56 PM  
**To:** Edina Mail  
**Subject:** Please do not move forward

Hello,

I would like to respectfully ask that the city council not vote for any of the 3 options proposed for the Grandview location. I have been a resident of Edina for 11 years. I grew up in Hopkins, in Interlachen Park. I have been in and around this community my entire life.

I cannot imagine how putting in a dense housing structure and more business would benefit my community as a whole. It might generate some tax dollars, but that makes very little impact on community members daily life as a whole. I believe most of this housing would also be occupied by people from outside Edina, thus also not benefitting our residents, but drawing more into it. I'd rather have those that paid for it benefit from it.

I'd like to see a true community center placed there. The Edinborough complex is shared by a hotel and a senior living high-rise, so this is not a true community space, and it is located in the far end of Edina. I believe a more central location would benefit more Edinans. I would like to see a center that has something for more people to use. A pool, basketball/sport courts, community collaborative meeting space, open spaces for flea market/farmers market type fair, a theater for community produced arts, banquet space, and a work out facility would all be things I'd like to see incorporated. These are things all members of our community can utilize, not just hockey and golf fans.

I have been to many community centers with my children for travel basketball games, for birthday parties and for craft sales. I see that many other communities have embraced such a concept and have also incorporated some small business like Subway or other small eateries. Why not let our public land be utilized for the use of the public, not for private commerce? I think we have obviously reached the dead end of available land, and the opportunity to do this will not likely come this way soon.

I have watched my beautiful eclectic neighborhood of Morningside turn into Maple Grove and I hate it. I don't want to live in a manufactured city. Why should we have to, when what we had was real? Please stop changing it for the worse. And please stop steam rolling the process. When I read about how community members who disagreed with the Grandview options were told a NO vote would be disregarded it made me both sad and angry. How dare the city not take note that it's residents had spoken by a majority at that meeting? I feel like this community has a lot of Apathy and the council is taking advantage of that. Small numbers of voices are still voices and they should be heard, not disregarded.

Do the right thing and start over, make this a public vote!!! Or at least make the effort to reach the public where they are. Pass out flyers at the schools, golf dome and Braemar, Braemar ice arena, Jerry's, 50th and France and then see what kind of response you get.

Respectfully, Cami Flanagan

## Heather Branigin

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**From:** Suzanne Kerwin <skerwin@comcast.net>  
**Sent:** Monday, March 23, 2015 12:28 PM  
**To:** Edina Mail  
**Subject:** League of Women Voters Edina April Programs

Please forward the following information to the Mayor, City Council, Boards and Commissions.  
Thanks, Suzanne

**What Copper Mining Means for the Boundary Waters and Minnesota**  
**Thursday April 9,**  
**Edina Senior Center, 9:45-11:30am**

Betsy Daub, Policy Director with Friends of the Boundary Waters Wilderness, will discuss how proposed copper mines near the Boundary Waters Canoe Area Wilderness could affect the region's clean water, economy, and recreation. How to be part of the decision process for these mine projects will also be discussed.

**Legalizing Honeybees and Chickens in Edina**  
**Saturday April 11,**  
**Edina City Hall, 9:45-11:30am**

Dianne Plunkett Latham, chair of the Local Food Task Force of the Edina Energy and Environment Commission, will discuss the effort to amend city ordinances to permit residents to keep honeybees and chickens, consistent with Green Step City guidelines.

**School District Referendum Forum**  
**April 20th**  
**City Council Chambers, 7:00pm**

The Edina Public Schools, ISD 273, is seeking voter approval for a \$124.9 million facilities plan. The facilities bond referendum will be held on Tuesday, May 5. Superintendent of Schools Ric Dressen, and Susan Brott, Director of Communications and Community Engagement, will speak about the referendum and answer questions at this public forum. If voters approve the referendum, the estimated tax increase on an average Edina residence, with \$400,000 taxable market value, would be \$299/year for 20 years. Get your questions answered and cast a well informed vote on May 5!

The League of Women Voters of Edina is a non-partisan political organization that encourages the informed and active participation in government, and influences public policy through education and advocacy. **For more information, please visit [www.lwvedina.org](http://www.lwvedina.org).**

## Heather Branigin

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**From:** LOIS RING <llrdesigns@msn.com>  
**Sent:** Friday, March 20, 2015 8:30 AM  
**To:** Lynette Biunno  
**Subject:** Southdale Library/Reg Center

For City Council

I am disappointed to read the article in the Sun re the Southdale library and Regional Center.

Nothing is stated how much this will cost the taxpayer or what the cost would be to rehab the existing library. Many of us who use the library like it. The architecture is unique. I hope the council speaks up in support of the taxpayers.

*Lois Ring  
7440 Edinborough Way  
Edina MN 55435*

## Heather Branigin

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**From:** Robert McKlveen <bobmcklveen@mac.com>  
**Sent:** Monday, March 23, 2015 6:07 PM  
**To:** Bill Neuendorf  
**Cc:** Kimberly Montgomery; swensonann1@gmail.com; Robert Stewart; Kevin Staunton; James Hovland; Mary Brindle  
**Subject:** Grandview

Thanks, Bill, for getting back to me about the Grandview discovery session.

I was able to come to the March 11 meeting for a while, and to browse the exhibits and visit with staff.

After seeing the three options presented, I felt that none of the three met my view of how best to use the Grandview space. All of the presented options looked like huge developments overbuilt for the site, with the vast majority of the space taken up by residential, office, and commercial space. Here's how I see the project:

- This is a centrally-located, publicly-owned property that should be used for the public good.
- The majority of citizens who have spoken about it favor keeping it in the public domain
- Edina has numerous unmet needs in its truly public facilities, including
  - We have no community center (other than limited space in a very run-down school building)
  - We have an undersized senior center with grossly insufficient parking
  - We have few significant public facilities north of Hwy 62
  - We have an art center in need of replacement
  - We have no community fitness center
  - Central Edina has no transit hub or Park and Ride

With all of these considerations in mind, I strongly favor using the Grandview site to fulfill all of these needs. None of the three scenarios presented on March 11 provides adequate public facilities to meet these needs.

At the March 11 meeting, I asked the City staff person who was handing out the "voting" stickers what to do if I didn't like any of the scenarios presented. He indicated that I should put my stickers on a cardboard folder being carried by Kim Montgomery if I wanted to "vote" for "none of the options presented." Thus, at staff's suggestion, I put my stickers on Kim's folder, and I would expect that my vote, thus cast, is counted in the tally of votes from that meeting.

The City's surveys of public opinion support the use of this land for a new community center. If the City cannot afford the community center project, then put the repurposing of the Grandview site on hold until a future date, preserving the land for public use in the future.

In its Request for Interest in this project, the City asked the developer to show us how they would meet our needs for a significant public facility as a part of Grandview. Frauenshuh has failed to meet this request, as none of the three scenarios adequately meet the public's needs. All three scenarios should be rejected, and the project should be returned to the public domain. Failure to do so will mean that a major opportunity for meeting the public's needs would be lost forever.

Best regards,  
Bob McKlveen

On Mar 22, 2015, at 2:24 PM, Bill Neuendorf wrote:

Hello Mr. McKlveen,

Thanks for your interest in the redevelopment planning of the City's former Public Works site in Grandview. We've taken the hundreds of various comments and suggestions received over the past several months and are beginning to distill them down into workable options. All materials shown at the 3/11 public meeting have been posted online: [http://edinamn.gov/index.php?section=discovery\\_phase](http://edinamn.gov/index.php?section=discovery_phase)

We are open to hearing your suggestions and concerns. Please feel free to follow up via email to me directly or by visiting <http://speakupedina.org/discussions/redevelopment-of-the-former-public-works-site-discovery-phase/topics/popular-civic-uses>

Bill Neuendorf, Economic Development Manager  
952-826-0407 | Fax 952-826-0390 | Cell 952-491-1143  
[BNeuendorf@EdinaMN.gov](mailto:BNeuendorf@EdinaMN.gov) | [www.EdinaMN.gov](http://www.EdinaMN.gov)  
...For Living, Learning, Raising Families & Doing Business

-----Original Message-----

From: Robert McKlveen [<mailto:bobmcklveen@mac.com>]  
Sent: Sunday, March 08, 2015 9:05 PM  
To: Heather Branigin  
Subject: March 11 meeting question

Good evening,

I would like to participate in the March 11 Grandview session, but have a conflict and will not be able to attend the entire 2 hour session. What is the expected format of the meeting? Will I be able to drop in, hear about the options, and leave a written comment?

Thanks for your assistance,  
Bob McKlveen  
5261 Lochloy Dr.  
Edina, MN

## Heather Branigin

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**From:** Rachel Thelemann <director@50thandfrance.com>  
**Sent:** Tuesday, March 24, 2015 11:18 AM  
**To:** Mary Brindle; James Hovland; Kevin Staunton; Robert Stewart; swensonann1@gmail.com  
**Subject:** You are invited...

Good Morning Mayor and City Council Members,  
Congressman Ellison will be visiting the 50<sup>th</sup> & France organics program on Tuesday March 31 from 12-1pm. We will start at Edina Grill and give Congressman Ellison a tour of the organic site and introduce him to the 4 participating restaurants. Hennepin County, City of Edina, and Dick Sanitation will be present in honor of their support for the success of this program.

It would be great if you could join us.  
Please RSVP by Friday if you are able to attend.

Have a great day,  
Rachel

Rachel Thelemann | Executive Director  
50th & France Business Association | Edina Art Fair  
(952)922-1524 | [director@50thandfrance.com](mailto:director@50thandfrance.com)  
[www.50thandfrance.com](http://www.50thandfrance.com) | [www.edinartfair.com](http://www.edinartfair.com)

## Heather Branigin

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**From:** Alison James <alisonsimonsjames@gmail.com>  
**Sent:** Tuesday, March 24, 2015 2:00 PM  
**To:** Edina Mail  
**Subject:** Can we rework so all of our tax \$ goes to Hopkins and not Edina?

Dear council members,

I am writing to express my extreme disappointment in your lack of cooperation and interest in addressing the boundary issues for some of your Edina constituents.

We have organized effectively and spent money and time - that should be given to our children - on efforts to help untangle and resolve this issue.

I continue to stand behind this movement for many reasons and hope that you are moved to do "the right thing" and show more support of our effort.

Regards,

Alison James

Alison Simons James  
612.483.4783

## Heather Branigin

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**From:** Bascom, Julie <JulieRogers.Bascom@edinaschools.org>  
**Sent:** Wednesday, March 25, 2015 7:48 AM  
**To:** James Hovland  
**Subject:** Two invitations --

Good Evening, Mayor,

I hope you are well. I am hoping that I don't have to dig my shovel out of the back of the garage to clear my driveway tomorrow morning. Funny, we Minnesotans talk so often about the weather.

I'd like to invite you to 2 very important happenings in the Edina Schools in April – both which has to do with engaging young people in being responsible citizens.

April 14 at 2:00 – 2:30 pm. For the first time at one of our schools, South View Middle School is hosting a citizenship ceremony. Up to 50 new citizens have prepared, studied and passed a test to become a citizen and will be sworn in on April 14. Our 9th grade government students will be in attendance as well as the League of Women Voters Edina, who will be registering our new neighbors to vote. Pretty exciting – the ceremony is a powerful experience and I'm pleased that one of our schools will be hosting it.

April 28 at 8:30-9:00 am. Our tenth grade students will be presenting their projects at Edina High School's Passion Fair – each student has identified a topic they feel passionate about and have taken some kind of action about this issue. In the past, students have designed water filters, lobbied for bully free schools and tutored struggling students. Our 10th grade Language Arts teachers have asked if you would be willing to share a few remarks about the importance of youth involvement in a strong citizenry.

Thank you for considering these two invitations. I have so appreciated your support and participation with the work that we are doing in the schools to support students being involved in their community.

Be well,  
Julie

Julie Rogers Bascom  
Service-Learning Coordinator  
Edina Public Schools

## Heather Branigin

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**From:** Bean, Babette <BabetteBean@edinarealty.com>  
**Sent:** Wednesday, March 25, 2015 4:17 PM  
**To:** Mary Brindle; James Hovland; Kevin Staunton; 'rsteward@edninamn.gov'; 'swensonann1@gmail.com'  
**Cc:** Bean, Babette  
**Subject:** Grandview opinion

Hello City Council Members,

I am reading about your Grandview development process and I am so upset that you are not keeping this land as public land for the city. It is an amazing opportunity to beautify Edina and not go back to more mortar, very unappealing buildings. Can you just not include a private entity to continue to change the landscape and beauty of Edina? We have an amazing chance for an improvement to the city here and you are not really listening to what the taxpayers want for Edina. Taxpayers are tired of your unattractive, commercial additions to what was once charming. People liked Edina-now it is just one big mess of ugly buildings and concrete wind tunnels. You are completely ignoring the majority of citizens and not listening.

Very disappointed in your manner of governing and dictating.

Think of your children and grandchildren and maybe go back to taking care of making Edina special instead of getting so commercial, unattractive and in disrepair. Take care of our streets, boulevards and city. I am embarrassed to even drive by the conditions of the roads and center islands of city hall.

You have a golden opportunity here. Please do not blow it! You still can change your minds and current path.

Sincerely,

*Babette Bean*

*952-924-8722, Realtor*

*Chairman's Circle*

[Click here to download my mobile app to find homes](#)

## Heather Branigin

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**From:** Lee Heckenlaible <lheckenl@gmail.com>  
**Sent:** Thursday, March 26, 2015 12:10 PM  
**To:** James Hovland  
**Subject:** Grandview, I'm in favor of the City's proposals

James,

I have been following the "Citizens for a Better Grandview" but I am 100% in favor of the city's proposals put forth.

This was my last comment to "Citizens for a Better Grandview."

"2 neighbors and I joined the Citizens for a Better Grandview to educate ourselves and see what all sides have to offer. I commend the group for their ability to assemble and let their voices be heard. The major set back I've seen here is that the costs involved in the ideas and plans put forth by this group are not being addressed and considered. The lowest range of a simple park with a few amenities is low millions. The ideas most you were in favor of cost between \$5Million and peaked out at \$50Million (community center) with significant ongoing maintenance costs. The plan the city is going after promises a significant portion to be public space that can be used by people who never even knew this land existed. On top of that, it will bring in \$100's of thousands of dollars ANNUALLY in tax revenue and potentially well into the millions for a city with a dying tax base that has barely grown since 1990 (public Edina numbers can be found right on Wikipedia and through the city). I want this to stay a great city and not be another city troubled by debt for decades. Also, this group is collectively fighting the city's plan but the reality is that everyone here wants something different and haven't agreed on a single plan."

Lee Heckenlaible  
5104 West 60th St.  
Edina  
612-298-5594

## Heather Branigin

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**From:** Virginia Kearney <vmkearney@msn.com>  
**Sent:** Thursday, March 26, 2015 4:00 PM  
**To:** Edina Mail  
**Subject:** Grandview

To The Mayor and City Council:

We are on the brink of losing a rare piece of public land to commercial development.

Why do Public Grandview and Citizens for a Better Grandview (representing the majority view of Edina residents) support a public use of the site—such as a comprehensive community center—instead of privatization?

1. A well-run community center generates revenue. Our research shows that by blending the types of spaces that tend to generate a profit (fitness areas) with spaces that tend not to (arts and culture), a community can design a self-sustaining facility.
2. Our research shows that when cities have added major public amenities, they stimulate economic activity and create better private redevelopment.
3. A 100% public community center could still have private spaces, which could be leased providing ongoing revenue (e.g. a restaurant, cafe/co-working space, or small shops or services that are compatible with a community center).
4. Edina is below the national and regional averages for community and recreation center space.
5. Private development comes with public costs. When pay-as-you-go TIF is involved, tax revenue from the development is refunded to the developer to pay for pre-approved costs. Some of these costs are related to necessary public improvements, some simply benefit the developer. The school district, county and other taxing jurisdictions will forfeit tax revenue from the development for up to 26 years.
6. In Edina, it is possible to conduct a successful capital campaign to raise private funds for a community center. Other communities have funded major public amenities through a combination of private donations, grants, and public funds. Private development is not the only option.

The City has lead a five year process toward a 100% privately owned site. Never in those five years has the City examined the needs and benefits of 100% public use.

Why this Council would agree to privatize the last central public land near transit, despite reams of public input to the contrary, is a question that every Edina citizen should ask before it is too late.

Virginia Kearney  
4226 Grimes Ave. S.  
Edina, Mn 55416

952.925.3845

## Heather Branigin

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**From:** billjcoop@gmail.com  
**Sent:** Thursday, March 26, 2015 4:31 PM  
**To:** Edina Mail  
**Subject:** Public vs Private Grandview use

It is very disappointing to know that Public use/ownership has not been considered a viable option for the Grandview site. It reminds me again of one of my greatest frustrations with living in Edina, how poorly planned and utilized our public spaces are -- that our art center is located in a small out of the way space, which draws only those who directly participate in its programs. Our pedestrian friendly areas like 44th and 50th and France as well as Southdale/Galleria are primarily shopping oriented, rather than cultural.

I would like to see the Grandview area be developed as part of a larger vision for that whole area to connect to the Library and Senior Center -- to create a cultural and pedestrian friendly area to bring people to. Put in a theater for music and arts performance. Doing so will only be a boon to the retail spaces already there and just down the street on France Ave.

I do hope you will reconsider the direction the council has been heading in

William Cooper  
4310 Morningside Road

## Heather Branigin

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**From:** Gail Davis <gailann62@gmail.com>  
**Sent:** Thursday, March 26, 2015 5:07 PM  
**To:** Edina Mail  
**Subject:** Grandview

City Council:

Please stop the Council plans for the Grandview project.  
It is time to listen to the Edina residents.  
The majority doesn't like any of the City plans.

Gail Davis  
6953 Southdale Road

## Heather Branigin

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**From:** Karin Schaefer <karin@mnbeef.org>  
**Sent:** Friday, March 27, 2015 10:34 AM  
**To:** Ross Bintner; James Hovland; Kevin Staunton; swensonann1@gmail.com; Robert Stewart; Mary Brindle  
**Subject:** Rethink "Cowspiracy: The Sustainability Secret"

Dear Mr Bintner and the City of Edina's Leadership:

I was disappointed to hear that your public entity has agreed to show and promote an inaccurate movie, called "Cowspiracy: The Sustainability Secret." My family and I raised beef cattle in Wright County. I also work for Minnesota's 18,000 beef farmers and ranchers through the Minnesota Beef Council. Our organization is charged with correcting misconceptions of the general public about how cattle are raised and beef's role in a healthy diet.

It says on your webpage that you will have a discussion after the movie. Have you thought about including an actual beef farmer or rancher in on that discussion? Have you considered a registered dietitian or University of Minnesota professor?

Have any of your City's staff or leadership actually visited a real life, working farm or ranch? Though I am sure your city does not have "active" farms within its borders, farms in Minnesota do feed your residents. Farmers in out-state MN do visit Edina to shop, eat and in my case, give birth to our children in your hospitals. Too often, people who know nothing about agricultural topics, sciences and technologies are making critical decisions or making public judgments about our industry.

SEEK FIRST TO UNDERSTAND!

I have included facts below that may encourage you to reconsider this one sided documentary.

- The entire premise of the film, that the U.N. FAO report Livestock's Long Shadow proved that cows are causing global warming is flawed. That is NOT the conclusion of the report. Even the statement in the introduction to the report that global livestock production generates more greenhouse gasses than transportation, has been recanted by the lead author, Dr. Pierre Gerber.
  - Livestock's Long Shadow looks at the impact of ALL livestock production, globally, specific to greenhouse gas emissions. One major source discussed in the report is deforestation in the Amazon, which the report concludes is responsible for 1/3 of the GHGs attributed to livestock production.
  - We are not deforesting in the United States to make room for cattle grazing or feed crops because we developed a production model that reduces the amount of land and feed required to produce a pound of beef. In fact, we are increasing forest acreage.
  - A more recent UN FAO study, published in 2012, documented a global reduction in GHGs from livestock since the original study (from 18% to 14%) and pointed to two key areas for further improvement: feed efficiency and animal health. These are the key strengths of the U.S. beef production model, which many experts agree is the model for global livestock production.
- Cattle are not a major source of greenhouse gas emissions in the United States. In fact, their contribution to global warming is much less than most people think. According to numbers from the Environmental Protection Agency (EPA), cattle production is not a top contributor to greenhouse gas emissions.
  - **According to the US Environmental Protection Agency in 2011:**
    - All of Agriculture= 6.9% of total US greenhouse gas emissions.
    - All Livestock=3.1% of total US greenhouse gas emissions.
    - Methane from all livestock=2.8% of total US greenhouse gas emissions.

- Methane from beef cattle=1.5% of total US greenhouse gas emissions.
- **To compare with other industries:**
  - Electricity Generation = 33% of total greenhouse gas emissions.
  - Transportation = 26% of total greenhouse gas emissions.
  - Industrial Use = 11% of total greenhouse gas emissions.
  - Residential and Commercial Use = 8% of total greenhouse gas emissions.
- The beef community agrees that taking care of the environment is very important. Cattlemen and women believe beef and the environment can exist together without damaging it.
  - The beef industry completed a first-of-its-kind sustainability and life cycle assessment (LCA) - certified by NSF International - that provides benchmarks on its economic, environmental and social contributions in the United States and a roadmap for the journey toward more sustainable beef. This research examined the sustainability of the entire US beef supply chain from pasture to plate and beyond, also examining the impact of food waste on sustainability.
  - After two years of data collection and research, the beef community has proven it's on the right path forward with a 7 percent improvement in environmental and social sustainability from 2005 to 2011. Innovation and enhancements in management and practices have led to some major improvements in US beef sustainability, such as:
    - 32 percent reduction in occupational illnesses and accidents
    - 10 percent improvement in water quality
    - 7 percent reduction in landfill contributions
    - 3 percent reduction in water use
    - 2 percent reduction in resource consumption and energy use
    - 2 percent reduction in greenhouse gas emissions

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Karin Schaefer  
Executive Director  
Minnesota Beef Council  
Office: 763-479-1011  
E-mail: [karin@mnbeef.org](mailto:karin@mnbeef.org)  
Visit us on the web: [www.mnbeef.org](http://www.mnbeef.org)



Former Public Works Site  
Discovery Session

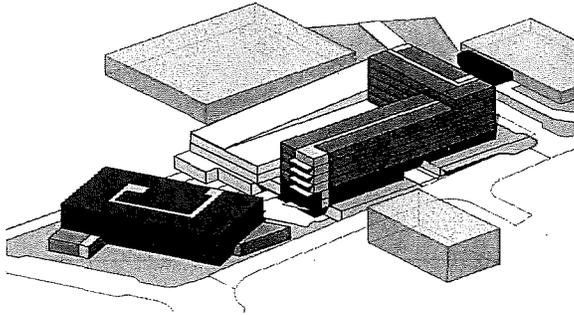


Richard & Rubyanna Pollak  
5225 Grandview Sq Apt 102  
Edina MN 55436-1748

March 11, 2015

Please leave your thoughts and ideas to help the design team shape this project.

**South Civic**



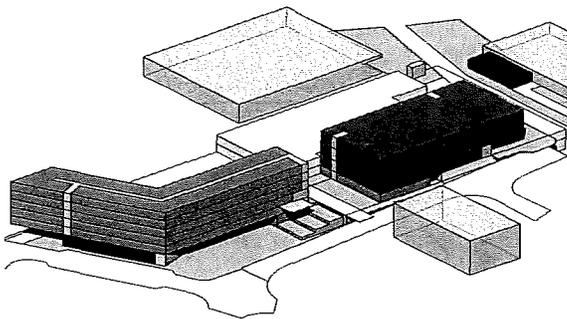
What I like about this preliminary scenario ...

*Nothing*

What I do not like ...

*Lack of inviting open space*

**Central Civic**



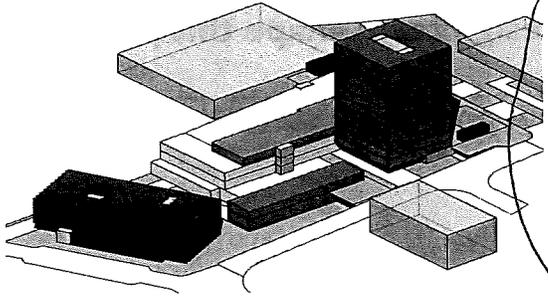
What I like about this preliminary scenario ...

*Nothing*

What I do not like ...

*Too much building for the space - not enough landscape for human interaction*

## North Civic



What I like about this preliminary scenario ...

Nothing! Too many buildings - <sup>adequate</sup> no community space outside - dislike high rise - density - over built

What I do not like ...

Use of Community Space

Comments regarding the use and programming of the community space ...

We need a focus on community formal (stage + seating) & informal outside space like Centennial Lake - good for all ages

Other

Other comments and suggestions ...

You have presented 3 options, none of which appeal to many citizens - we live here and we are witnessing a coalition between City Council & a developer spending a lot of money to plan & build one concept - not what the majority want!

March 27, 2015

To the Members of Edina City Council,

This letter includes concern about the future of the Former Public Works site, the future of the Grandview district and my concern about how the Council is approaching this development process.

As a citizen somewhat new to the Grandview issue, I have been dismayed in finding out how the process has been handled in the past and how it is moving forward today. But even more so, I am disappointed in city council response to resident input and questions.

## **A True Community Center**

We have this one rare chance to build a community center in Edina. However, the Council is making its own decisions about the future of this public land and ignoring the data and input that the City itself solicited.

I am consistently being told and read that the **majority of Edina residents** want the property to be sold and developed. In the hundreds of hours I have scoured city documents, I find no data to support that claim. In the public meetings I have attended, and Speak Up, Edina!, there is no data to support that claim.

If there is data to support the claims being made, please point me to the specific data.

I am also told that the Grandview development will be ***"true to the concepts embodied in the Framework that so many Edina residents worked so hard to create."***

- What happened to Implementation Steps 2-30 on page 51, especially #4 – *address programming of community/civic building*?
- What about Grandview Commons on page 29?
- How do the numbers compare on how many residents helped create the Framework (~50) vs. how many opinions you have gathered (>1000)?

One thing the council needs to remember: You did not hold a widely publicized city meeting until **December 2014**. Most Edina residents, like myself, were unaware of the ongoing Grandview redevelopment process (see Grandview Resident Survey).

When the time came to voice an opinion, our opinions did not matter. Although we were told at the December 4 meeting that "all options are still on the table," it is obvious they were not. Even with resounding feedback about wanting a community center, the only options provided to the public were three scenarios where no one could define what "civic" space meant. And, the one with the most "civic" space includes a tower and no space for future transit needs.

## **Grandview Development in General**

Is the rest of the area already pre-determined? Can my neighborhood look forward to a lid and/or a high-density commercial area? Do citizens get any voice in what happens to the land that **isn't** public?

As a resident living nearby, I have a real concern that what we will be handed to us is a high-density area planned by developers and not endorsed by the public. What was supposed to be a neighborhood center will become a commercial center.

## **The City Council and Public Input**

It is time to stop and reflect upon the position of a city council member. I believe the Council should serve the public, be public servants who listen to residents and don't rest upon the laurels of being elected to office.

Here is what the City website says about the city council.

*Specifically, the Council is responsible for budgeting, taxation and management of City property. The Council is accountable to the residents of the Edina.*

Frankly, I don't see accountability in the Grandview process, or transparency.

If you are not going to use public input, **please don't ask for it**, you are creating public cynicism.

- Why waste taxpayer money on surveys?
- Why waste taxpayer time with public meetings?
- Why form committees such as CAT if you are not going to take their recommendations?

It's time to stop the development process at Grandview and assess community needs before selling our public land.

Thank you for your time and consideration of this matter.

Stephanie K. Mullaney

## Heather Branigin

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**From:** Route, Neal <nroute@Dominiuminc.com>  
**Sent:** Friday, March 27, 2015 6:39 PM  
**To:** Route, Neal  
**Subject:** Minneapolis, MN - A Mill Artist Lofts Hydroelectric Project

Good afternoon,

Minneapolis Leased Housing Associates IV, Limited Partnership is seeking a Federal Energy Regulatory Commission (FERC) minor license to construct and operate the A-Mill Artist Lofts Hydroelectric Project, located in Minneapolis, Minnesota on the east bank of the Mississippi River at the Upper St. Anthony Falls. The proposed project would operate in a run-of-river fashion, utilizing existing water rights and infrastructure to generate approximately 600 kW of electricity for use by residents of a related apartment redevelopment. On March 23rd, 2015 Minneapolis Leased Housing Associates IV, Limited Partnership filed a Final License Application with the Federal Energy Regulatory Commission regarding the A-Mill Artist Lofts Hydroelectric Project under Project Number 14628. As presented in the Final License Application, Minneapolis Leased Housing Associates IV, Limited Partnership has diligently consulted with both Federal and State agencies, and has completed a fish entrainment and mortality study, a mussel survey, a study of hydraulic modeling of the downstream channel, a tunnel conditions report, an infrastructure removal and restoration plan, an environmental assessment, and a sediment testing plan in relation to agency and public requests.

Complete copies of the Final License Application and related studies are available at the Minneapolis Central Library located at 300 Nicollet Mall, Minneapolis, MN, at the offices of Minneapolis Leased Housing Associates IV, Limited Partnership at 2905 Northwest Boulevard Suite 150, Plymouth, MN during regular business hours, and on FERC's website under docket number P-14628. Additionally, the Final License Application is available within the document center of [amillartistloftshydroproject.com](http://amillartistloftshydroproject.com) by using the password "hydro". If the application is found acceptable for filing, the Commission will publish subsequent notices.

Questions or comments regarding the Final License Application for the A-Mill Artist Lofts Hydroelectric Project may be directed to Owen Metz ([ometz@dominiuminc.com](mailto:ometz@dominiuminc.com) or 763-354-5618) or Neal Route ([nroute@dominiuminc.com](mailto:nroute@dominiuminc.com) or 763-354-5640). Interested parties may submit comments to the Secretary of the Commission in accordance with filing procedures posted on the FERC's Web site at <http://www.ferc.gov/>. Comments must reference Project Number 14628.

Best regards,  
Neal Route

Neal Route

Development Associate  
Development & Acquisitions  
Dominium  
2905 Northwest Blvd. Suite 150 Plymouth, MN 55441  
Phone 763-354-5640 Mobile 952-836-5749  
[DominiumApartments.com](http://DominiumApartments.com)

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## Heather Branigin

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**From:** Tyler Young <tyler.a.young@gmail.com>  
**Sent:** Monday, March 30, 2015 8:14 AM  
**To:** James Hovland  
**Cc:** Tara Young  
**Subject:** Grandview Development

Mayor Hovland:

I write regarding the proposed Grandview development. I endorse the development of a community center and *strongly oppose* any residential or commercial development. I live at 5037 Windsor Avenue, just south of Our Lady of Grace. In other words, I live right next door to the Grandview area, so I care about this issue very deeply.

To give you a little background on me, I am a thirty-two-year-old lawyer. [Here's my biography](#), if you are curious. My wife, Tara Young, and I have two young children, Henry (age 3.5) and Helen (age 1.5). My children attend preschool at the Edina Family Center. It's wonderful: when the weather is nice, Tara and the kids can walk to school. Henry, in particular, loves taking the bridge over Highway 100. We enjoy walking from our home to Starbucks and the other shopping and dining destinations on Eden Avenue.

I mention all of this because I want to emphasize that we really care about the character of our neighborhood. When we moved back to Minnesota--I practiced for a few years in Boston after graduating from law school--we were looking for a specific kind of neighborhood. We had been living in apartments (or neighborhoods that were dense with apartments) for our entire adult lives. We wanted a traditional single-family neighborhood experience. We found that in the Melody Lake neighborhood. We plan to be here for a long, long time.

A mixed-age community center on *public land* would be a *wonderful* addition to the neighborhood. I know I am not alone in thinking that this part of Edina is in need of more *community space*. For me, personally, I would love to have an exercise facility close to home. (As it is now, I drive over to the YMCA by Southdale to exercise.) But more importantly, I would love to have a community space for children and young adults to get together and do interesting, stimulating, worthwhile activities. A space dedicated to the performing arts and cultural activities would also be a welcome addition to the neighborhood. We have a great town and a great neighborhood. But we have relatively few spaces to get together *as a community*, as opposed to as consumers. The Grandview area is one of the last opportunities to create such a space, and as Edina's population continues to increase we are going to need it more and more.

I strongly prefer and support a community center on public land, but if this land must be privatized, I prefer that its use and development be limited to a community-center function. My wife and I have joined the Public Grandview community group and support it wholeheartedly.

What we do *not* need is another office complex or a high-density housing building. You already understand, I am sure, how this would change the shape and character of the neighborhood. I am taking the time to write this letter--I do not do this often--because I want you to understand how passionately I oppose this kind of change. We should build more apartment housing in Edina, to be sure. On that score, I'll note that another apartment building is almost ready to open near the Southdale Mall. (My wife and I lived at the York Place Apartments by Southdale for a year while we saved to buy our house.) And it is in that resident-dense area that Edina should focus on building more affordable housing.

I have three main reasons for opposing this kind of development. First, I think injecting high-density housing or an office park into the neighborhood would adversely affect the value of my property. Second, I think this kind of development would significantly increase traffic on a system of roads that already becomes congested during rush hour. And third, this kind of development would vastly increase the demand on local resources. By way of example, I frequently use the drive-thru line at Starbucks to get coffee before heading to work in the mornings. There's already so much demand that the line frequently spills out onto Arcadia Avenue. It doesn't take a genius to see that, if this development goes through, I am going to have to wait even longer for my morning cup of coffee. I realize that this may seem like a small concern, but I mention it because this new development would effect a million small changes like this that would make life *worse* for the people who actually live in this neighborhood.

I really cannot overstate how much this issue matters to me as a voter.

I would appreciate the opportunity to speak to you personally about this issue.

Sincerely,

Tyler Young

[\(763\)218-6169](tel:(763)218-6169)

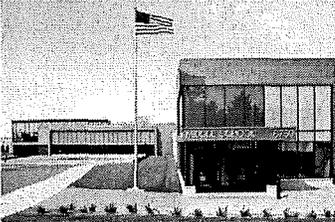
## Heather Branigin

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**From:** David Frenkel <frenkel@att.net>  
**Sent:** Monday, March 30, 2015 10:46 PM  
**To:** Mary Brindle; James Hovland; Kevin Staunton; Robert Stewart; swensonann1@gmail.com  
**Cc:** Scott H. Neal; Ric Dressen  
**Subject:** Re: article on Tax Increment financing (TIF) in Edina : TIF-ed off in Edina!

Follow-up TIF article

[TIFs are unhealthy for schools and other living things - LeftMN](#)



### [TIFs are unhealthy for schools and other living things -...](#)

Facing the TIF-industrial complex

[View on leftmn](#)

Preview by Yahoo

David Frenkel  
612-237-1966

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**From:** David Frenkel <frenkel@att.net>  
**To:** "mbrindle@EdinaMN.gov" <mbrindle@EdinaMN.gov>; "jhovland@EdinaMN.gov" <jhovland@EdinaMN.gov>; "kstaunton@EdinaMN.gov" <kstaunton@EdinaMN.gov>; "rstewart@EdinaMN.gov" <rstewart@EdinaMN.gov>; "swensonann1@gmail.com" <swensonann1@gmail.com>  
**Cc:** Scott H. Neal <sneal@edinamn.gov>  
**Sent:** Friday, March 27, 2015 12:27 PM  
**Subject:** article on Tax Increment financing (TIF) in Edina : TIF-ed off in Edina!

<http://left.mn/2015/03/tif-ed-off-in-edina/>

This is a story about the use – and perhaps misuse – of TIF (tax increment financing) in Edina. But it is also a story about poorly understood consequences of TIF use on the other residents of a community, and other taxing jurisdictions, such as a school board. The story has application to not only Edina, but to other communities where LeftMN readers live. That's why I hope those of you who don't live in Edina will read it, too.

This story is based on public record information. I sent a copy of it to the City of Edina for comment before publication; I met with City Manager Scott Neal in his office on March, 25th. I include some of his remarks in this story. With that preamble, let's begin.

There is a commercial park in southeast Edina called Pentagon Park. Sitting at the junction of Highway 494 and Highway 100, the 43-acre expanse is divided into 16 parcels. Fifteen of these parcels are owned by Hillcrest Development and related entities, which acquired most of the parcels in 2012 for \$7,865,000. The parcels contain multiple buildings, some of which were considered "substandard." Here are the first few graphs of a story in the Edina Sun Current when the Pentagon Park TIF district was established in February of 2014:

A new Tax-Increment Financing District was established that encompasses the Pentagon Park property. The unanimous approval of the district by the Edina City Council on Tuesday, Feb. 18, doesn't commit the city to any costs and instead lays out the maximum budget for the district. The next step for the district is to draw up a term sheet and then an agreement.

About 10 percent of the cost of the \$500 million Pentagon Park project is expected to be covered by tax increment financing, according to consultant [for the city of Edina] Mark Ruff of Ehlers and Associates.

The TIF District would be a redevelopment district, and 10 of 18 existing buildings on the property have been deemed "substandard" by an architectural firm. The Pentagon Park TIF District isn't similar to the Centennial Lakes TIF District because the Centennial Lakes TIF funds can be used for projects in the city outside of Centennial Lakes and Pentagon Park TIF funds can't be transferred outside of the district, Ruff said.

A little further in, the article says this:

The financing would be "pay as you go," meaning as Hillcrest Development pays taxes, the city reimburses some of the taxes, which are then used by the developer to pay its financing institutions, Ruff said, adding that it's "pure developer financing." No general obligation bonds are involved.

No comments were received from the Edina school district or Hennepin County, which are also affected by the TIF District. No one opposed the TIF District during the Feb. 18 public hearing.

It sounds like free money, doesn't it? City of Edina economic development staff and its consultant prepared a TIF plan and presented it for approval on February 18, 2014. The TIF plan said, in part:

The estimated impact on other taxing jurisdictions assumes that the redevelopment contemplated by the TIF Plan would occur without the creation of the District. However, the HRA or City has determined that such development or redevelopment would not occur "but for" tax increment financing and that, therefore, the fiscal impact on other taxing jurisdictions is \$0. The estimated fiscal impact of the District would be as follows if the "but for" test was not met: (p. 2-8)

Estimated amount of tax increment attributable to school district levies. It is estimated that the amount of tax increments over the life of the District that would be attributable to school district levies, assuming the school district's share of the total local tax rate for all taxing jurisdictions remained the same, is \$36,286,666; (p. 2-10)

But there was something else going on behind the scenes at the time the TIF plan was being prepared and submitted. Something that would make the assumptions above very misleading. Before we get to that, though, we need an understanding of what a TIF district is.

- o O o -

A TIF district is created to induce development or redevelopment that would not otherwise occur, but for the TIF designation. Here, in other words, a prime piece of real estate at an important intersection in the metro area would have lain fallow forever "but for" the city's creation of the TIF. Well, maybe. But remember, Hillcrest had just *bought* Pentagon Park, and it bought it *without* the TIF district. And it obviously bought the properties with redevelopment in mind; one has to be skeptical of the application of the "but for" test here. In our conversation, Mr. Neal called the "but for" finding by the city council an "informed judgment call."

When a TIF is created, the real estate taxes for the district are frozen, and the taxes payable for any incremental increase in the assessed value of the property after that (presumably because of development or redevelopment) are payable to the TIF authority (the HRA in Edina) for the duration of the TIF district (a maximum of 25 years, although it could be 26 years, since like the first pancake, sometimes the first one doesn't count). Here, that includes not only the city's share of the increase, but the school district's, the county's, and the watershed district's share, too.

In the case of the school district, there are actually two levies: one calculated on the Net Tax Capacity (NTC), and the other is the Referendum Market Value (RMV) levy. The RMV levy is the "operating levy" and it amounts to 43% of taxes levied by the school district. The NTC levy accounts for the other 57%. The incremental NTC taxes levied

are captured by the TIF, while the incremental RMV levy taxes are not. The assessment decreases described later *do* affect both the NTC and the RMV levies and the taxes raised by them.

Mr. Neal explained the difference in the TIF treatment of the NTC and RMV levies when I met with him.

The incremental taxes are rebated one way or another to the developer for the duration of the TIF, either directly for "eligible expenses" under the TIF/redevelopment plan, or by providing public infrastructure for which the developer would otherwise be assessed. Just as you, Mr. and Mrs. Homeowner, in Edina, anyway, are assessed for the new street in front of your house. So it's a great deal for a developer.

But it's not such a great deal for everybody else. In addition to the taxing jurisdictions mentioned, that includes other owners of similar real estate in the city in competition with the development, and the rest of the taxpayers, too, who have to pick up any increased load for city services provided for the development during the TIF: fire and police services, street and sidewalk maintenance, water and sewer maintenance, and safety inspections to name just some of them. But let's get back to the specific case of Pentagon Park.

According to the TIF plan, and assuming the same degree development, it was estimated that \$36,286,666 of tax money that would have gone to the school district would go to the HRA, and on to the developer because of the TIF. The city would say that it's fair because the development wouldn't occur "but for" the TIF. As I wrote earlier, I think that is a questionable assumption. Maybe not "the" development, but some development certainly would occur. The buyer Hillcrest didn't buy Pentagon Park in 2012 to sit on it.

At the same time the city's staff was preparing the TIF plan showing zero tax consequence to the school district, members of the city staff, Bill Neuendorf, the Economic Development Manager, Cary Teague, the City Planner, and James Nelson, a consultant for the developer group, Scott Takenhoff, of Hillcrest Development (the new major owner of Pentagon Park), and Mark Rauenhorst, a developer who apparently has some interest in the property, too, were meeting in 2013 and early 2014 to, among other things, discuss the reduction of the assessed valuation of the Pentagon Park properties. They were, in fact, reduced from \$53,659,400 to \$16,299,500, a nearly 70% decrease. According to written agendas available, this group met at least eight times, and tax abatement was an agenda item on seven of these occasions. Takenhoff prepared the written agendas.

Economic Development Manager Neuendorf acted as the liaison for Takenhoff with the city assessor to press Takenhoff's demands for making the decreases in assessed valuation. There were many email communications between Takenhoff and Neudendorf on this subject; you can read a couple of them here. Hillcrest also had several others acting as its agents in communication with the assessor.

In addition, the members of the council and Mr. Neal met with the developer in groups small enough not to trigger open meeting requirements.

Not only were the values reduced "going forward," but the city stipulated to a settlement of outstanding property tax petitions by the Pentagon Park ownership to much lower values. Those cases were settled on January 27, 2014, just a couple of weeks before the TIF plan was adopted and the taxes certified at the new low level.

It certainly seems from the linked emails that the TIF and the tax abatement were intertwined.

Mr. Neal objected strenuously to this characterization in our meeting, stating emphatically and unequivocally that the TIF and the assessment/abatement issues were separate. He also said that no city employee and no elected official influenced or attempted to influence assessment decisions by the city's assessor. He said that the assessment reductions would have occurred with or without the TIF.

No representative of any other jurisdiction with taxing authority over Pentagon Park was part of these discussions. No one else had any knowledge of them, and certainly not the school district, which actually collects more in real estate taxes than the city does.

Perhaps the Council didn't even know about them. In a recording of a recent joint Council/School Board working session, Council Member Ann Swenson can be heard to say, "We didn't reduce the assessments." If she meant "we" the city, she is obviously wrong. If she meant "we" the Council, she is technically correct, but by adopting the TIF, it froze the school district's taxes at a low level for potentially 26 years.

In the same recording, Economic Development Manager Neuendorf claims to have only the vaguest understanding of the assessment and tax abatement issue. You can read a transcript of the last few minutes of the working session here, starting at page six.

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The assessed valuation of property and taxes payable when a TIF district is declared matter, a lot. By waiting to put the declaration of the TIF district on the Council agenda until just after the assessed valuations and taxes went way down, the incremental TIF revenues to the HRA and the developer went way up for the 25-6 year duration of the TIF.

As a consequence of the city's stipulated settlement of the tax petitions, the owners of Pentagon Park received a property tax refund of \$4,987,371.90 (for taxes payable in 2011, 2012, and 2013) on the 12 parcels that were the subject of the protests. The school board recently received a bill for about \$1,200,000 for its share of the abatement, for both NTC and RMV levies. This is already far worse than the zero impact predicted by the TIF plan.

But on top of that, the greatly diminished NTC school taxes will remain frozen and result in substantially less tax revenue to the school district for a generation, wholly apart from any gains not shared in because of the TIF. Millions less. The assessment on which NTC taxes to the school district will actually be paid cannot even rise with general market improvement from the current certified level.

Economic Development Director Neuendorf (who is paid by the city's TIF authority, the HRA, by the way) says that the values at Pentagon Park "plummeted in the Great Recession," which actually happened, of course, a few years earlier. I doubt, however, even then, that any other commercial owner (or any property owner in Edina) saw a diminution in property assessment of 70%. This was like Macy's after Christmas.

The assessed valuation for taxes payable in 2010 was \$53,659,400. The stipulated assessed values in the settlement were \$25,000,000 for taxes payable in 2011, \$19,400,000 for taxes payable in 2012, \$18,200,000 for taxes payable in 2013, and \$16,300,000 for taxes payable in 2014. (Taxes payable in a given year are based on assessments made the prior year.) You can see that the assessments decreased in the later years, even as the time from the Great Recession increased, and real estate values in general were rebounding.

Hillcrest did demolish one of the building in Pentagon Park after it bought the properties, but since the value of many of the buildings was written down to virtually zero, it is hard to tell how much that accounts, if any, for in these assessment decreases, especially the later ones. Seven of the buildings have an assessed valuation (apart from the land) of \$1,000; three of them have been improved and are being actively leased.

Mr. Neuendorf observed that Pentagon Park was in foreclosure, and apparently the city assessor took that into considerable account.

The sale of Pentagon Park was a fire sale, though. This is true of any sale out of foreclosure. The sale prices do not reflect the real value of properties being sold by financial institutions that are in the lending business, not the real estate business, and which are just interested in recovering the amount of their bad loans. As a regulatory matter, the bad loan on the books is worse than the potential upside in holding foreclosed property, especially if money has to be invested to hold the property or improve it to achieve any gain. Banks are "motivated sellers" as they say in the biz. They won't throw more money after a bad loan.

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The Pentagon Park TIF district is the inverse of a gift that keeps on giving. It's the buzzard that keeps on eating. Economic Development Director Neuendorf likes TIFs because, "we can use private money for public infrastructure." But that is manifestly untrue. TIF-captured taxes are still taxes, diverted to a TIF authority (like the HRA in Edina) and disbursed to provide benefits for a private entity. TIFs are the opposite of what Neuendorf says. Using the TIF plan's own figures, the school district will lose out on some \$36 million of tax revenue during the life of the TIF district: dollars that other taxpayers are going to have to pick up. The same is true for money that would have gone directly into the city's coffers, rather than the HRA; other taxpayers will have to shoulder this load. The county will lose its share, too. But because of the substantial assessment markdown, the loss to the school district will undoubtedly be greater than the \$36 million prognosticated.

Compare that \$36 million with the \$50 million that consultant Ruff is quoted as coming from the TIF in the Sun Current article quoted at the beginning of this story. If those figures are accurate, and they both come from city sources, most of the TIF financing is coming from school district levies.

Moreover, many of you know that the Edina School District will have a levy referendum in May to raise some \$125 million dollars for repair and capital improvements to school facilities, to permit, among other things, the hot water to reach the third floor restrooms at Southview Middle School. Guess where the additional NTC mill levy on Pentagon Park will go? It'll go to feed the buzzard, of course. *And that loss will be on top of the losses described in the prior paragraph.*

Taxes that residents voted for specifically in a levy referendum intended for the school district won't go there.

A baby born today in Edina will go through the Edina public schools, go to college, and earn a master's degree before the buzzard quits feeding. How do you like them apples?

Edina has five TIF districts, including Pentagon Park. It is contemplating a sixth for the development of the former Grandview public works site. The consequences for the school district are potentially even greater for a TIF at Grandview, for reasons that will be discussed in a future story here. There probably isn't anything that can be done about Pentagon Park, but we can certainly use it as a cautionary tale for Grandview.

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Here's a coda for those of you who aren't Edina residents and have stuck with this story. The one-two punch of reducing assessed valuation followed by the declaration of a TIF district is hardly limited to the circumstances here in Edina last year. TIFs are a disaster for public school districts. I'll have more on that later.

*Richard C. Johnson  
5700 Tucker Lane  
Edina, MN 55436*

March 28, 2015

Jim Hovland  
Mayor – City of Edina  
4801 West 50<sup>th</sup> Street  
Edina, MN 55424

To Members of the Edina City Council:

After reading the article in the March 19<sup>th</sup> issue of the Edina Sun Current relating to the proposed use of the former public works property, I timely submitted to the Current the enclosed “Letter to the Editor.” When my letter was not published in the Current’s March 26<sup>th</sup> issue, I called the Current’s Community Editor and left a message with him about the “oversight.” So far, I have not received a response, but assuming that the Council looks forward to hearing yet another voice relating to the subject use, I thought it was incumbent on me to provide it.

Sincerely,



Dick Johnson, a “trusted” Trustee  
and then a member of the Council in  
the “olden days”, i.e., the bygone era.

## **Letter to the Editor, Sun Current, March, 2015**

It is time for the Edina City Council to press the reset button, and, without consultants, develop a new and fresh vision for the use of the former public works property. It is important that that vision consider the impact of traffic which would result by the proposed use. According to the Sun Current the three mixed-use development proposals would include retail shops, restaurant space, housing (presumably in highly-built buildings), and commercial and office spaces. Those uses would generate a significant increase in the traffic using the adjacent streets, Eden Avenue and Brookside Avenue. Accordingly, I pose this query: How many more cars can those two-lane streets accommodate without causing rush hour traffic jams?

Another aspect of that vision should include: What is the best use of the property for those who live here? Do we really need more buildings for business-related purposes – and housing is business-related, when we already have abundant, similar businesses throughout Edina? I also pose this question: What's wrong with a low density use of the property for a park? There are many other needed low density uses, including a building for the Edina Historical Society. Presently, the administration along with the historical materials are crammed in an old house the Arneson's gifted to Edina many moons ago.

Richard C. Johnson

## Heather Branigin

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**From:** Monica Holman <monicacathryn@msn.com>  
**Sent:** Tuesday, March 31, 2015 3:26 PM  
**To:** Edina Mail  
**Subject:** Grandview

I agree with the comments I read regarding using the Grandview space for public uses such as a community center. I also want to know, why is there no green space to speak of in these plans? The last thing Edina needs is more retail and restaurant space. Most of us in edina are trying hard to raise families on a budget, and we need more opportunities to build community and recreate with our families. Most of our parks are great but there is an obvious lack of affordable activities that most community centers provide. We do not need more places to go shopping and drink wine. Please consider revising these plans with the values of our families in mind.

Monica Holman

Sent from my Verizon Wireless 4G LTE smartphone



DEPARTMENT OF VETERANS AFFAIRS  
Minneapolis VA Health Care System  
One Veterans Drive  
Minneapolis, MN 55417



March 13, 2015

Mr. Scott Neal  
4801 W. 50th St.  
Edina, MN 55424

Dear Mr. Neal,

This letter is to recognize and express our "thank you" to the employees at the Braemar Golf Facility for their willingness to help our military Veterans from the Polytrauma Rehabilitation program at the Minneapolis VA Hospital.

Each winter and summer the golf professionals from various twin city golf courses volunteer their time to instruct our Veterans in the game of golf. This program is an "adaptive golf program." It has been thoroughly enjoyed by all our Veteran who have participated since the program began in 2011.

This year we found ourselves without a facility to finish our 5 week curriculum. We contacted your staff at Braemar, and thru the generosity of Mr. Joe Abood we were able to complete our winter program. This donation of range time and golf balls was appreciated by the Veterans, VA staff, VA volunteer, and PGA Professionals.

In addition, we would like to extend our gratitude to Mr. Joe Greupner for his help in assisting us with our weekly needs and reserving necessary space. We would also like to thank Mr. Alex Holderson for being on point weekly to help us set up our equipment and moving our veterans in and out of the Braemar Dome facility.

Your Braemar Staff were instrumental in making our weekly visits for this program a fun, educational, and experiential experience, as they all look forward to the ongoing learning.

Respectfully,

A handwritten signature in cursive script that reads "Kristin Powell".

Kristin Powell, CTRS  
Polytrauma TBI Outpatient Recreation Therapist  
Minneapolis VA Hospital

Cc: Mr. Joe Abood General Manage, Mr. Joe Greupner PGA Club Professional, and Mr. Alex Holderson Braemar Golf Dome

## Heather Branigin

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**From:** Erik Scheurle <gma343@gmail.com>  
**Sent:** Wednesday, April 01, 2015 4:23 PM  
**To:** Edina Mail  
**Subject:** 66 West

Dear Mayor Hovland,

Thank you for your past support of 66 West. I understand that the city council is considering a capital contribution to help make this apartment building a reality, to get 39 youth on track to transform their lives. \$500,000 from the City of Edina would be a powerful statement, and act as leverage to help Beacon secure the other funding necessary to build and provide services at 66 West. I certainly hope you will support this investment in our future. Thank you,

--

Erik Scheurle  
, member of the Housing Task Force at Edina Community Lutheran Church  
[gma343@gmail.com](mailto:gma343@gmail.com)

## Heather Branigin

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**From:** David Frenkel <frenkel@att.net>  
**Sent:** Wednesday, April 01, 2015 9:31 PM  
**To:** Mary Brindle; James Hovland; Kevin Staunton; Robert Stewart; swensonann1@gmail.com  
**Cc:** Scott H. Neal  
**Subject:** Total Wine accuses city-owned competitors of antitrust conspiracy

### Clare Kennedy

*Minneapolis / St. Paul Business Journal*

Total Wine & More, the big-box liquor retailer that battled its way into the Twin Cities last year, says its city-owned competitors are breaking state and federal antitrust laws by coordinating prices to squeeze the company.

The Potomac, Md.-based chain sent a cease-and-desist letter in late February to nine cities with municipal liquor stores: Apple Valley, Brooklyn Center, Eden Prairie, Edina, Lakeville, Richfield, Rogers, Savage and St. Anthony.

The city attorney for Edina and Lakeville, Roger Knutson, said his two clients sent a response denying the allegations.

[Total Wine accuses city-owned competitors of antitrust conspiracy - Minneapolis / St. Paul Business Journal](#)

### [Total Wine accuses city-owned competitors of antitrust conspiracy - Minneapolis / St. Paul Business ...](#)

Total Wine & More, the big-box liquor retailer that battled its way into the Twin Cities last year, says its city-owned competitors are breaking state and federal antitrust laws by coordinating prices to squeeze the company.

[View on m.bizjournals.com](#)

Preview by Yahoo

David Frenkel  
612-237-1966

## Heather Branigin

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**From:** Jackie Sullivan <sullivan6832@comcast.net>  
**Sent:** Thursday, April 02, 2015 2:53 PM  
**To:** Edina Mail; Mary Brindle; Kevin Staunton; Robert Stewart; swensonann1@gmail.com  
**Subject:** 66 West - 39 apartments for youth 18-22 experiencing homelessness

Dear Mayor and City Council Members,

I write this letter in support of the City of Edina making a significant contribution toward the capital costs of 66 West, the affordable housing project being developed by Beacon Interfaith Housing Collaborative. A capital contribution of \$500,000 will leverage other public funding needed to build this housing. Beacon will apply to the Minnesota Housing Finance Agency in June. A capital contribution by the City of Edina will enhance Beacon's application for the limited state capital funds administered by the Minnesota Housing Finance Agency.

City staff have recommended using Tax Increment Financing as the vehicle for providing the \$500,000 capital contribution for 66 West. The City Council Work Session on April 7<sup>th</sup> will consider this funding structure, and an early decision will benefit Beacon's MFHA application.

I am grateful to the City Council for approving the zoning and land use issues allowing the development to move forward. Now, I ask for your continued support as the plan to raise capital is formulated, allowing the project to actually be built and serve young adults experiencing homelessness in Edina and surrounding suburbs.

I have been a resident of Edina for 27 years, and I am an active member of St. Stephen's Church at Wooddale and 50<sup>th</sup> Street. I understand the need for affordable housing in Edina, and trust that we will take actions to help all of the youth of our community have an opportunity to thrive.

Many thanks for your consideration!

Jackie Sullivan  
6832 Gleason Road, Edina

## Heather Branigin

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**From:** Stephanie K. Mullaney <stephaniemullaney@comcast.net>  
**Sent:** Monday, April 06, 2015 3:57 PM  
**To:** Edina Mail  
**Subject:** Edina City Council  
**Attachments:** city-council-letter-CBG-PG.docx

April 1, 2015

To the Members of Edina City Council,

The current Grandview development scenarios commercialize the public's land and ignore the input of the majority of Edina residents. As chairs of Citizens for a Better Grandview and Public Grandview, we therefore respectfully request the following:

1. Stop/pause the work with Frauenshuh
2. Begin a needs assessment for a true community center, based on community input/needs and the use of data gathered in surveys sponsored by the City
3. Implement a feasibility and cost study regarding a community center

This document outlines the reasons that we request the Council to pause the current development with Frauenshuh:

- I. A Flawed Process
- II. Lack of use of Public Input
- III. Undefined Terminology
- IV. Community Center Concepts
- V. Livable city concepts
- VI. Accountability of the City Council

The Grandview process has been fraught with controversy since its inception. This is due to the fact that citizens see public land as a shared and precious resource. The privatization of the former public works site will reflect poorly on both the city council and the developer(s) now and into the future. This issue will not be forgotten by residents.

We would like the opportunity to meet with representatives of the Council prior to the April 22 meeting. Please contact Stephanie Mullaney at [stephaniemullaney@comcast.net](mailto:stephaniemullaney@comcast.net) or 952-925-1569 to set up a meeting.

Thank you.

Respectfully,

Kim Montgomery  
Chair, Citizens for a Better Grandview

Stephanie Mullaney  
Chair, Public Grandview

Attachments: Consolidation of Findings – Process Shortfalls  
Consolidation of Findings – Public Input

## I. A FLAWED PROCESS

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- The Grandview development process has been slanted toward private development from the start; none of the city's data supports this process.
- The Grandview Guide Plan process resulted in vaguely worded Seven Guiding Principles; the original intent of these principles have been misapplied and misinterpreted.
- A true Small Area Plan was never developed. The City accepted a Metropolitan Council Livable Cities grant for \$100,000 and did not fulfill the application goals or develop a Small Area Plan.
- The Grandview District Development Framework (Framework) is consistently referenced, but has not been followed:
  - No process to define a community building
  - Neighborhood center concept redefined to neighborhood commercial center
  - No transit/transportation plan
  - Not walk-able/bike-able or connected
  - Not within Comprehensive Plan Guidelines for height and density
- The City has consistently ignored or misinterpreted its own Grandview data. The three development scenarios bear no resemblance to what a majority of residents want for the area.
- Attached is a document *Consolidation of Findings – Grandview Process and Shortfalls* created by Public Grandview that outlines some of the inconsistencies and lack of fulfillment of the Comprehensive Plan, the Guide Plan Process and the Grandview District Development Framework.

## II. RESIDENT INPUT

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Resident input is being ignored, suppressed and misrepresented by the City. The City has ignored the data from the Grandview Residents Survey, Community Needs Assessment, over 100 letters to the Council, public comments on Speak Up, Edina! and input from the December 4 and March 11 meetings.

### **December 4 Meeting**

The first "Exploration Session" held December 4 has already been discussed at a Council meeting. To summarize, it was a poorly run meeting, with tedious activities for the attendees and resulted in little dialogue between the facilitators and the public.

The Confluence meeting report reflects that a majority of attendees want a community center with functions ranging from exercise and fitness to arts and culture, with a prominent green space. From the March 11 scenario results, this input was ignored.

### **March 11 Meeting**

- No voting option was presented to attendees (beyond going home) if they did not like any of the scenarios presented. This constitutes a lack of true feedback and unreliable data. In addition, station representatives did not appear to take notes.
- The City has presented no data from green dot voting or the yellow feedback forms.
- The green dot data collected by Citizens for a Better Grandview reflects the majority of attendees did not like ANY of the options. This information is not reflected in any communication from the City. The green dot data was submitted to the city clerk for public record on March 13, 2015.
- Contrary to the meeting report from the city manager, there was little chance to ask questions during the presentation. People raising their hands were told to hold their questions for representatives at the stations. The developer's representatives did not welcome resident's questions.
- By putting off questions until the small groups, attendees could not benefit from hearing other resident's perspectives and questions and there was no accountability for the answers given.

Please see attached *Consolidation of Findings – Public Input* that summarizes community input through February 2015.

## III. UNDEFINED TERMINOLOGY

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The following terms have been published and used by City representatives without clear definitions of what the terms mean.

**Mixed Use** – people use this term in different ways. One resident used “mixed use” to refer to a community center that contains recreation, arts and culture functions.

**Public space**

**Private space**

**Civic space**

**Leverage**

## IV. COMMUNITY CENTER CONCEPT

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The City has taken public input about a community center and made it appear as if there is no agreement on what a community center would contain.

Creating four different scenarios of a community center – a recreation center, arts and culture center, performing arts center OR a multi-purpose space results in a competitive mentality.

The most oft mentioned uses, (recreation/fitness, arts and culture, a multi-generational community center) cited in the City's recent presentations are compatible and could fit together on the site if the city allows the site to stay public for a public use.

Edina is far behind its neighboring suburbs; the preliminary Parks and Recreation Strategic Master Plan shows Edina in the bottom tier both regionally and nationally for community and recreation centers.

## VII. THE CONCEPT OF A LIVABLE CITY

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The Frauenshuh-led development process has resulted in no development scenario that is community-friendly or that respects the public realm.

The livable city concept is being used in many cities and countries to build healthy, connected communities. Members of the Steering Committee understood the importance of a livable community when they approved the Framework:

*For GrandView, the public works site provides a unique and singular opportunity to create a major new public realm amenity that will add interest to the area of all stakeholders, value to real estate, and provide a signature gathering place in the heart of the District.*

A forward-thinking Edina would take into account a vision of Edina as a people-centered community, not just a commercial center. Charles Montgomery says:

*The city... "should enable us to build and strengthen the bonds between friends, families and strangers that give life meaning, bonds that represent the city's greatest achievement and opportunity."*

That is a livable city. That is what the majority of Edina residents want.

*Only a city that respects human beings can expect citizens to respect the city in return.*

Enrique Penalosa

*It is the citizenry's right to a healthy life-giving public realm that has trumped anyone's right to kill it.*

Charles Montgomery

*Sprawl repair... links streets to surrounding networks, making walking easier and extending tendrils of easier living, good health, sociability and connectivity. It offers truly public space—that is owned and controlled by the local municipality, not the mall owner or developer.*

Galina Tachieva

Livable city experts:

- Enrique Penalosa – Innovative Former Mayor of Bogota who transformed his city.
- Galina Tachieva – Author of *Sprawl Repair Manual*.
- Charles Montgomery – Author of *Happy City*

## VI. ACCOUNTABILITY

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A lack of data-based decision making has pervaded the Grandview process. As a result, the City

has put itself in a position of defending a process with statements that are unsupported by facts, unaware of its own history and lack of fulfillment of its documented goals.

It appears from the beginning that the intent was to involve a commercial developer. The process never allowed for discussion of 100% public use on the former public works site.

The following is a short list of the lack of adherence to plans. A more detailed list is available upon request.

- LCDA grant: The City spent \$100K of taxpayer money on a process and document that achieved none of the six goals in the grant application and did not achieve the overall goal of creating a Small Area Plan.
- Grandview District Development Framework (Framework): Year one implementation plans: Three years after Framework approval, the only implementation step accomplished is the approval by the Council April 2012.
- The three development scenarios bear no resemblance to the Framework vision of a community building with an outdoor plaza and some housing elements. The neighborhood center envisioned by the Framework becomes a commercial center with some "civic" space.

The City has misrepresented data to support its predetermined end for this process. The following is a short list of misrepresentations. A more detailed list is available upon request.

- **Sun Current article – March 2015**  
*This week in an email, Neuendorf said that a 100 percent publicly-owned option was considered by a subcommittee of a 50-member Community Advisory Team, but the majority of that group did not accept the all-public option.*

This statement is false. Members of Citizens for a Better Grandview were at every CAT II meeting. The question was never brought to a vote. In fact, the input that was brought forward from the May 10, 2011 Community Conversation suggesting public uses was never discussed.

- **Scott Neal in his Friday Report – March 20, 2015**

#### **Grandview Site Planning**

*The 2nd of three large public sessions to discuss the future uses of the City-owned parcel was completed Wednesday, March 11. Approximately 100 people participated. The "Discovery Session" was formatted to provide ample opportunity for public input. Consultants summarized the ideas gathered to-date and showed illustrations of how mixed-uses might be configured on the site. Many audience questions were answered*

*during the presentation. The second half of the session included nine different stations staffed by members of the design team. Participants were able to ask questions, provide comments and ideas and express concerns directly to the design team...*

This is not an accurate reflection of what happened at the meeting. Mr. Neal was not at the meeting. The developer's representatives did not welcome questions during the presentation. By delaying questions to station discussions, there is no data or accountability for the answers.

▪ **Several Errors with Website Communications**

The following errors could have affected the ability for residents to add input and/or misrepresented the process.

- Location of March 11 meeting was reported in 3 different places
- Website was not updated in time for postcard drop.
- Once updated, the link to Speak Up, Edina! did not work.
- Pictures of three development scenarios were not correct aspect ratio, making the tower on the North Civic Tower scenario appear about a third of the height that it is.

## Heather Branigin

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**From:** Dornfeld, Joanna (GOV) <Joanna.Dornfeld@state.mn.us>  
**Sent:** Monday, April 06, 2015 8:40 PM  
**To:** James Hovland  
**Cc:** Weber, Emily M (GOV)  
**Subject:** Transportation Bill Comparison  
**Attachments:** 2015\_03\_23\_GOP Transportation Plan GMD compare for Jim Hovland.docx

Mayor Hovland,

My colleague, Emily Weber, said you were looking for information comparing the GOP vs. the Senate/Governor's transportation plans. Attached is a chart that provides some of the distinctions. I admit it is still very much in draft form as I am waiting on language from the GOP that will be released tomorrow, but I am not certain how quickly I will be able to update it so I wanted to send you what I currently have. Please let me know if we can provide any additional assistance. I know Met Council staff would also be more than happy to assist with a draft as well.

Joanna Dornfeld | Assistant Chief of Staff  
Office of Governor Mark Dayton & Lt. Governor Tina Smith  
116 Veterans Service Building  
20 W 12 Street  
Saint Paul, MN 55155  
Office: 651-201-3423 | Cell: 651-343-8216 | Fax: 651-797-1873

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GOP Transportation Plan		Comparison to Governor/Senate Plan	
Funding Source	How Funds are Allocated Over 10 Years	Governor	Senate
<b>Road and Bridge</b> <ul style="list-style-type: none"> <li>Dedication motor vehicle parts sales tax - <b>\$2.6 B</b></li> <li>Trunk Highway Bonds - <b>\$1.3 B</b></li> <li>Pay for existing MnDOT/DPS costs with General Fund rather than Trunk Highway fund - <b>\$588 M</b></li> <li>One-time General Fund - <b>\$150 M</b></li> </ul>	\$3.4 billion for Trunk Highway System	<ul style="list-style-type: none"> <li>63% of Governor plan</li> </ul>	<b>SAME AS GOVERNOR</b> <b>Gross Receipts Tax:</b> 6.5%, \$2.50 floor <b>FY16: \$352 M; FY17: \$463 M</b> <b>Registration Fees:</b> 1.25% to 1.5%, plus base fee increase by \$10 <b>FY16: \$73.5 M; FY17: \$107 M</b>
	\$822 million for County State Aid Highways	<ul style="list-style-type: none"> <li>52% of Governor plan</li> </ul>	
	\$255 million for Municipal State Aid Streets	<ul style="list-style-type: none"> <li>52% of Governor plan</li> </ul>	
	\$128 million for counties, cities and townships	<ul style="list-style-type: none"> <li>52% of Governor plan</li> </ul>	
<b>Small Cities Road and Bridge</b> <ul style="list-style-type: none"> <li>Dedicate 9.2% GF Tax on Rental Vehicles - <b>\$231 million</b></li> <li>One-time General Fund - <b>\$50 million</b></li> </ul>	\$281 million for <b>small cities</b> with populations less than 5,000	<p>Governor is committed to working with the Legislature to secure funding for small cities and tribal governments.</p>	<p>\$XX surcharge on vehicle registration fee; \$10 surcharge on vehicle registration renewal filing fee; dedicates \$3.50 of existing \$10 other vehicle transaction filing fee; and directs \$3 vehicle transfer fee</p> <p><b>FY16-17: at least \$52 M, plus \$XX surcharge on vehicle registration fee</b></p> <p>Establishes two special revenue accounts for city streets and bridges</p> <ul style="list-style-type: none"> <li>Small city streets and bridges account (cities under 5,000)</li> <li>Larger city streets and bridges account</li> </ul>
<b>Five Suburban Counties Road and Bridge</b> <ul style="list-style-type: none"> <li>Dedicate 50% Motor Vehicle Leased Sales Tax - <b>\$125 million</b></li> <li>One-time General Fund - <b>\$14 million</b></li> </ul>	\$140 million for <b>five suburban counties</b> for county roads	The 5 suburban counties receive nearly \$20 million per year under the Governor's proposal.	<p>The 5 suburban counties receive nearly \$20 million per year under the Governor/Senate proposal. Plus the entire Motor Vehicle Leased Sales tax is dedicated for 7 metro counties according to population except Hennepin County based on 25% of population and Ramsey County based on 50% of population</p> <ul style="list-style-type: none"> <li><b>FY16: \$51 M; FY17: \$53 M</b></li> </ul>
<b>Greater Minnesota Transit</b>	\$140 million for <b>Greater</b>	\$120 million for Greater Minnesota	\$XX million

<ul style="list-style-type: none"> <li>• Dedicate 50% Motor Vehicle Leased Sales Tax - <b>\$125 million</b></li> <li>• One-time General Fund - <b>\$14 million</b></li> </ul>	<p><b>Minnesota transit</b></p>	<p>Transit will serve 90% of the projected need by 2025 and will fund 500,000 additional hours of service annually.</p>	<p>Sen. Dibble will be amending this portion of his bill when he hears it in his committee in the next few weeks.</p>
<p><b>City and County Roads and Bridges</b></p> <ul style="list-style-type: none"> <li>• GO Bonding - <b>\$1.05 B</b></li> </ul>	<p>\$1.05 B available <b>for local city, county and township roads and bridges</b> beginning in FY2017. Anticipates \$250 M in FY17 and \$100 M per year thereafter in GO bonding for transportation.</p>		
<p><b>Metro Transit</b></p> <ul style="list-style-type: none"> <li>• 6.5% GF Tax Associated with vehicle rental to - <b>\$163 M</b></li> <li>• Proposes a \$723 M general fund cut to Met Council over 10 years</li> <li>• Shifts \$30 M plus annually from CTIB transitway capital development to existing transitway operations</li> </ul>	<p>\$163 M for Metropolitan Transit Capital (it is unclear what these funds are for until we see bill language) -\$723 M GF reduction over 10 years \$350 M CTIB capital funds shifted to existing operations</p>	<p>½ cent 7-county metro area sales tax to the Met Council</p> <ul style="list-style-type: none"> <li>• <b>\$280 M per year</b></li> </ul> <p>GOP Proposal will cause:</p> <ul style="list-style-type: none"> <li>• Short term cuts existing bus service and dial-a-ride services, approximately 15% reduction of service by 2018</li> <li>• Met Council will be unable to fund state share for 20 new transitways.</li> <li>• Long term continued cuts to regular route bus service and extending cuts to Metro Mobility.</li> </ul>	<p>¾ cent metro area sales tax in five counties (excludes Scott and Carver)</p> <ul style="list-style-type: none"> <li>• <b>FY16: \$233 M; FY17 \$366 M</b></li> <li>• 5% to CTIB for grants to counties for capital and operating costs for transit improvements</li> <li>• 95% to Met Council for transitway development and expanding bus service; 1/8 of Met Council's funds to counties for roads with a nexus to transit;</li> <li>• 10% to total 1 cent sales tax revenue for bike/ped</li> </ul> <p>Repeals statutory requirement that the state pays 50% of operating costs of light rail transit.</p>

**\*\*This does not include the \$628 M from MnDOT's unreserved fund balance or additional federal funds.**

## Heather Branigin

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**From:** Stephanie K. Mullaney <stephaniemullaney@comcast.net>  
**Sent:** Tuesday, April 07, 2015 9:29 AM  
**To:** Edina Mail  
**Subject:** Addition to correspondence yesterday  
**Attachments:** Consolidation-of-findings-public-input.pdf; Consolidation-of-findings-process-shortfalls.pdf

I sent an email/letter to the city council general email yesterday and mistakenly forgot to add the attachments.

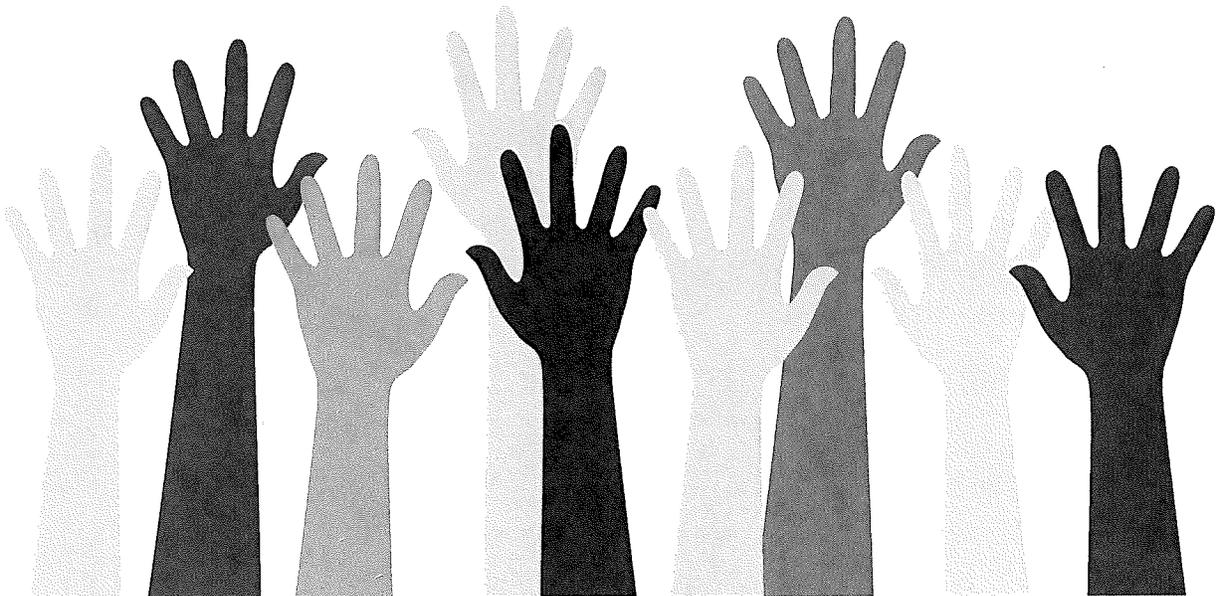
Please add the attached documents to my submission from yesterday.

Sorry for the inconvenience.

Thank you.

Stephanie Mullaney  
Chair, Public Grandview

# PUBLIC GRANDVIEW



CONSOLIDATION OF FINDINGS

PUBLIC INPUT

# PUBLIC INPUT

## ➡ LETTERS TO THE CITY COUNCIL IN 2014

<b>Letters sent:</b>	<b>71</b>	
Included statement in favor of a community center:	48	68%
Opposed to partnering with a private developer:	38	54%
Included statement in favor of open, public process or concern about community input being ignored:	16	23 %
Included statement opposed to community center/public use:	4	6%

See bibliography page for city documents containing letters:  
<http://www.publicgrandview.com/resources/bibliography-documents/>

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## ➡ CITIZENS FOR A BETTER GRANDVIEW (CBG) ENDORSEMENTS

Data as of May 18, 2014.  
Endorsements were attached in a letter to the City Council from CBG chair.

Number of CBG endorsers:	123
Number of endorsers that are NOT represented by letters, above:	41

<http://abettergrandview.weebly.com/>  
See bibliography page for city documents containing letter:  
<http://www.publicgrandview.com/resources/bibliography-documents/>

### CONCLUSION from the above two data sources

The City was provided with letters or data from/about 114 unique citizens regarding Grandview development. Only 4 of them were a private/public or private development.

## ➔ SPEAK UP, EDINA!

Data as of February 13, 2015

The following data includes posts to the discussions *Ideas for Reuse* and *Public Elements*. The data only includes posts that contain an opinion about Grandview, not simply statements or requests for information.

### Ideas for Reuse

<http://speakupedina.org/discussions/redevelopment-of-the-former-public-works-site-exploratory-phase/topics/ideas-for-reuse>

<b>Number of posts:</b>	<b>25</b>	
Number endorsing community center:	9	36%
Number endorsing retaining public land:	11	44%
Number concerned about traffic / transportation	6	24%
Number for mixed use:	3 (2)	12% (8%) *
Number against community center:	2	8%

\* Public Grandview spoke with one author, and she stated the only reason she brought up mixed use is because she thought that there was no way we were going to get a community center. She is currently a supporter of Public Grandview, and a previous supporter of Citizens for a Better Grandview, in favor of a community center.

### Public Elements

<http://speakupedina.org/discussions/redevelopment-of-the-former-public-works-site-exploratory-phase/topics/public-elements>

<b>Number of posts:</b>	<b>19</b>	
Number endorsing community center:	14	74%
Number endorsing retaining public land:	4	21%
Number concerned about traffic / transportation	3	16%
Number for mixed use:	1	5%

The *Funding* and *Post Other Ideas Here!* did not contain enough opinion information about what residents want to see done with the Grandview property.

## ➡ DATA FROM DECEMBER 4 PUBLIC MEETING

Exploration Session for Edina residents

<http://bit.ly/1zy9VMD>

Attendance: 130

Word cloud generated for opportunities:



<b>Total number of responses:</b>	<b>422</b>	
Number of responses that were congruent with <b>public use</b> (words such as Performing Arts, Art Gallery, Fitness, Green Space)	249	59%
Number of responses that named items such as community center, a public gathering space, park or that are congruent with a <b>multi-purpose community center</b>	195	46%
Number of responses that included <b>private use or housing</b> (non likely uses such as zoo, gun range, lake, factory)	36	1%
Number of responses that included <b>housing</b> (includes affordable housing, senior housing)	7	2%
Number of responses asking for <b>retail or restaurant</b>	6	1%

**Areas of interest** – these were included in the above numbers but stand out with respect to the audience’s concern / preferences:

Transportation/Parking: 21    Outdoor element: 13    Green / Architectural concerns: 16



➔ SURVEYS SPONSORED BY CITY OF EDINA

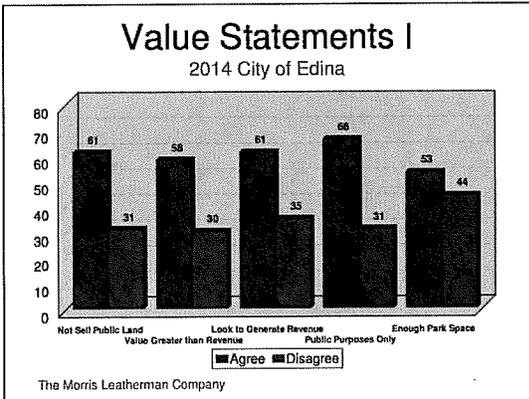
**Community Grandview Resident Survey**

February 2014

<http://bit.ly/1FODaSi>

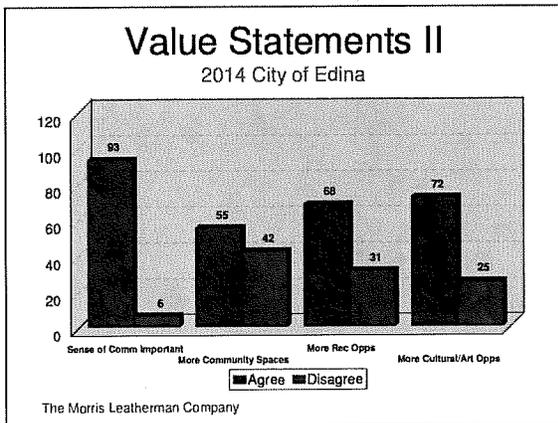
May 2014 (final)

<http://bit.ly/1JmRhB7>



Do not sell public land: 61%

Public purposes only: 66%

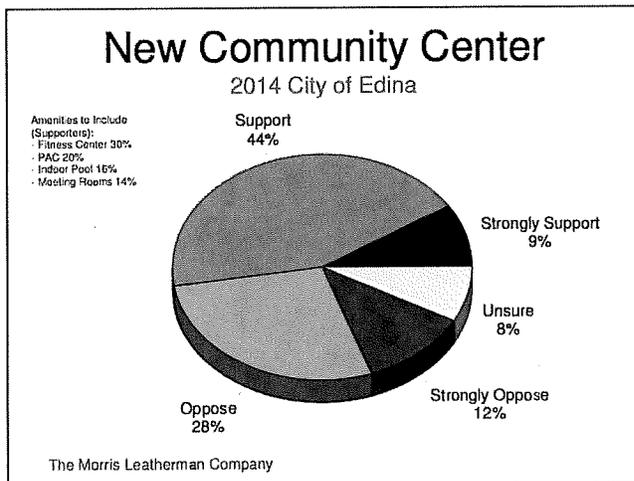


Sense of community important: 93%

More community spaces: 55%

More rec opportunities: 68%

More cultural/art opportunities: 72%



Support: 44%

Strongly support: 9%

Oppose: 28%

Strongly oppose: 12%

When this data was summarized in the final report (May 2014), it used only the strongly support/oppose figures, which shows a slight preference to oppose.

# Comprehensive Community Needs Assessment

October 2014

<http://bit.ly/17yG27r>

## Potential Indoor Program spaces Respondent Households Would Use

Walking and Jogging Track	58%
Exercise facility for adults > 50 years	34%
Aerobics/fitness/dance class space	33%
Weight room / cardiovascular area	33%

## Potential Indoor Programming Spaces that Respondent Households Would Use the Most Often

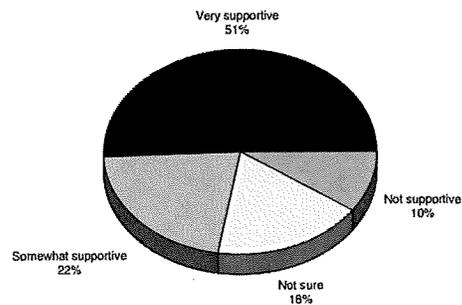
Walking and Jogging Track	47%
Exercise facility for adults > 50 years	27%
Aerobics/fitness/dance class space	20%
Weight room / cardiovascular area	20%

## Respondent Household Level of Support for an Indoor Community Space with the Programs they Would Use the Most Often Being Developed on Part of the Vacant Land Near Highway 100 and Vernon Avenue

Very supportive of an indoor community space	51%
Somewhat supportive	22%
Not sure	18%
Not supportive	10%

**Q15. Respondent Household Level of Support for an Indoor Community Space with the Programs they Would Use the Most Often Being Developed on Part of the Vacant Land Near Highway 100 and Vernon Avenue**

by percentage of respondents (excluding not provided)



Source: Leisure Vision/ETC Institute for the City of Edina (October 2014)

## Bibliography and Notes

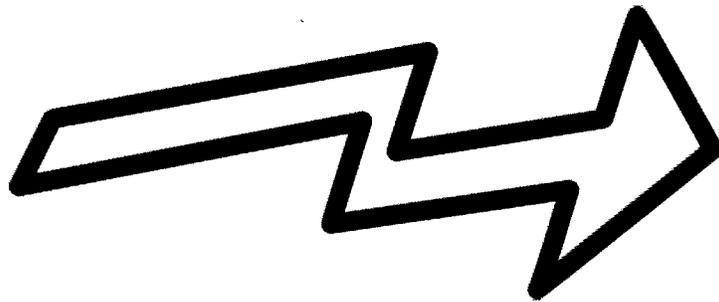
Speak Up, Edina	<a href="http://www.speakupedina.org">http://www.speakupedina.org</a>
Report from December 4 Public Meeting	<a href="http://bit.ly/1zy9VMD">http://bit.ly/1zy9VMD</a>
Report from January 15 EHS Meeting	<a href="http://bit.ly/1MMk7Kj">http://bit.ly/1MMk7Kj</a>
Community Grandview Resident Survey, February 2014	<a href="http://bit.ly/1FODaSi">http://bit.ly/1FODaSi</a>
Community Grandview Resident Survey, May 2014 (final)	<a href="http://bit.ly/1JmRhB7">http://bit.ly/1JmRhB7</a>
Comprehensive Community Needs Assessment, October 2014	<a href="http://bit.ly/1Agd2eA">http://bit.ly/1Agd2eA</a>

Note: The majority of data and resources are from January 2014 to approximately February 20, 2015. Documentation prior to 2014 can be found on the [CitizensforaBetterGrandview.weebly.com](http://CitizensforaBetterGrandview.weebly.com) or the City of Edina's website.

Links to all documents can be found on the bibliography page on <http://www.publicgrandview.com/resources/bibliography-documents/>

*Please note that the numbers supplied in this document in the SpeakUpEdina.org section and the Public Meeting section have been analyzed with diligence and a best effort for accuracy. However, there may be minor errors due to fact that all the information had to be gathered and analyzed manually.*

# **PUBLIC** GRANDVIEW



CONSOLIDATION OF FINDINGS

GRANDVIEW PROCESS &  
SHORTFALLS

# ABOUT THIS DOCUMENT

There are hundreds of documents in the public realm about the Grandview development process. This document tries to distill the information into a workable size, examining major documents such as the Grandview District Development Framework (also referred to as the Framework), but also including smaller City correspondence and events.

---

The following issues are outlined in this document:

1. There was never a Small Area Plan put forth. In spite of its consideration in early and documented discussions, a Small Area Plan was never presented as an option for determining redevelopment.
  2. Most of the implementation steps in the Grandview District Development Framework document have not been completed.
  3. The City moved forward with a private developer despite input from the advisory team and similar public input recommending partnering with an independent consultant as opposed to a private developer. A 6-2 majority of the Citizen Advisory Team (CAT) members recommended using an independent consultant.
- 

In general, the Grandview development process appears to be fraught with a lack of follow through. The process also seems to be following an agenda separate from the Framework and its principle of "community-led" process.

The City has many instances of public data (see <http://bit.ly/1AE29zU>) that reveal that the majority of Edina residents would like the site to remain publicly owned and used principally for a public purpose. The majority supports building a multi-purpose, multi-generational community center.

# CONDENSED TIMELINE OF GRANDVIEW REDEVELOPMENT PROCESS

- 2007 City attempts to do land swap with Opus. This process failed.
- 2008 February 27: Planning Commission meeting: Members Staunton, Fisher and Schroeder, who would later call for and lead the Grandview small area plan process, called for residential mixed use on the site. (Source: video of meeting)
- 2009 Edina's current Comprehensive Plan identifies Grandview as a "Potential Area of Change in the City." The plan was adopted in September 2009.
- 2009 Council approves a process to engage the community in planning of the future of the Public Works site – Community Advisory Team (CAT). This was CAT I team.
- 2010 December: CAT I presents to city council – Grandview District Small Area Guide Plan Process – Report to Planning Commission and City Council. This resulted in adoption of the Seven Guiding Principles with which to move forward when creating a small area plan. The Small Area Guide Plan Process also outlines requirements of the Small Area Plan, including a community needs analysis, and other studies.
- 2010 July – Application for Livable Communities Demonstration Account (LCDA) grant for small area planning process
- 2011 March 1: Proposal for Grandview District Small Area Plan Process. Steering Committee aka CAT II begins work April 2011
- 2012 January 2012 Framework approved by CATII
- 2012 April: Framework adopted by the City Council
- 2013 April – Bill Neuendorf, Economic Development Manager, put in charge of the Grandview development process.
- 2013 June: Cat III was appointed. July: CATIII begins meetings

- 2014 January: Grandview Resident Survey completed
- 2014 Six out of 8 CAT members stated support for partnering with an independent consultant to work with the community on defining the community building. Two out of 8 supported partnering with a developer as proposed by staff.
- 2014 May 20: City council votes to move forward with private developer RFI
- 2014 June: City releases RFI
- 2014 September: City chooses Frauenshuh as partner in a private/public development
- 2014 Community Needs Assessment Survey completed
- 2014 December 4: City holds first general public meeting. Overwhelming response in support for community/civic center
- 2015 January/February: City gathers public feedback under the private/public scenario. A 100% public development is not an option.

# COMPREHENSIVE PLAN 2008

The City's Comprehensive Plan, Parks and Open Space chapter clearly state that it is City policy to study the feasibility of acquiring more land for parks and recreation purposes when such land becomes available and that the City should not sell any park land or open space.

## Questions:

- Why wasn't / isn't the Park board involved in this process of determining the outcome of public land?
- Why were the results of the 2006 park survey not taken into account in the early years of discussion about Grandview?
- Why wasn't a hold put on the land while the Park Board determined the feasibility of constructing an indoor recreational facility?
- Why wasn't the Comprehensive Plan followed?

---

From Page 9-19 of the Comprehensive Plan:

### Policies

1. Do not sell any park and/or open space property currently owned by the City of Edina. An exception to this policy might include a property exchange for land of equal or greater value that is determined to be in the best interest of the community.
2. Study the feasibility of acquiring additional park and open space property within the City limits as it may come available for public ownership.
3. Study the feasibility of acquiring or leasing additional property outside the City limits not greater than a five mile radius of the City limits for athletic field purposes.

---

From Page 9-24 of the Comprehensive Plan:

Residents were also asked to identify their top three choices that they are most willing to fund with additional tax dollars; and the results were:

66% develop walking and biking trails  
42% develop a new indoor recreation center

## COMPREHENSIVE PLAN - continued

Page 9-35 of the Comprehensive Plan:

The results of the 2006 Needs Assessment Survey show that 75 percent of respondents are either very supportive (44 percent) or somewhat supportive (31 percent) of developing a new indoor recreation center in Edina. Results showed that a new indoor recreation center was the second most important new facility of respondents' choice.

### Resources:

2008 Comprehensive Plan

Chapter 9: Pages 9-19, 9-24, 9-35,

<http://bit.ly/1zVlBsN>

Found on City Website [http://edinamn.gov/index.php?section=comprehensive\\_plan](http://edinamn.gov/index.php?section=comprehensive_plan)

# THE SMALL AREA PLAN PROCESS 2010

The Small Area Plan Process was devised in Spring of 2010 and formally approved in November of 2010. This resulted in a Community Advisory Team (CAT) referred to as CAT I.

The Small Area Plan Process **was not a Small Area Plan**. Rather, it created the Seven Guiding Principles that should be used when developing a Small Area Plan – see Recommendation 2, below. A Small Area Plan was never developed.

---

## EXCERPT FROM THE PROCESS DOCUMENT

## PUBLIC GRANDVIEW COMMENTS

Page 28 of the Small Area Plan Process:

**RECOMMENDATION/CONCLUSION**

As it submits this Report, the CAT recommends that:

1. The City Council accept and approve the Report.
2. The City Council adopt the Guiding Principles in this Report as the foundation for development of a small area plan for the GrandView District.
3. The process of developing a small area plan for the GrandView District be led by a community-based advisory team that includes members of the current CAT and Design Team, chosen through an open process similar to that used to form the initial Community Advisory Team.
4. The City retain ownership of all city-owned public property in the GrandView District at least while the planning process continues and potentially beyond depending upon the results of the small area planning process.

As part of the Livable Communities Demonstration Account (LCDA) grant, a Small Area Plan was supposed to be developed, with items listed in the next excerpt to be completed.

## THE SMALL AREA PLAN PROCESS – continued

### EXCERPT FROM THE PROCESS DOCUMENT

### PUBLIC GRANDVIEW COMMENTS

Page 27 of the Small Area Plan Process:

#### **IMPLEMENTATION**

After the CAT made presentations to the Planning Commission and City Council, the City Council expressed interest in receiving a formal report. Before this Report could be completed and approved, the CAT learned about the potential for funding for a future implementation phase of the process. Since the deadline for the grant funding was to expire before this formal Report could be completed and approved by the Council, the City Council authorized staff to apply for a Livable Communities Demonstration Account (LCDA) grant in July. The grant would defray costs associated with the development of a Small Area Plan which would include the following items:

- Market Analysis
- Community Needs Analysis
- Transportation Analysis and Plan
- Redevelopment Phasing Plan
- Public Participation Plan
- Financial Analysis of Redevelopment Plan

If awarded, the grant would likely cover all costs associated with the development of the Small Area Plan, outside of in-kind staff time needed for the process.

No Small Area Plan was ever developed; the document called the Framework has been used as a plan. It could not be called a Small Area Plan because most of the action items listed to the left were not completed at the time and have not been completed to date.

---

Resources

<http://bit.ly/GrandviewGuideProcess>

# THE GRANDVIEW DISTRICT DEVELOPMENT FRAMEWORK

<http://bit.ly/1oMYNpm>

Over \$100,000 was spent on this process. The Framework does not apply only to the former Public Works site, but to the whole Grandview district.

*Questions:*

- *Officials consistently call upon the Framework when the public asks for a community center on the former public works site. They assert that the public **wants** a private / public development on the public works site. Citizen input from 2006 to the present defies that assumption.*
- *Why have most of the Framework implementation steps for less than a year and years 1-5 not been completed, including discussion of a community / civic building?*
- *In the discussion leading up to the council adopting the Framework, the council directed the Park Board to work on defining the community building, the Edina Transportation Committee to work on the transportation elements, and the Planning Commission to work on zoning code changes. None of this happened. A Small Area Plan was never completed.*

## EXCERPTS FROM THE FRAMEWORK

Implementation - Major Recommendations: Page 51

Immediate < 1 year	
1	Development Framework approval
2	Policy for implementation/finance
3	Create Implementation Committee
4.	Implementation Committee should address programming of community / civic building
5	Create sustainability guide from GreenStep
6	TIF District
7A	Design Guidelines
7	Form-based code for mixed use center
8	Green building standards required for district
9	Prepare Phase 1 Master Plan
10	Address Lifecycle and affordable housing

## PUBLIC GRANDVIEW COMMENTS

#1 has been completed.

No other items on this list have been completed.

In addition, items 11-30 for years 1-5 have not been completed. See document page 51 for that list:  
<http://bit.ly/1oMYNpm>

THE GRANDVIEW DISTRICT DEVELOPMENT FRAMEWORK – continued

EXCERPTS FROM THE FRAMEWORK

PUBLIC GRANDVIEW COMMENTS

Page 15 of the Framework:

<b>1-5 Years</b>	
<b>Land Use</b>	
11	Bus Garage site redevelopment
12	Townhouse units on public works site
13	Residential on Warner site/OLG
14	Community / Civic building

#12. Public opinion has weighed in against housing on the public works site.

# 14. Community / Civic Building – never studied.

Page 49:

**2. Establish an Implementation Steering Committee using citizen volunteers to guide the effort, including providing direction for key remaining areas of the framework, with working groups as needed to support the work of the Implementation Steering Committee.**

An over-riding objective of the GrandView District planning process is to utilize local citizens as experts in defining directions for an area identified in the Comprehensive Plan as a location where the potential for change exists. With significant investment of time, talent, and energy, in addition to the local knowledge that has been developed through the Small Area Guide process and the Small Area Plan process, it is logical that the process of planning using local citizens to guide the process should continue. The process to be pursued should, as in past efforts leading to the framework, be defined by the citizen volunteers.

*An overriding (sic) objective...is to utilize local citizens as experts in defining directions....*

*Process of using local citizens to guide the process should continue.*

*Process should be defined by citizen volunteers.*

No public realm development was ever studied. The majority of the general public was not aware of this process until late 2014, prior to the December 4 meeting.

# THE GRANDVIEW DISTRICT DEVELOPMENT FRAMEWORK – continued

## EXCERPTS FROM THE FRAMEWORK

## PUBLIC GRANDVIEW COMMENTS

Page 26 – Public Realm:

### Goals

- Acknowledge “no net loss,” yet aggressively seek new public space.
- Improve the bike and pedestrian environment: make it safe and friendly, and include adequate parking area for bikes.
- Create a community/civic building connected to GrandView Green (an outdoor public green space) that connects east and west and serves as an indoor/outdoor gathering space.
- Create a prominent public realm of connected parks, green space, paths, plazas, and private open space – a legible green framework as the primary form giver.
- Provide views within the District and maintain important viewsheds (such as the “grand view”) for public use.
- Plan for a safe, comfortable pedestrian environment that links public and private destinations north-south (neighborhoods, library, businesses) and east-west (neighborhoods, businesses, commons, City Hall).

*Acknowledge “no net loss,” yet aggressively seek new public space.*

Unless the land remains 100% in the public realm, we will LOSE public space.

*Create a community/civic building*

With the number of requirements and requests with respect to public space, the Public Works site is not large enough to house private development.

Page 28:

### GrandView Commons

For GrandView, the public works site provides a unique and singular opportunity to create a major new public realm amenity that will add interest to the area for all stakeholders, value to real estate, and provide a signature gathering place in the heart of the District. Beyond that, an even greater opportunity exists then to continuously link the businesses and destinations within the District to the surrounding neighborhoods and the city in general.

This can begin immediately by simply investing in a safe and connected public sidewalk network, increment by increment. The larger vision of the public realm includes a community/civic building and GrandView Green, a connected network of public parks, public and private plazas, a new street (GrandView Crossing), sidewalk and streetscape improvements, and bike and pedestrian facilities. This should include bridge enhancements on Eden over Highway 100, a pedestrian and bike bridge connecting the Commons with City Hall, and the potential to connect Eden and Brookside with local a bike path within the Canada Pacific Rail ROW.

*..the public works site provides a unique and singular opportunity to create a major new public realm amenity....and provide a signature gathering place in the heart of the district.*

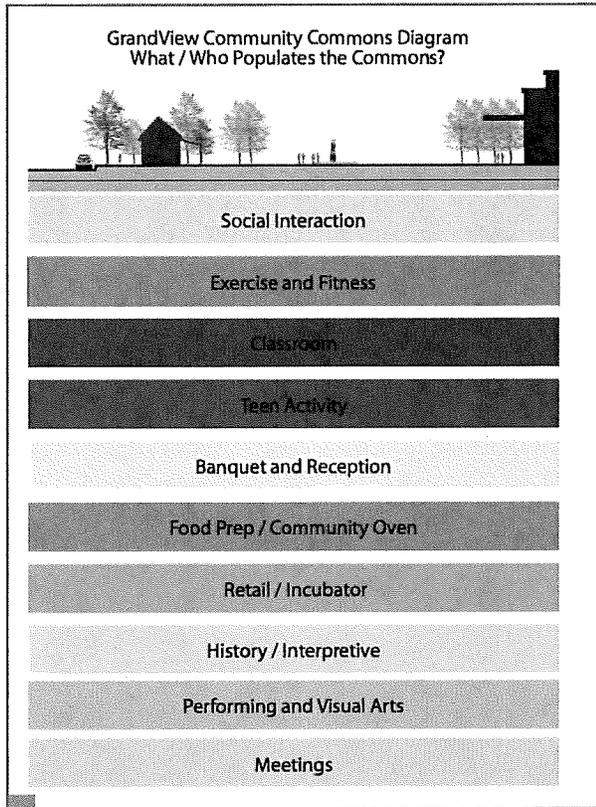
*The larger vision of the public realm includes a community/civic building ...*

The City has statistics from surveys, meetings and social media that describes what the community wants – a multi-purpose community center that is an indoor and gathering space, on public land.

THE GRANDVIEW DISTRICT DEVELOPMENT FRAMEWORK – continued

EXCERPTS FROM THE FRAMEWORK

Page 29:



PUBLIC GRANDVIEW COMMENTS

As of February 27, 2015, the City updated its website to read:

*Based on the suggestions and comments collected to date, there appears to be shared interest in four types of community facilities on a portion of the site:*

- New Community Recreation Center
- New Community Arts & Culture Center
- New Community Performing Arts Center
- New Multi-Purpose Community Center (welcoming to all ages with indoor and outdoor space)

A multi-purpose community center fits all of the types of community facilities and the Framework diagram to the left is consistent with a multi-purpose community center.

In addition, public opinion supports that the public works site stays publicly owned.

[http://edinamn.gov/index.php?section=planning\\_GrandViewUpdate](http://edinamn.gov/index.php?section=planning_GrandViewUpdate)

## December 2013 – Grandview Community Advisory Team

<http://bit.ly/1KeWEmm>

EXCERPTS FROM PAGES 2 & 3 of Meeting Minutes from October 2013 Meeting:

- d. Making “Great Places” – Bill Neuendorf introduced the Great Places Initiative and summarized characteristics of a “great place”. He suggested that these items be considered as the Team re-imagines the use of this vacant property. The Team also reviewed and discussed “Eleven Principles for Creating Great Community Places”.

**Question:** What happened to this effort?

Website reference: <http://www.pps.org/reference/11steps/>

- The Team discussed the lack of communication support for this project and discussed how to generate more community interest/involvement while having no budget for communications. Articles in the Sun Current, About Town and the internet may be helpful to raise awareness of the effort to redevelop the vacant site. It was also suggested that the Team meetings be broadly publicized. It was also suggested that a large sign be placed on the vacant site to ask passersby “what’s your vision?” Improvements to the City website were also suggested.

**Comment:** The above points to the fact that very few Edina residents knew about the Grandview process, even though it has been stated that there was “extensive public engagement.” The sign wasn’t placed on the public works lot until AFTER the RFI process was initiated.

- f. Defining Mixed-Use – Mr. Neuendorf also presented the principles of “mixed use development” and distributed several examples to illustrate the variety of ways in which a mixed-use project can be implemented. It was noted that true mixed-use districts are created over time. In Grandview, for example the vacant Public Works site might be the first phase; with other sites to follow over time.

**Comment:** Mixed use is brought up here. The City hadn’t performed any feasibility of a community center option, as was outlined in the Framework.