

# REPORT / RECOMMENDATION



**To:** MAYOR & COUNCIL

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

**From:** Debra Mangen  
City Clerk

**Date:** April 21, 2015

**Subject:** Correspondence

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

**Action Requested:**

No action is necessary.

**Attachment:**

Attached is correspondence received since the last Council meeting.

## Heather Branigin

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**From:** Jim Stromberg <js8778@gmail.com>  
**Sent:** Tuesday, April 07, 2015 9:52 PM  
**To:** James Hovland  
**Subject:** RE: Grandview site

To: Mayor, and City Council Members

I very much appreciated listening to your various comments concerning the development of the Grandview site at tonight's City Council meeting (4/7). I am particularly happy to hear comments that seem to reflect a preference towards a "combination" use of the area. After hearing and reading so much about community members wanting a strict 'public' use only, I feared that the direction the city might take would be to create a space that would cost a ton of money to develop and maintain. Returning some of this area to private hands and the tax rolls just seems so responsible. As some of you pointed out tonight, the city already has committed to upgrades in our 'public' domain - adding to the taxes of the community doesn't seem especially smart. Thank you for thinking about expenses as this project moves forward. There were some great ideas expressed tonight - keep up the good work, and thank you for your service!!

Jim Stromberg  
3930 W. 49th St.

## Heather Branigin

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**From:** Peter Otness <peterotn@gmail.com>  
**Sent:** Tuesday, April 07, 2015 10:05 PM  
**To:** James Hovland  
**Subject:** Team 1816 10,000 Lakes Regional Update: Regional Chairman's Award!

Dear Mayor Hovland:

It was several days of excitement for The Green Machine at last week's 10,000 Lakes Regional at Williams Arena at the University of Minnesota. Sixty-three teams gathered to compete in the Recycle Rush challenge on Thursday, April 2 through Saturday, April 4. The Green Machine robot, Zebruh, performed well, and reliably carried out our signature double-tote pick-up and stack maneuver. Prior to competition, we added a mechanism to the robot to grab two bins from the center step during the autonomous period. This helped us set the bins up for later scoring.

We were busy off the field as well, providing VIP tours, assisting other teams and running the safety glasses table for the pits. We had fun helping five teams from China, four of which were attending their *FIRST*-ever Regional. Mandarin-speaking team members and parents translated for these teams throughout the competition.

At the end of the qualification rounds on Saturday, we were seeded 10<sup>th</sup>, and were picked by the third-seeded alliance to join them in the elimination rounds. Unfortunately we were eliminated in quarter-finals after two very intense matches.

We were excited to come away from the competition with several awards: on Friday, April 3 we won the Entrepreneurship Award, in recognition of our business plan and fiscal sustainability. On Saturday, we were thrilled and grateful to receive the regional Chairman's Award, in recognition of our team's overall success in embodying the values of *FIRST*. The Chairman's Award is the highest award conferred by *FIRST*, so receiving this award was a huge honor for our team. It is a recognition of the team's hard work, and also of the excellent support and guidance we are lucky to have from our sponsors, mentors and coach. Receiving this award also means that we will compete for the National Chairman's Award title at the *FIRST* Championships in St. Louis later this month. We invite you to watch our Chairman's Award video (<https://www.youtube.com/user/1816EdinaRobotics>), an essential component of our awards submission.

We will be working hard in the coming weeks to polish our presentation and get ready to do our at best in St. Louis.

We are grateful for the continued generous support of our sponsors. Their encouragement, funding and promotion of STEM and *FIRST* makes these exciting successes possible.

Thank you very much for coming to the competition last week. We really appreciate you taking the time to attend. Your support of robotics at Edina High School means a lot to us.

Thank you!

Peter Otness

Team 1816

## Heather Branigin

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**From:** jmeitrodt@comcast.net  
**Sent:** Wednesday, April 08, 2015 10:11 AM  
**To:** Mary Brindle; Kevin Staunton; swensonann1@gmail.com  
**Cc:** James Hovland; Robert Stewart  
**Subject:** Proposed sound barrier for Todd Park neighborhood

Hello Mayor Hovland and members of the Edina City Council,  
I am writing to let you know that my family strongly supports the construction of a sound barrier wall at the off-ramp of Highway 100 at Vernon Avenue (west side).  
We bought our house at 4833 Westbrook Lane in 2013, but only after we were told that a sound barrier was coming.  
We were surprised, and disappointed, to find out that the wall had yet to be approved by our local government officials.  
I can tell you that the noise in our neighborhood has a significant, negative impact on our quality of life.  
I urge you to vote in favor of this project and take advantage of the state funds available for this sound barrier - which will save the residents of this neighborhood thousands of dollars but only if the project is approved soon.  
Thank you for your consideration.

Sincerely,  
Joan Meitrodt  
4833 Westbrook Lane  
Edina  
(9652) 303-6370

## Heather Branigin

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**From:** Mary Olson Coleman <molsoncoleman@yahoo.com>  
**Sent:** Wednesday, April 08, 2015 10:50 AM  
**To:** James Hovland  
**Subject:** Requesgt from SD49

Good Morning Mayor Hovland

We are having our annual SD49 DFL Spring Fling fundraising event on May 21st this year. We would be honored to have you MC the event as you have done in the past. Please let me know if you are available this year.

Thank you.

Mary Olson Coleman  
Director, Fundraising Lead  
SD49 Democrats  
[molsoncoleman@yahoo.com](mailto:molsoncoleman@yahoo.com)  
612-804-9489

## Heather Branigin

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**From:** Trudi Meloche <Trudi.Meloche@gildasclubtwincities.org>  
**Sent:** Wednesday, April 08, 2015 1:37 PM  
**To:** Adam Duinink; Cara Letofsky; Deb Barber; Edward Reynoso; Gail Dorfman; Gary Cunningham; Jon Commers; Katie Rodriguez; LONA SCHREIBER; Mary McCarthy; James Hovland; Mayor Jeff Jacobs; Mayor Keli Slavic; Mayor Shep Harris; Mayor Terry Schneider; Richard Kramer; Sandy Rummel; Senator Carla Nelson; Senator Carrie Rudd; Senator Chuck Wiger; Senator Dan Sparks; Senator Dave Thompson; Senator David Brown; Senator David Osmek; Senator David Senjem; Senator David Tomassoni; Senator Eric Pratt; Senator Fong Hawj; Senator Gary Dahms; Senator Greg Clausen; Senator Jeff Hayden; Senator Jeremy Miller; Senator Jim Carlson; Senator John Hoffman; Senator John Pederson; Senator Julianne Ortman; Senator Julie Rosen; Senator Karin Housley; Senator Kathy Sheran; Senator Katie Sieben; Senator Kent Eken; Senator Kevin Dahle; Senator Lyle Koenen; Senator Mary Kiffmeyer; Senator Matt Schmit; Senator Melissa Wiklund; Senator Metzen James; Senator Michelle Benson; Senator Michelle Fischbach; Senator Milisa Franzen; Senator Newman Scott; Senator Patricia Torres; Senator Paul Gazelka; Senator Rod Reinert; Senator Scott Dibble; Senator Sean Nienow; Senator Susan Kent; Senator Terri Bonoff; Senator Tony Lourey; Senator Vicki Jensen; Senator Warren Limmer; Steve Elkins; Steven T. Chavez; Wendy Wulff  
**Cc:** glenda hawkins  
**Subject:** Imagine A Place Breakfast Invitation  
**Attachments:** GCTC 2015 Breakfast Invitation Postcard.pdf; Gilda's Club Twins Cities Flyer\_1\_26\_15.pdf

Hello!

Gilda's Club Twin Cities is a Minnesota cancer support organization and an affiliate of the national Cancer Support Community Network, along with 50+ partner affiliates in the United States and Canada. We provide **free, evidence-based support to people who are affected by any type of cancer - men, women, children and teens**. This also includes family members, co-workers and friends of people who have a cancer diagnosis or are cancer survivors.

Three out of four Minnesotans will be touched by cancer in some way during their lives. Gilda's Club is a local resource for referral and information, educational seminars, healthy living classes, mind-body and art therapy offerings, as well as cancer-specific group therapy. *Our vision is that no one has to face cancer alone.*

Gilda's Club is hosting a free breakfast on **May 7<sup>th</sup>, 2015** to inform, inspire and engage our community. We hope that you, as a dedicated public service professional or elected representative, will join us to find out more about the work we are doing in your community. I've attached an invitation and an informational brochure, and encourage you to attend the breakfast and to **please invite your friends and colleagues to join you!**

Looking forward to meeting you on May 7<sup>th</sup>!

Best Regards,

Trudi Meloche  
Development Director  
**Gilda's Club Twin Cities**  
612-227-2147 office | 952-767-7625 direct

[Trudi.Meloche@GildasClubTwinCities.org](mailto:Trudi.Meloche@GildasClubTwinCities.org)  
10560 Wayzata Blvd., Minnetonka MN 55305

Imagine a  
*place* Breakfast

*A free fundraising breakfast to  
benefit Gilda's Club Twin Cities*

May 7, 2015

8–9 am

Doubletree Bloomington

Has your life or the  
life of a loved one been  
changed by cancer?

If so, you understand  
the importance  
of Gilda's Club  
Twin Cities:

- *a place where  
no one has to face  
cancer alone.*
- *a place where anyone  
touched by cancer can  
come for **free** support.*



*Please join us to learn more about  
Gilda's Club Twin Cities and how  
you can make a difference.*

*Join us for the Imagine a Place Breakfast.*

See how Gilda's Club Twin Cities supports those touched by cancer and learn how you can make a difference.

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Thursday, May 7, 2015  
Doubletree Bloomington  
7800 Normandale Boulevard  
Bloomington, MN 55439

7:30 a.m. Registration begins  
8–9 a.m. Breakfast and program

For more information and directions  
to the breakfast, go to  
[www.GildasClubTwinCities.org](http://www.GildasClubTwinCities.org)

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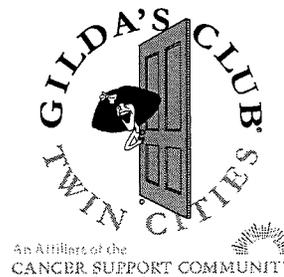
**RSVP by April 27, 2015**

To RSVP, contact your table host or go to  
[www.GildasClubTwinCities.org/Imagine](http://www.GildasClubTwinCities.org/Imagine)

*Thank you!*

P.S. Know someone whose life has been changed by cancer?  
Invite them to join us.

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10560 Wayzata Boulevard  
Minnetonka, MN 55305

Place First Class  
Postage Here

## Heather Branigin

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**From:** Suzanne Vold <dorrich@wisper-wireless.com>  
**Sent:** Wednesday, April 08, 2015 2:47 PM  
**To:** James Hovland  
**Subject:** Dairy Farmer Request from Suzanne Manthe Vold

The Honorable James Hovland  
Mayor of Edina

Dear Mayor Hovland,

My name is Suzanne Vold and I'm the dairy farmer who is the daughter of Kay and Roger Manthe and an Edina native. Please greet LaRae for me. I still remember that lovely dinner we had at Martha Feinds home for the Edina Federated Women when I got to be my mother's date and the wonderful conversation our group had.

I feel compelled to write to you and ask you as Mayor and an Edina citizen not to support the showing of "Cowspiracy" that is scheduled to be shown at City Hall on Friday, April 17. This film is decidedly focused against livestock agriculture and promotes a vegan lifestyle and diet. While there are certainly places the film could be shown in Edina, as the daughter of your constituents and a member of the Edina High School Class of 1987, I strongly feel that City Hall is not the right place for this event. It is not the job of the Edina City Council member or the Edina Environmental Engineer to suggest dietary guidelines for the citizens of Edina. Since there are no dairy or beef farms (that I know of) within the Edina city limits, one must assume the goal of this showing is to misinform and spread distrust and fear rather than educate Edina citizens about something within their city.

The research base to suggest reducing consumption of animal products achieves environmental and public health gains is undeveloped. The dairy industry is actively investing in research and joining the dialogue in the scientific community. I invite you to visit [www.usdairy.com/sustainability](http://www.usdairy.com/sustainability) for more information on the dairy industry's commitment to sustainable food and agriculture.

In the press release from the City of Edina for the film showing on April 17, Ross Bitner is the contact listed but my mother found out through Scott Neal's office that John Howard and Paul Thompson have sponsored the event. Right now it appears that the City of Edina sponsors and advocates this event and film. I sincerely hope that is not the case. I encourage you to speak with John, Paul and Ross to see what their true goal is in showing this film. If John and Paul are environmental consultants, their business should not automatically be Edina's position and viewpoint.

I understand that many people in Edina do not have a direct connection to a farm and may not have a good understanding of how their food is grown and produced. As a farmer that you know, I would like to help foster that understanding between suburban and rural Minnesotans. My family, like all dairy farmers, place the utmost importance on taking care of our cows and natural resources to ensure that future generations of our family will have the opportunity to farm. We know that in order to produce high quality, nutritious dairy products for consumers in Edina and elsewhere in Minnesota. We need to have sustainability not just as a buzzword, but as a principle of how we run our business - one of the phrases in our vision statement is "Leaving it better than when we came." As the fourth generation on my husband's family farm, I know first hand that farmers are the ultimate environmentalists. Many farms in Minnesota are century farms and multiple generations businesses - that does not happen without sustainability. Farmers are truly in it for the long haul.

If you have any questions about dairy farming, I would be happy to help answer them. My email address is [dorrich@wisper-wireless.com](mailto:dorrich@wisper-wireless.com), our dairy office number is 320-634-5949 and my mobile phone number is 320-424-0996. I will be out of the office until Thursday afternoon for a dairy promotion board meeting so email or mobile would be the best way to contact me. Thank you very much for your time and consideration.

Suzanne Manthe Vold  
Edina High School Class of 1987  
Dairy Farmer, Glenwood, MN

## Heather Branigin

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**From:** Peter Brosius <pbrosius@childrenstheatre.org>  
**Sent:** Thursday, April 09, 2015 6:27 AM  
**To:** James Hovland  
**Subject:** Public Works

Dear Mayor Hovland, I hope you are well. Sometimes the quality of services in this community are so impressive that it is literally breathtaking. A few Sunday's ago, I awoke to see that there was a tree that had fallen in the night and was blocking about three/fourths of our street making passage difficult and a bit dangerous. It being early Sunday morning I was concerned that this would not be able to be taken care of. Nevertheless, I called the police and within four minutes an officer was there surveying the situation. He tried to move the tree but it was too heavy. A while later he hooked up a tow rope to his vehicle and eventually dragged this rather large tree to the side of the road clearing the street. Seeing that the road and safety issue had been taken care of I went to make breakfast. A while later, I looked out the window and there was a truck and a crew cutting and disposing of this massive tree. In a few moments it was gone. From the time I called until the job was completely done was under an hour and a half. I want to thank you for your leadership and the police and public works team for their quick and efficient response. I so appreciate all you do. All best wishes, Peter

Peter Brosius

## Heather Branigin

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**From:** LAURA HOPE MELTON <hopemelton@hotmail.com>  
**Sent:** Thursday, April 09, 2015 2:24 PM  
**To:** Edina Mail  
**Subject:** Letter to Mayor & Council  
**Attachments:** Letter to Council 4815.pdf

Hi Lynette

Please pass this letter on to the Mayor and Council.

Thank you!  
Hope

**Laura Hope Melton  
4825 Valley View Road  
Edina, MN 55424**

April 8, 2015

Dear Mayor Hovland and Members of the Edina City Council;

I was encouraged by last night's discussion of the Grandview Discovery Session Update but I have some concerns and questions.

1. It appears, in with line public opinion, that civic/public space has been expanded, at least in some design options, and that it's seen as a catalyst for private development. What is not clear is whether the land will be publicly or privately owned.

2. I'm confused about the terms "public" and "civic" space. At the March 11th session, I believe the former was outdoors and the latter, indoors. Last night, the term "public space" disappeared. Are the terms now being used interchangeably? Defined differently? This confusion makes it hard to figure out what's happening with public/civic spaces.

3. In this regard there was some casual reference to "statements made" regarding sale of the entire Grandview former Public Works site.

\* What does "statements" mean? Who made them, and to whom? Are they documented in public record?

\* TIF has been mentioned throughout the planning process but there was no mention of it last night. Why?

3. Further fueling public distrust was the request that the developer come up with a financial analysis of the public elements, and an entirely public option—setting up a clear conflict of interest situation. I can't believe I have to point that out. That analysis should be made by an independent party.

4. The community should be involved in the determination of programming for public spaces. Why was none of the survey data presented or discussed? The programming discussion came off, inappropriately, as a recounting of council member's individual preferences.

5. To state that a public fitness facility should not compete with privately owned facilities is just wrong. There are things called public goods—structures and services that promote healthy and productive human development. I would contend that public fitness facilities are public goods.

Saying that public fitness facilities shouldn't compete with private ones is like saying that public libraries (where the books are free) shouldn't compete with book stores.

6. I would add a word of caution regarding the woonerf proposal. They're a good idea to expand pedestrian and bike paths. It's one thing to create them in Europe where bikes, cars, and pedestrians are used to moving in very close proximity to each other, but quite another to introduce them where that's not at all the case.

Finally, the success of the Wooddale/Valley View Small Area Plan stands in sharp contrast to this Grandview effort that continues to stumble forward. I would recommend a pause to re-evaluate the entire endeavor rather than continuing to make the same mistakes, over and over. This only compounds the challenge of gaining community trust and backing for the effort.

Thank you for considering these comments.

Respectfully,

L. Hope Melton

**David T. Runyan**

611-121 Chestnut Oak Circle, Altamonte Springs, FL 32701

April 4, 2015

Mayor Jim Hoveland  
Edina City Hall  
4801 West 50<sup>th</sup> Street  
Edina, MN 55424

Re: Sidewalk Proposal for Edina

Dear My. Mayor,

Having previously served on the Edina Planning Commission for many years my friends, who still live in Edina and Minneapolis, continue to send me newspaper articles on events that are happening in Edina.

The latest is the controversy in Edina over whether sidewalks should be provided in certain neighborhoods. I was amazed that some residents were fighting this proposal.

I lived in Edina for (47) years and think it's an excellent idea. I thought you might find the enclosed article regarding sidewalks for certain areas in Orlando interesting.

Greetings to any of my old cohorts who may be serving on the city council. I hope all is well with you.

Sincerely,



David T. Runyan

# Orlando adding many sidewalks

SITES NEAR SCHOOLS, PARKS, SUNRAIL

By **JEFF WEINER**  
Staff Writer

Orlando residents can expect to see more than 22 miles of new sidewalks along city streets as part of a push to make life safer in an area often described as the most dangerous for pedestrians in the United States.

The City Council is expected to approve a winning \$31 million bid Monday by local company Schuller Contractors Inc. for the construction of the new sidewalks, which are being paid for with federal money.

## More online

Pedestrians here are at high risk of injury or death. See our series "Blood in the Streets": **Orlando Sentinel.com/pedestrians**

Cassandra Lafser, a spokeswoman for Mayor Buddy Dyer, said the sites were selected based on proximity to schools, parks, bus routes, retail and SunRail stations.

The first phase of the project,

Please turn to **SIDEWALK, A1**

## SIDEWALK

Continued from **Page A1**

which wrapped up in 2013, saw installation of 17 miles of new sidewalks.

Construction on the second phase is expected to begin by the end of spring and continue into late 2016. College Park, Colonialtown, Lake Como and Dover Shores are among the areas getting new sidewalks.

Many of the new walkways will be built in Com-

missioner Patty Sheehan's district, which includes residential areas surrounding downtown Orlando where sidewalks stop and start without warning along some roads.

Sheehan's first year in office was marred by protests after she proposed sidewalks for several roads near Audubon Park Elementary in 2001. The issue divided Audubon Park, where many argued there was no need for the sidewalks. A community forum drew hundreds, some carrying

"No Sidewalks" signs.

This time, Sheehan said, her constituents seem supportive of the plans.

"For the most part, I think that people realize the sidewalks are a good thing," Sheehan said.

Eliza Harris, a board member for Bike/Walk Central Florida, said sidewalks are a "great move in the right direction" for Orlando's older streets, some of which lack safety protections because they predate modern-day driving hazards.

And Tyrone Smith, a senior planning and government-relations administrator for Orange County Public Schools, said sidewalks improve student safety and encourage parents to let their children walk to school — which is good exercise and cuts down on long pickup and drop-off lines, he said.

Greater Orlando, which includes several cities and much of the region, consistently ranks among the most perilous places to walk in the country. A non-

profit coalition that studies pedestrian fatality rates labeled Orlando the most dangerous metro area in 2011 and again last year.

According to Orlando police, eight pedestrians were killed just on the city's streets last year, ranging in age from 25 to 67. Three more have died this year, though one of those deaths was ruled a suicide, police said.

Officials have made efforts to improve conditions for pedestrians, such as the "Best Foot Forward" pro-

gram launched in 2012, which involved enhancing crosswalks and citing drivers who fail to yield.

In a recent interview, Dyer also drew attention to the city's "complete streets" policies, which mandate that walkers and bicyclists be treated as equals to automobile traffic in road designs.

Said Dyer: "We are trying to change both pedestrian and motorist behavior."

[jeweiner@tribune.com](mailto:jeweiner@tribune.com)  
407-420-5171

April 9, 2015

James Hovland, Mayor  
City Of Edina  
4801 50th St W  
Edina, MN 55424

Dear Mayor Hovland:

The Metropolitan Council requests your input on updates to your community's local forecast. The Council is updating **draft local forecasts** in preparation for the release of Systems Statements this fall to kick off the local comprehensive planning process.

The table below shows your community's 2020, 2030, and 2040 draft local forecasts (2015 update); the table also includes your community's current adopted Thrive MSP 2040 forecasts for comparison. (In addition, a table with draft local forecasts for all communities is enclosed with this letter.)

**Forecasts for City Of Edina**

	Population			Households			Employment		
	2020	2030	2040	2020	2030	2040	2020	2030	2040
Forecasts (2014 as adopted)	49,800	51,800	53,300	21,500	22,400	23,000	51,400	53,200	56,100
Draft forecasts (2015 update)	49,800	50,300	50,800	22,000	22,800	23,500	51,800	54,000	56,100

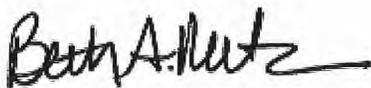
The Council will accept comments on the draft forecasts (2015 update) through **May 8, 2015**. If you have questions or concerns about your local forecasts, please contact your Sector Representative, Michael Larson, at Michael.Larson@metc.state.mn.us or 651-602-1407.

We will not publish these draft local forecasts until we have responded to local comments and the Council formally adopts those revised forecasts in July. Some draft forecasts will change based upon the local comments we receive.

A few things to note:

- The updated regional forecast released in March (metro council.org/forecasts) reduces regional growth by 2040 by 5% for population, 6% for households, and 15% for jobs. These reductions alone reduce many community forecasts.
- The draft local forecasts use updated real estate and land use data. These revisions have changed our forecasts of growth across the region.
- Please remember that while the Council has reduced 30-year population forecasts for some jurisdictions, the Council will provide necessary wastewater infrastructure to honor existing 2030 commitments for land to be included in the Metropolitan Urban Service Area by 2040 (*Thrive MSP 2040*, p. 21).

Sincerely,



Beth Reetz, Interim Director  
Community Development Division

cc: Council Member Steve Elkins, District 5

# Draft Forecasts (2015 update) for Community Review

These are draft forecasts sent out for community review on April 9, 2015, and have not been officially adopted by the Council.

These forecasts will be officially adopted by the Council in July 2015. These draft forecasts are subject to change based upon community review.



	Population				Households				Employment			
	2010	2020	2030	2040	2010	2020	2030	2040	2010	2020	2030	2040
<b>ANOKA COUNTY</b>												
Andover	30,598	34,000	38,200	41,900	9,811	11,400	13,500	15,400	4,669	5,400	5,800	6,200
Anoka	17,142	18,700	20,000	21,200	7,060	7,900	8,400	8,900	12,840	13,800	14,200	14,400
Bethel	466	480	520	550	174	190	220	230	86	130	150	180
Blaine (both counties)	57,186	66,300	76,700	87,300	21,077	25,100	29,200	33,300	19,668	25,800	28,400	31,000
Centerville	3,792	3,840	3,930	4,060	1,315	1,400	1,450	1,500	409	540	560	590
Circle Pines	4,918	5,000	5,200	5,300	2,006	2,100	2,160	2,200	790	900	950	1,000
Columbia Heights	19,496	20,500	21,800	23,100	7,926	8,400	8,900	9,300	3,484	4,280	4,440	4,600
Columbus	3,914	4,220	4,950	5,500	1,416	1,600	1,930	2,200	1,172	1,500	1,670	1,800
Coon Rapids	61,476	64,800	68,400	72,100	23,532	25,500	27,500	29,300	23,260	27,100	28,900	30,900
East Bethel	11,626	12,400	15,400	18,400	4,060	4,700	6,000	7,400	1,123	1,700	1,950	2,200
Fridley	27,208	28,200	29,400	30,800	11,110	11,700	12,300	12,800	21,333	23,700	24,900	26,100
Ham Lake	15,296	16,200	17,700	18,700	5,171	5,800	6,600	7,100	2,931	3,700	4,010	4,300
Hilltop	744	840	960	1,090	380	450	500	550	314	460	480	500
Lexington	2,049	2,100	2,270	2,430	787	820	880	950	467	600	630	640
Lino Lakes	20,216	22,800	26,900	31,100	6,174	7,300	9,000	10,600	3,313	4,700	5,300	6,000
Linwood Township	5,123	5,100	4,930	4,820	1,884	2,000	2,000	2,000	219	330	390	430
Nowthen	4,443	4,590	5,100	5,500	1,450	1,600	1,860	2,100	318	500	590	680
Oak Grove	8,031	8,600	9,500	10,400	2,744	3,100	3,600	4,100	741	920	980	1,000
Ramsey	23,668	26,400	30,700	34,700	8,033	9,400	11,300	13,000	4,779	6,200	7,000	7,600
St. Francis	7,218	8,200	10,400	12,600	2,520	3,100	4,100	5,100	1,537	2,200	2,550	2,900
Spring Lake Park (both counties)	6,234	6,500	7,000	7,500	2,597	2,780	3,000	3,200	2,934	3,280	3,450	3,600
<b>CARVER COUNTY</b>												
Benton Township	786	740	720	710	297	300	300	300	274	300	320	330
Camden Township	922	880	840	820	329	340	340	340	56	70	80	80
Carver	3,724	6,500	12,000	15,500	1,182	2,200	4,230	5,600	187	880	1,260	1,600
Chanhassen (both counties)	22,952	26,700	31,700	37,100	8,352	10,000	11,900	14,000	9,746	15,200	16,500	17,600
Chaska	23,770	27,100	32,000	36,600	8,816	10,400	12,300	14,200	11,123	13,600	14,800	16,000
Cologne	1,519	2,100	2,940	3,910	539	800	1,170	1,600	270	370	420	470
Dahlgren Township	1,331	1,140	870	710	494	460	360	300	202	410	460	500
Hamburg	513	510	550	600	201	210	230	250	109	130	140	150
Hancock Township	345	360	390	410	127	140	160	170	10	10	10	10
Hollywood Township	1,041	1,030	1,130	1,170	387	410	470	500	90	150	170	180
Laketown Township	2,243	1,430	640	-	660	530	260	-	116	170	80	-
Mayer	1,749	2,070	2,520	2,950	589	750	980	1,200	151	180	190	200
New Germany	372	440	590	700	146	190	270	330	46	70	80	90
Norwood Young America	3,549	4,580	7,200	9,200	1,389	1,900	3,030	3,900	1,165	1,600	1,850	2,100
San Francisco Township	832	870	940	990	307	340	370	400	46	70	90	100
Victoria	7,345	10,000	12,600	15,400	2,435	3,500	4,570	5,700	1,502	2,100	2,380	2,600
Waconia	10,697	14,200	20,600	24,000	3,909	5,400	8,000	9,500	5,578	7,600	8,700	9,700
Waconia Township	1,228	1,320	1,430	1,480	434	490	560	600	98	240	330	380
Watertown	4,205	4,790	6,100	7,000	1,564	1,900	2,500	2,900	556	740	830	920
Watertown Township	1,204	1,160	1,120	1,100	468	490	500	500	392	410	420	430
Young America Township	715	670	660	670	266	270	280	300	119	120	120	120
<b>DAKOTA COUNTY</b>												
Apple Valley	49,084	55,500	59,200	63,600	18,875	21,700	23,300	24,900	14,279	15,800	16,400	17,100

	Population				Households				Employment			
	2010	2020	2030	2040	2010	2020	2030	2040	2010	2020	2030	2040
Burnsville	60,306	63,500	66,000	68,500	24,283	25,900	26,800	27,600	31,593	36,700	39,400	41,900
Castle Rock Township	1,342	1,320	1,300	1,280	504	520	520	520	356	360	360	360
Coates	161	170	170	170	66	70	70	70	109	120	120	120
Douglas Township	716	730	740	750	259	280	300	320	92	120	120	130
Eagan	64,206	69,200	72,700	75,900	25,249	28,100	29,900	31,500	49,526	59,900	65,100	70,200
Empire Township	2,444	2,910	3,540	4,030	792	1,010	1,290	1,500	255	340	380	420
Eureka Township	1,426	1,450	1,570	1,670	518	560	630	700	460	460	460	460
Farmington	21,086	24,300	28,300	32,500	7,066	8,500	10,100	11,800	4,438	5,600	6,200	6,800
Greenvale Township	803	810	850	830	275	300	340	350	49	150	200	260
Hampton	689	700	710	740	245	260	280	300	127	160	190	200
Hampton Township	903	940	1,000	1,080	329	360	400	450	85	90	100	100
Hastings (both counties)	22,172	23,300	26,000	28,800	8,735	9,700	11,100	12,500	8,532	9,600	10,100	10,600
Inver Grove Heights	33,880	37,300	42,000	46,700	13,476	15,400	17,600	19,800	9,442	11,400	12,400	13,300
Lakeville	55,954	64,300	74,600	83,500	18,683	22,300	26,300	30,000	13,862	18,200	20,300	22,500
Lilydale	623	870	860	850	375	540	540	540	355	520	560	600
Marshan Township	1,106	1,140	1,200	1,260	403	440	480	520	117	230	290	350
Mendota	198	220	260	280	78	90	110	130	270	290	300	300
Mendota Heights	11,071	11,300	11,300	11,400	4,378	4,600	4,710	4,800	11,550	12,600	13,400	13,700
Miesville	125	140	140	140	52	60	60	60	116	120	130	130
New Trier	112	130	120	120	41	50	50	50	35	50	60	60
Nininger Township	950	930	960	960	372	380	400	400	149	160	200	250
Northfield (pt)	1,147	1,360	1,710	2,030	414	530	690	840	470	1,200	1,310	1,400
Randolph	436	440	440	420	168	180	180	180	122	130	130	130
Randolph Township	659	690	680	680	246	270	280	280	113	160	160	160
Ravenna Township	2,336	2,360	2,430	2,500	780	840	920	1,000	38	50	60	60
Rosemount	21,874	25,900	31,700	38,000	7,587	9,300	11,600	14,000	6,721	9,900	11,500	13,100
Sciota Township	414	450	460	480	140	160	170	190	33	150	220	260
South St. Paul	20,160	21,500	21,500	21,800	8,186	8,900	9,200	9,400	8,557	9,600	10,100	10,700
Sunfish Lake	521	540	520	490	183	190	200	210	8	10	10	10
Vermillion	419	410	420	420	156	160	160	170	93	150	180	200
Vermillion Township	1,192	1,210	1,240	1,270	424	450	480	510	90	140	160	160
Waterford Township	497	500	510	510	193	200	210	210	679	750	760	780
West St. Paul	19,540	20,800	21,900	23,100	8,529	9,200	9,600	10,100	7,471	8,400	8,800	9,300
<b>HENNEPIN COUNTY</b>												
Bloomington	82,893	86,100	88,700	91,800	35,905	38,100	39,300	40,600	86,530	93,900	97,600	101,300
Brooklyn Center	30,104	31,400	33,000	35,400	10,756	11,300	12,300	13,300	11,001	13,000	13,800	14,600
Brooklyn Park	75,781	86,700	91,800	97,900	26,229	30,000	32,200	34,300	24,084	32,100	36,100	40,200
Champlin	23,089	23,200	24,200	24,000	8,328	8,800	9,500	9,600	4,012	4,400	4,600	4,800
Corcoran	5,379	6,700	8,900	11,300	1,867	2,500	3,570	4,700	1,093	1,700	2,010	2,300
Crystal	22,151	22,700	23,200	23,800	9,183	9,500	9,600	9,700	3,929	4,400	4,640	4,900
Dayton (pt)	4,617	5,900	7,800	10,100	1,619	2,210	3,180	4,300	921	2,000	2,490	3,000
Deephaven	3,642	3,560	3,490	3,470	1,337	1,360	1,380	1,400	688	830	880	900
Eden Prairie	60,797	67,900	75,200	82,400	23,930	27,400	30,400	33,300	48,775	57,700	62,100	66,600
Edina	47,941	49,800	50,300	50,800	20,672	22,000	22,800	23,500	47,457	51,800	54,000	56,100
Excelsior	2,188	2,280	2,430	2,420	1,115	1,200	1,300	1,300	2,220	2,500	2,600	2,700
Golden Valley	20,371	21,300	22,000	22,900	8,816	9,300	9,600	9,800	33,194	36,000	37,500	38,900
Greenfield	2,777	3,030	3,460	3,880	936	1,100	1,360	1,600	613	750	780	800
Greenwood	688	680	670	650	290	300	300	300	82	110	120	130
Hanover (pt)	609	610	570	560	196	210	210	210	36	50	60	60
Hopkins	17,591	18,900	19,400	19,900	8,366	9,300	9,700	10,000	11,009	14,700	15,500	16,200

	Population				Households				Employment			
	2010	2020	2030	2040	2010	2020	2030	2040	2010	2020	2030	2040
Independence	3,504	3,830	4,040	4,290	1,241	1,400	1,560	1,700	587	680	740	770
Long Lake	1,768	1,810	1,960	1,990	732	790	870	900	1,093	1,190	1,310	1,400
Loretto	650	650	680	700	269	280	290	300	366	370	370	370
Maple Grove	61,567	70,900	80,500	89,700	22,867	26,600	29,900	33,100	29,877	38,400	42,600	47,000
Maple Plain	1,768	1,870	2,090	2,320	723	790	890	1,000	1,579	2,000	2,180	2,300
Medicine Lake	371	390	400	400	160	170	170	170	15	60	80	100
Medina	4,892	6,300	7,300	8,400	1,702	2,300	2,840	3,400	3,351	4,980	5,300	5,500
Minneapolis	382,578	419,600	432,400	449,400	163,540	183,100	192,400	201,200	281,732	310,300	324,800	339,700
Minnetonka	49,734	53,200	58,000	61,500	21,901	24,200	26,600	28,300	44,228	54,400	58,900	63,200
Minnetonka Beach	539	540	530	530	201	210	220	220	174	180	180	180
Minnetrissa	6,384	8,000	9,800	12,000	2,176	2,900	3,870	5,000	665	720	730	740
Mound	9,052	9,000	9,300	9,400	3,974	4,200	4,460	4,600	1,165	1,500	1,720	1,900
New Hope	20,339	21,100	22,000	23,100	8,427	8,900	9,200	9,600	11,080	11,800	12,300	12,600
Orono	7,437	8,100	8,800	9,500	2,826	3,200	3,560	3,900	1,562	1,700	1,780	1,800
Osseo	2,430	2,730	2,940	3,170	1,128	1,300	1,400	1,500	1,749	1,920	2,120	2,300
Plymouth	70,576	75,400	80,200	83,600	28,663	31,200	33,000	34,200	46,227	53,900	57,700	61,500
Richfield	35,228	35,700	35,600	35,900	14,818	15,600	16,000	16,400	15,604	16,600	17,100	17,500
Robbinsdale	13,953	14,200	14,700	15,300	6,032	6,300	6,600	6,800	6,858	7,000	7,100	7,200
Rockford (pt)	426	460	550	620	184	210	260	290	94	240	310	390
Rogers	11,197	13,900	17,200	20,900	3,748	5,000	6,500	8,200	7,907	11,400	13,100	14,800
St. Anthony (both counties)	5,156	8,600	8,700	8,800	2,210	4,200	4,300	4,400	1,626	3,500	3,630	3,700
St. Bonifacius	2,283	2,160	2,150	2,170	863	870	880	900	478	490	500	500
St. Louis Park	45,250	48,200	49,100	51,300	21,743	23,600	24,600	25,500	40,485	43,400	45,200	46,700
Shorewood	7,307	7,400	7,500	7,600	2,658	2,800	2,910	3,000	1,113	1,300	1,340	1,400
Spring Park	1,669	1,730	1,860	1,950	897	960	1,040	1,100	583	600	600	600
Tonka Bay	1,475	1,520	1,550	1,560	586	630	660	680	298	420	490	540
Wayzata	3,688	4,140	4,520	4,650	1,795	2,100	2,310	2,400	4,567	4,800	4,920	5,000
Woodland	437	450	440	440	169	180	180	180	8	-	-	-
<b>RAMSEY COUNTY</b>												
Arden Hills	9,552	10,900	12,000	12,900	2,957	3,600	4,110	4,500	12,402	15,000	16,300	17,500
Falcon Heights	5,321	5,300	5,300	5,300	2,131	2,200	2,200	2,200	5,298	5,800	6,100	6,400
Gem Lake	393	480	500	530	155	200	230	250	526	580	610	640
Lauderdale	2,379	2,490	2,500	2,520	1,130	1,200	1,200	1,200	718	790	830	870
Little Canada	9,773	9,900	10,300	10,300	4,393	4,600	4,870	4,900	5,467	7,000	7,600	8,100
Maplewood	38,018	42,200	45,600	48,600	14,882	17,000	18,900	20,300	27,635	32,700	34,800	36,600
Mounds View	12,155	12,300	12,300	12,400	4,954	5,100	5,200	5,200	6,386	6,800	7,100	7,200
New Brighton	21,456	22,300	23,100	24,100	8,915	9,500	10,000	10,400	9,213	11,000	11,800	12,700
North Oaks	4,469	4,790	5,000	5,200	1,746	1,900	2,030	2,100	1,260	1,400	1,460	1,500
North St. Paul	11,460	12,000	11,900	12,000	4,615	5,000	5,200	5,400	2,942	3,200	3,350	3,500
Roseville	33,660	33,800	34,000	34,500	14,623	15,300	15,700	16,100	35,104	37,300	38,300	39,300
St. Paul	285,068	315,000	329,200	344,100	111,001	124,700	131,400	137,400	175,933	194,700	204,100	213,500
Shoreview	25,043	25,500	25,500	25,600	10,402	11,000	11,200	11,300	11,665	13,200	14,100	14,700
Vadnais Heights	12,302	13,300	13,800	14,100	5,066	5,700	6,100	6,300	6,678	8,900	10,100	11,200
White Bear Township	10,949	11,300	11,400	11,500	4,261	4,600	4,780	4,900	2,309	3,200	3,640	4,100
White Bear Lake (both counties)	23,394	24,300	25,000	25,800	9,747	10,500	11,200	11,700	11,085	12,000	12,300	12,500
<b>SCOTT COUNTY</b>												
Belle Plaine	6,661	7,800	10,100	12,600	2,362	2,900	3,860	4,900	1,847	2,600	2,950	3,300
Belle Plaine Township	878	860	820	800	310	320	320	320	69	70	70	70
Blakeley Township	418	400	390	390	165	170	170	170	69	80	90	100
Cedar Lake Township	2,779	3,070	3,340	3,610	939	1,100	1,250	1,400	82	200	260	320

	Population				Households				Employment			
	2010	2020	2030	2040	2010	2020	2030	2040	2010	2020	2030	2040
Credit River Township	5,096	5,200	5,500	5,600	1,662	1,800	1,960	2,100	397	410	420	420
Elko New Market	4,110	6,100	8,600	11,900	1,259	2,000	3,030	4,400	317	630	780	940
Helena Township	1,648	1,720	1,710	1,690	548	610	670	700	147	210	230	250
Jackson Township	1,464	1,490	1,440	1,420	486	500	510	510	168	340	430	530
Jordan	5,470	6,900	8,300	9,900	1,871	2,500	3,160	3,900	1,587	2,200	2,500	2,800
Louisville Township	1,266	1,270	1,270	1,280	425	440	450	450	298	420	450	460
New Market Township	3,440	3,420	3,350	3,340	1,146	1,200	1,200	1,200	325	560	580	600
New Prague (pt)	4,280	4,960	6,100	7,200	1,618	2,000	2,570	3,100	2,142	2,700	3,010	3,300
Prior Lake	22,796	27,500	33,900	40,500	8,447	10,500	13,100	15,700	7,766	9,800	11,000	12,100
St. Lawrence Township	483	550	670	800	161	200	260	320	48	80	80	80
Sand Creek Township	1,521	1,440	1,390	1,360	554	560	560	560	298	340	360	380
Savage	26,911	33,400	37,400	41,100	9,116	11,600	13,000	14,300	6,753	8,100	8,800	9,400
Shakopee	37,076	43,900	52,800	62,300	12,772	15,400	18,400	21,600	18,831	25,500	28,500	31,900
Spring Lake Township	3,631	3,790	4,130	4,180	1,267	1,400	1,560	1,600	390	460	480	490
<b>WASHINGTON COUNTY</b>												
Afton	2,886	3,070	3,120	3,140	1,081	1,200	1,260	1,300	411	510	530	550
Bayport	3,471	3,970	4,340	4,640	855	1,100	1,220	1,300	3,790	4,200	4,400	4,600
Baytown Township	1,617	1,790	1,790	1,800	573	670	720	760	69	160	210	260
Birchwood Village	870	850	830	800	351	360	360	360	25	30	30	30
Cottage Grove	34,589	38,400	42,200	47,000	11,719	13,300	15,200	17,300	6,484	7,700	8,400	9,000
Dellwood	1,065	1,110	1,150	1,180	373	400	430	450	277	330	330	330
Denmark Township	1,737	1,920	2,160	2,410	615	720	860	1,000	629	640	640	650
Forest Lake	18,377	21,500	25,200	28,900	7,015	8,600	10,500	12,300	6,449	7,800	8,500	9,200
Grant	4,094	4,080	4,160	4,260	1,463	1,510	1,610	1,700	449	580	700	840
Grey Cloud Island Township	295	300	280	270	117	120	120	120	10	30	40	40
Hugo	13,332	16,900	22,800	29,000	4,990	6,700	9,200	11,900	1,973	3,000	3,500	4,000
Lake Elmo	8,061	10,500	14,100	18,200	2,776	3,800	5,300	7,100	1,941	2,900	3,350	3,800
Lakeland	1,796	1,740	1,690	1,670	681	690	700	710	302	380	410	440
Lakeland Shores	311	310	320	330	117	120	130	140	26	40	50	50
Lake St. Croix Beach	1,053	1,060	1,090	1,090	460	480	500	500	129	150	160	160
Landfall	663	660	640	630	257	260	260	260	25	30	30	30
Mahtomedi	7,676	7,800	7,700	7,600	2,827	3,000	3,050	3,100	2,090	2,400	2,600	2,700
Marine on St. Croix	689	740	840	940	302	340	400	450	124	140	150	160
May Township	2,776	3,000	3,490	3,950	1,083	1,200	1,400	1,600	66	120	150	180
Newport	3,435	3,600	4,050	4,450	1,354	1,530	1,840	2,100	1,605	1,990	2,070	2,100
Oakdale	27,401	28,500	29,500	30,200	10,956	11,700	12,200	12,500	8,651	11,300	12,600	14,000
Oak Park Heights	4,445	4,880	5,300	5,700	1,911	2,200	2,420	2,600	4,358	5,900	6,800	7,500
Pine Springs	408	410	390	380	144	150	150	150	72	80	80	80
St. Marys Point	366	380	380	380	147	160	160	160	15	20	20	20
St. Paul Park	5,273	6,000	7,000	7,900	1,967	2,300	2,810	3,300	1,515	2,000	2,200	2,400
Scandia	3,934	4,260	4,630	4,950	1,498	1,700	1,910	2,100	519	620	690	730
Stillwater	18,227	20,600	21,800	22,800	7,076	8,400	9,000	9,600	9,628	10,700	11,300	11,700
Stillwater Township	2,364	2,430	2,560	2,680	855	920	1,020	1,100	165	210	240	250
West Lakeland Township	4,054	4,200	4,110	3,980	1,286	1,400	1,480	1,500	232	320	350	370
Willernie	507	520	510	510	218	230	230	230	182	200	200	200
Woodbury	61,961	72,500	80,500	87,800	22,594	26,800	29,500	32,100	19,438	24,100	26,400	28,700

## Heather Branigin

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**From:** David Frenkel <frenkel@att.net>  
**Sent:** Thursday, April 09, 2015 4:42 PM  
**To:** Mary Brindle; James Hovland; Kevin Staunton; Robert Stewart; swensonann1@gmail.com  
**Cc:** Scott H. Neal  
**Subject:** Annual Environmental Forum, Entitled 'Here Comes the Sun'

I attended the Environmental Forum last night with my son at EHS. I was disappointed to see elected officials and city staff having conversations in the back of the auditorium during at least the panel discussion part of the presentation if not longer. Show the courtesy the council demands at city council meetings by holding side conversations outside the presentation venue. I would expect our city 'leaders' to lead by example and be respectful of the speakers at this important and well organized event.

David Frenkel

## Heather Branigin

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**From:** The Kaminsens <kaminsen@yahoo.com>  
**Sent:** Friday, April 10, 2015 2:14 PM  
**To:** Edina Mail  
**Subject:** 66 West

Edina supports 66 West!! Please help them make it a reality.

## Heather Branigin

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**From:** Judith Andersen <judyandy@comcast.net>  
**Sent:** Friday, April 10, 2015 2:43 PM  
**To:** Edina Mail  
**Subject:** 66 West

On Tuesday, May 5, at 7pm, when the Edina City Council considers a capital contribution of \$500,000 as an investment in housing for youth homelessness in our area, Kay and I would certainly like to lend our support, thank you for your on-going support and strongly encourage you to vote **yes** for this amazing project, of which all of Edina can be proud.

*Judy Andersen*

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Judy Andersen  
[judyandy@comcast.net](mailto:judyandy@comcast.net)

## Heather Branigin

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David Frenkel

## Heather Branigin

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**From:** David Frenkel <frenkel@att.net>  
**Sent:** Friday, April 10, 2015 2:54 PM  
**To:** Mary Brindle; James Hovland; Kevin Staunton; Robert Stewart; swensonann1@gmail.com  
**Cc:** Scott H. Neal  
**Subject:** Response to Scott Neal's Pentagon Park opinion letter in the Edina Sun Current - 'With Patience, Pentagon Park can fuel its own success'

What is the city hiding?

Edina City Manager Scott Neal penned a guest column last week defending the City's involvement in a scheme to take tax dollars that would be paid to Edina Public Schools, Hennepin County, and the City's general property tax fund and direct those dollars toward private redevelopment at Pentagon Park. In the process, he misled the public, painting a rosy picture of tax increment financing (TIF) and completely avoiding the issues that need public discussion.

Mr. Neal's glossy and simplistic approach to this topic not only talks down to residents (something he seems fond of doing) but also brushes over the distressing facts about the City's actions that are only beginning to come out.

Mr. Neal stated that the taxable value of properties at Pentagon Park "had slipped by more than 60 percent" in recent years. What he didn't acknowledge is that, prior to the City establishing a TIF district at Pentagon Park, City staff worked with the Pentagon Park property owners to arrive at taxable valuations for the properties that were acceptable to both parties. These valuations were almost 70% less for taxes payable in 2014 compared to 2013.

What's more, the property owners had filed petitions in tax court to have their property values for 2010, 2011, 2012 and 2013 retroactively reduced. The City agreed to the retroactive reductions, resulting in an almost \$5 million tax refund payable to the property owners from local taxing jurisdictions--including an estimated \$1.2 million tax refund from Edina Public Schools.

After verifying that the developer had signed off on their new, reduced property values, the City went forward with establishing a TIF district at Pentagon Park. As Mr. Neal explained in his guest column: "TIF enables the city to segregate the increased property taxes paid by the owner of Pentagon Park into a special account that can be used to help finance improvements to the property that will increase its taxable value." What Mr. Neal didn't explain is that the property taxes that go into this "special account" to help finance private development costs are public tax dollars that would otherwise be paid to the School District, County, or the City's general property tax fund.

Twenty-six years could pass before the increased property values at Pentagon Park help to offset the tax burden on all of us. In the meantime, there will be unfunded public costs associated with the redevelopment, such as for police and emergency response, park and street maintenance, and educating students.

Perhaps Mr. Neal's most misleading statement is this: "Edina taxpayers do not pay for the improvements that are financed with TIF." Baloney. TIF is tax money. It's money that would otherwise go into the property tax pool to pay for public services.

TIF makes sense in some situations, but not all. Mr. Neal would like you to believe that Pentagon Park will be another Centennial Lakes Park. He wants you to believe that Pentagon Park would have sat fallow, deteriorating for eternity if not for the City coming to the rescue. Or perhaps he thinks readers are easily distracted and lulled.

Mr. Neal should understand that, rather than placating concerns about the City's involvement at Pentagon Park, he's opened the door for the truth to come out.

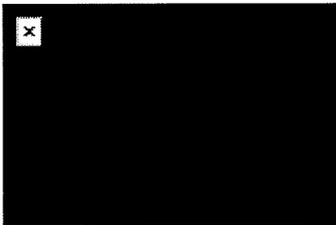
David Frenkel  
612-237-1966

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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>; Ric Dressen <ric.dressen@edinaschools.org>  
**Sent:** Monday, March 30, 2015 10:45 PM  
**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 left.mn](#)

[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 Neuendorf 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.

- o O o -

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.

- o O o -

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.

- o O o -

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.

## Heather Branigin

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**From:** fernpeterson@comcast.net  
**Sent:** Friday, April 10, 2015 3:18 PM  
**To:** swensonann1@gmail.com; Edina Mail; Mary Brindle; Kevin Staunton; Robert Stewart  
**Subject:** 66 West Capital Contribution

Dear Mayor Hovland and Edina City Council Members,

We are writing today for two reasons. First, to thank you for your support thus far for 66 West, Edina's affordable housing initiative for youth. We are proud to see how our city has rallied around the work of Beacon Interfaith Housing in their efforts to provide safe, affordable housing to young people in our community who are faced with obstacles and challenges that we can't even begin to imagine.

Second, we understand that on Tuesday evening, May 5, you will be considering a \$500,000 capital contribution to 66 West and we strongly encourage you to vote yes for this investment. Let's take the next step in making 66 West a reality!

Thank you for all you do,

Todd and Fern Peterson (and family)  
5209 Chantrey Road  
Edina, MN 55436

## Heather Branigin

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**From:** Joel Stegner <joel.r.stegner@gmail.com>  
**Sent:** Friday, April 10, 2015 3:26 PM  
**To:** Edina Mail  
**Subject:** 66 West project

Happy Friday!

I was one of the many supporters of the 66 West project when it came before the Edina City Council and managed to watch the project get approved unanimously last year. The City Council deliberations are not always exciting, but that discussion was very engaging and moving. While two of you are new this year and weren't part of that Council, I think that the strong support for the project won over many of those with questions or concerns. It accomplishes two purposes - helps to expand the amount of affordable housing in Edina and provides a place for homeless young adults coming from the local community to live, work and study - three things that just happen to be touched on in the Edina mission statement. That the desire for this project came from the good hearted people of the area rather than simply to develop housing with no affordable component is very commendable. I live within 2-3 blocks of the project and drive by it practically every day and look forward to it being built.

This kind of project doesn't exist without public support. Beacon is now engaged in finding private donors to fund the additional costs that are associated with the comprehensive program design of this project, but I understand that Beacon is also approaching the city for some form of financial support. Not having a financial services background, I'm not sure I fully understand what they are asking for, but as I have read about the request, it seemed entirely reasonable to me.

Last year, I believe the Legislature established a new type of corporation that isn't focused on profit, but on creating social capital - community good. If a community like Edina wants to give these kinds of organizations a chance to develop here, as a tool to create community benefits not supported by conventional market models, this is just the kind of project it should be trying to promote. The more these types of organizations are able to do for the community, the better the city can focus accomplishing its top priorities. So, not only is it the right thing to support, but it also makes good business sense to do so.

Thanks,  
Joel

Joel Stegner  
6312 Barrie Road 1C  
Edina, MN 55435  
952-843-3440

## Heather Branigin

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**From:** Nicole Savant <wolfscholar@gmail.com>  
**Sent:** Sunday, April 12, 2015 11:15 AM  
**To:** Edina Mail; Mary Brindle; Kevin Staunton; Robert Stewart; swensonann1@gmail.com  
**Subject:** Thank you: 66th west

Hello,

THANK YOU for helping get 66 West going to support our youth for a better future, please vote YES.  
I look forward to volunteering my time there once its all set up!

--

**Dr. Nakita Savant**  
612-812-4310

*Editor and Author, Wolfscholar Editing, since 2011*  
*Instructional Designer, Capella University, since 2006*  
*Assistant Program Professor, Saint Mary's University of MN*

Alumna: *Saint Mary's University of MN*

"By discovering how to take full responsibility for the quality of our experience, we release our victim-victor mentality" Michael Brown, The Presence Process  
<http://www.thepresenceportal.com/>

## Heather Branigin

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**From:** Jessie Melendez <jmelendez@usmstudiosinc.com>  
**Sent:** Monday, April 13, 2015 8:44 AM  
**To:** Scott H. Neal; James Hovland  
**Subject:** From the studios of Scott Shields - City View

Scott & James,

I'm the Personal Assistant to Scott Shields, Associate Producer for "City View". It's a television show that educates viewers about various topics, trends and issues relating to cities, services, tourism and economic development.

As part of our production schedule, we're developing a segment on "Emerging Cities to Live, Work and Play". We have an interest in arranging a brief call to learn more about how City of Edina, MN might relate to the topic and show.

We're working under scheduling timelines, so I would need to coordinate some time for you and the Producer to speak within the next few days. You can reply by email or phone with some available times.

Our show's website is <http://watchcityview.com>.

Regards,

Jessie Melendez  
Production Assistant  
City View  
954-505-5259  
<http://watchcityview.com>

*Confidentiality Notice "The aforementioned television program has no direct affiliation with the networks on which it airs. The program is an independent educational television series which purchases airtime through cable providers, network, stations and media sellers." Confidentiality Notice: This electronic mail transmission is for the use of the named individual or entity to which it is directed and may contain information that is privileged or confidential. It is not to be transmitted to or received by anyone other than the named addressee (or a person authorized to deliver it to the named addressee). It is not to be copied or forwarded to any unauthorized persons. If you have received this electronic mail transmission in error, delete it from your system without copying or forwarding it, and notify the sender of the error by replying via email, so that our address record can be corrected. Thank you for your cooperation.*

## Heather Branigin

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**From:** Stephen Yanda <yandasr@gmail.com>  
**Sent:** Monday, April 13, 2015 9:40 AM  
**To:** Edina Mail  
**Subject:** 66 West

Dear Mr Mayor, just a short note to let you know that my family and I enthusiastically support the project "66 West" and would also support city money going towards this project !!

Thank you and have a great day !  
Steve

--

Steve Yanda  
[yandasr@gmail.com](mailto:yandasr@gmail.com)  
651-216-0652

## Heather Branigin

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**From:** Joel Stegner <joel.r.stegner@gmail.com>  
**Sent:** Monday, April 13, 2015 11:18 AM  
**To:** James Hovland  
**Cc:** Joel Stegner  
**Subject:** Re: 66 West project

I am responding to Ann Swenson comment about the impact of such a grant on taxpayers and would absolutely agree about taking great care regarding such a decision.

In my mind, Edina is incredibly generous toward its children and youth, and takes great pride in how well almost all of them do in life. Tens of millions for sports facilities and now a school referendum for \$125 million stand in testament of this.

This project is for kids who weren't so lucky in their high school years - and the Council fully understands the myriad of reasons this is true. We talk about no child left behind, but that is what this group amounts to. While some would blame them for their misfortune, that really isn't fair to them.

And looking at the other issue, affordable housing, this has been a chance for the Council to advance its own goals. While some cities choose to require developers to include some affordable housing in their projects, Edina has not chosen that path. Beacon serves a community need and helps with a city goal.

So that gets to the dollar amount. The request is a small part of the project cost. If cities want new businesses, they are often willing to spend public money to help the operation started. Often this is tax relief, but sometimes a cash outlay.

This is done to bring high wage jobs to the community. In this case, residents will be a low cost work force for nearby businesses that need them. Finally, the project shows the city is open to new people and ideas. Being the butt of community jokes because of how things were 20-30 years gets old.

Let me suggest that the city might structure the funding to build community support. Give a smaller amount outright, but agree to match individual and group contributions up to let us say \$600,000. All those who came to support the project will have an incentive to write checks, and will have a sense of ownership.

With public-private projects like this and Grandview, the city should enhance projects by supplementing city and developer funds with private contributions. That will pave a new 21st century way of thinking through having more projects and dreams that taxpayers alone can support. As one looks at what was done to improve hockey and skating facilities at Braemar, that same approach achieved a superb outcome.

Thanks,  
Joel

On April 13, 2015, at 10:30 AM, James Hovland <JHovland@edinamn.gov> wrote:

Joel, they request a grant of \$550,000.00 up front. That is equivalent to a 2 percent tax increase to every resident for one year. While we support the plan for homeless youth we need to carefully think about the request.

Ann Swenson

Sent from my iPad



**Lynette Biunno, Receptionist**

952-927-8861 | Fax 952-826-0389

[lbiunno@EdinaMN.gov](mailto:lbiunno@EdinaMN.gov) | [www.EdinaMN.gov](http://www.EdinaMN.gov)

...For Living, Learning, Raising Families & Doing Business

**From:** Joel Stegner [<mailto:joel.r.stegner@gmail.com>]

**Sent:** Friday, April 10, 2015 3:26 PM

**To:** Edina Mail

**Subject:** 66 West project

Happy Friday!

I was one of the many supporters of the 66 West project when it came before the Edina City Council and managed to watch the project get approved unanimously last year. The City Council deliberations are not always exciting, but that discussion was very engaging and moving. While two of you are new this year and weren't part of that Council, I think that the strong support for the project won over many of those with questions or concerns. It accomplishes two purposes - helps to expand the amount of affordable housing in Edina and provides a place for homeless young adults coming from the local community to live, work and study - three things that just happen to be touched on in the Edina mission statement. That the desire for this project came from the good hearted people of the area rather than simply to develop housing with no affordable component is very commendable. I live within 2-3 blocks of the project and drive by it practically every day and look forward to it being built.

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Last year, I believe the Legislature established a new type of corporation that isn't focused on profit, but on creating social capital - community good. If a community like Edina wants to give these kinds of organizations a chance to develop here, as a tool to create community benefits not supported by conventional market models, this is just the kind of project it should be trying to promote. The more these types of organizations are able to do for the community, the better the city can focus accomplishing its top priorities. So, not only is it the right thing to support, but it also makes good business sense to do so.

Thanks,  
Joel

Joel Stegner  
6312 Barrie Road 1C  
Edina, MN 55435  
952-843-3440

## Heather Branigin

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**From:** The Youngbloods <lpy-kwy@comcast.net>  
**Sent:** Monday, April 13, 2015 11:58 AM  
**To:** Edina Mail  
**Subject:** 66 West  
**Attachments:** Larry.vcf

Edina's capital support for 66 West is critical. Please vote YES on May 5th.

Katherine Youngblood  
5275 Grandview Square  
Edina

## Heather Branigin

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**From:** Shawn Hartfeldt <shartfeldt@yahoo.com>  
**Sent:** Monday, April 13, 2015 4:35 PM  
**To:** Edina Mail; Mary Brindle; Kevin Staunton; Robert Stewart; swensonann1@edinamn.gov  
**Subject:** Please support 66 West with a \$500,000 contribution

Greetings,

I heartily support the Edina City Council's support of 66 West with a contribution. Speaking as an Edina resident and taxpayer who has seen all kinds of public subsidy for athletic venues, I favor use of public money for a well-regarded program such as this which aids some of the most needy citizens. When my daughter graduated from Edina High School many years ago, I found out that there were homeless students in her class. We need to support young people without family support so they can have some chance of creating successful adult lives.

Thank you for your consideration.

(Ms.) Shawn Hartfeldt  
7472 Cahill Rd.  
Edina MN 55439

## Heather Branigin

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**From:** Susan Peterson <feydese@gmail.com>  
**Sent:** Tuesday, April 14, 2015 8:31 AM  
**To:** Mary Brindle; James Hovland; Kevin Staunton; Robert Stewart; swensonann1@gmail.com; Scott H. Neal; Cindy Larson; Kris Aaker  
**Subject:** Intrusive teardown at 4419 Grimes  
**Attachments:** yard.jpg; backyard1.jpg

Mayor Hovland and Council Members:

My name is Susan Peterson. I grew up in Edina and have raised my family here. I have never contacted the city for help but now I am asking for it.

Attached is a photo of large and unsightly pool equipment from a redevelopment at 4419 Grimes that now looms over our property at 4060 Sunnyside. The view you see is from our back yard at 4060 Sunnyside Road. I contacted city staff and was told there are no requirements that the equipment be enclosed to reduce visual impact. There is a required setback of 10 feet from a neighboring property's boundary. The equipment in question is set back by 12 feet, according to Kris Aaker.

But what about elevation? After removing several mature trees, the developer filled in that portion of the Grimes lot, raising it by about four feet over ours on Sunnyside. A setback of 10 or 12 feet is useless if one person's property is higher than another's. Do you have any idea how high a fence we would have to build on our side of our back yard in order to screen all that equipment that now is perched above our lot? It would look like one of those sound barrier walls along 35W.

What makes this even more distressing is that the area is now devoid of vegetation, and there are no plans to replant it to replace the trees that were removed (A "before" image is in the second photo).

I contacted Andy Porter of Refined LLC to voice my concerns. In an email, he said, "the homeowner has indicated there will plantings there eventually, of some sort, but no current plans for "housing" or fencing around the pool equipment itself. "

"Indicated"

"Plantings of some sort"

"Eventually"

In a subsequent email, Porter said he is sure his clients will add some unspecified plantings "if possible/financially feasible."

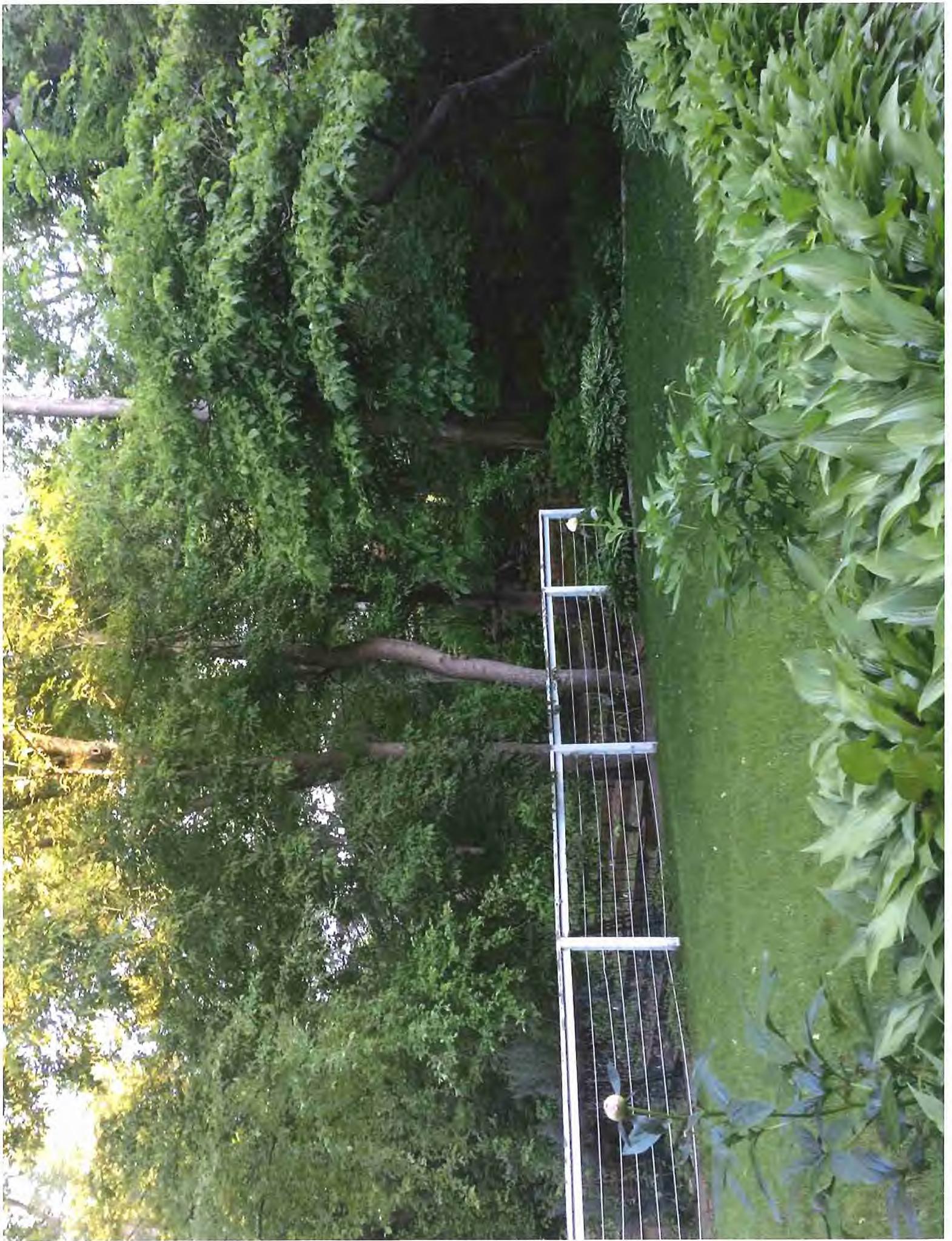
That falls way short of doing something about this visual blight right away - especially since these new neighbors have told people here that this project has tapped them out financially and that they "are out of money." Unless they are required to do so, I doubt this will be a priority for them. They don't have to look at this ugliness - but we and other neighbors do.

It comes down to this: If the purpose of a setback is to reduce the visual impact of what is built on a neighboring property, it should take elevation as well as distance into account.

Mayor Hovland and Council Members, I am turning to you now for help.

At the very least I think Refined and its clients should be required to put in tall bushes or trees to mask this eyesore.

Susan Peterson  
4060 Sunnyside Road  
952-201-5569





**From:** [ladytonya.thenation@gmail.com](mailto:ladytonya.thenation@gmail.com) [<mailto:ladytonya.thenation@gmail.com>]  
**Sent:** Sunday, April 12, 2015 3:17 AM  
**To:** Edina Mail  
**Subject:** Contact Us form submission

Name: Tonya Renee Owens

Organization:

Website:

Address\_1:

Address\_2:

City: Bloomington

State: MN

Zip\_Code: 55420

Email: [ladytonya.thenation@gmail.com](mailto:ladytonya.thenation@gmail.com)

Phone: 6514947826

Referrer: google

Message: Less than a month ago my family recently moved from Raleigh-Durham, NC to Bloomington, MN because my husband's job transferred him to a location in Edina. So that we can become more familiar with the area, my children and I have traveled with him to work on several occasions. We have visited many retail stores, the library as well as the mall in Edina. I must say that I have been stopped on 3 occasions that made me as an African American Woman feel very uncomfortable. I overheard a manager at the Apple Store in the Southdale Mall ask one of the sales associates what was I doing there instead of taking the initiative to help me. I was also approached at the Galleria mall. I must say that after living in North Carolina for 40 years I have never been so embarrassed and humiliated as I have been since visiting your city. I was glad to leave the south because of so much racial injustice towards blacks. I never thought that it would be so obvious here as well. I have no desire to visit Edina nor do I plan to patronize any businesses there. I have been humiliated so much during our short time here. I do hope this is not something that you are anticipating for your city. Not all African Americans are criminals nor do we all live in poverty. Believe it or not there is so much value and worth that minorities can add to an area such as this. Thank you. TURNED OFF BY YOUR CITY, Tonya Owens

## Heather Branigin

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**From:** Susan Peterson <feydese@gmail.com>  
**Sent:** Tuesday, April 14, 2015 3:18 PM  
**To:** Mary Brindle; James Hovland; Kevin Staunton; Robert Stewart; swensonann1@gmail.com; Scott H. Neal; Cindy Larson; Kris Aaker  
**Subject:** Intrusive teardown at 4419 Grimes Part Two  
**Attachments:** Wiring.jpg

And one day after my email exchange with Andy Porter (in which I told him I planned to contact the city), a worker for Refined arrives to hook up the pool equipment, thus making it more difficult to move.

Susan Peterson  
4060 Sunnyside  
952-201-5569



## Heather Branigin

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**From:** Marc Andrew <marc@cityagemedia.org>  
**Sent:** Wednesday, April 15, 2015 12:59 PM  
**To:** Edina Mail  
**Subject:** Your invitation to CityAge  
**Attachments:** CityAge LA ~ Draft Agenda ~ April 10.pdf

Dear Mayor Hovland,

I wanted to make sure you've received Edina's invitation to CityAge: Build the Future in downtown Los Angeles on May 28 & 29?

We think your team find the content and audience very productive. We design these to address the idea of a business of city building, with a focus on design, innovation and new ideas. In joining us, you'd become part of a network of 4,500 global leaders shaping this new field.

CityAge will lay out a blueprint for the investments and partnerships that will improve our cities. We hope a representative of the city can join us?

[www.cityage.org/la](http://www.cityage.org/la)

I've attached a current agenda, and the confirmed speakers are below. Please let us know if any other information would help make the case.

Kind regards,  
Marc.

Co-Founder  
CityAge  
778-835-0633

### *Confirmed Speakers at CityAge: Build the Future Include:*

- Sir Edward Lister, *Chief of Staff and Deputy Mayor, Policy and Planning, London*
- Karl Dean, *Mayor, City of Nashville*
- Lewis Horne, *President, Greater L.A. and Orange County, CBRE*
- Diane Sugimura, *Director of Planning and Development, City of Seattle*
- Katherine Perez-Estolano, *Partner, Estolano LeSar Perez Advisors LLC*
- Rick Cole, *Deputy Mayor for Budget and Innovation, City of Los Angeles*
- Kyle Kimball, *President, New York City Economic Development Corporation*
- Timothy Romer, *Head of Public Finance and Infrastructure, Goldman Sachs*
- Frank Gilliam, *Dean, Luskin School of Public Affairs, UCLA*
- Joe Wang, *VP and General Manager, Greenland USA*
- Emma Stewart, *Head of Sustainability Solutions, Autodesk*
- Patrick Otellini, *Chief Resilience Officer, City of San Francisco*
- Carlos Valderrama, *Senior Vice President, Global Initiatives, LA Area Chamber of Commerce*
- Mary Leslie, *President, Los Angeles Business Council*
- Chris O'Brien, *Partner, PwC (former CIO of Chicago)*
- Kevin Merritt, *President and CEO, Socrata*
- Seleta Reynolds, *General Manager, L.A. Department of Transportation*
- Jaana Remes, *Senior Fellow, McKinsey Global Institute*

## Heather Branigin

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**From:** Sam Parmekar <sam.parmekar@gmail.com>  
**Sent:** Wednesday, April 15, 2015 4:42 PM  
**To:** James Hovland  
**Subject:** Edina School Board Elections

Dear Mayor Hovland,

My name is Sam Parmekar and I am a sophomore at Edina High School. Part of our English class curriculum is something called the Passion Project, where students research an issue negatively affecting society and take action to solve it. As someone who is passionate about politics and civic engagement, I chose to do my project on the decline in voter turnout in our country, and research both the causes of it and ways that I can help solve this problem.

While doing my research, I discovered that Edina has a very high voter turnout rate compared to both the nation and the State of Minnesota, with as much as 90% turnout in presidential election years and 70% turnout in midterm elections. That is why I was shocked to learn that **Edina's most recent School Board election had a voter turnout rate of just 12.9%**. Considering the substantial amount of power the board yields, I was shocked that only a handful of people were choosing who makes the important decisions that greatly impact my life as a student at EHS. Upon further investigation, I found the cause of this problem to be the fact that School Board elections are off-year elections (i.e. 2013, 2015, etc.) that do not coincide with any other elections on the city, county, state, or federal level.

That is why I am urging the city council to recognize this problem and take action to solve it by **moving School Board elections to an on-year election cycle**. This would greatly increase voter turnout as so many people are drawn to the polls to vote for state or federal candidates, it will not be any extra effort for them to vote for School Board members as well. Not only would this strengthen the integrity of our School Board, it would also save the City of Edina a lot of money. Holding a local election costs around \$50,000, the majority of which goes to setting up polling stations and voting booths. By scheduling School Board elections to coincide with on-year elections, the cost would be greatly reduced as the polling places would already have been payed for and the City could spend the money more effectively. Moving School Board elections is the right thing to do because it will strengthen the integrity of the Edina School Board and save Edina valuable money.

Thank you for your attention to this issue,

Sam

## Heather Branigin

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**From:** David Arbit <davida@mplsrealtor.com>  
**Sent:** Wednesday, April 15, 2015 6:16 PM  
**To:** Edina Mail; James Hovland; Kevin Staunton; Mary Brindle; Robert Stewart; Scott H. Neal; 'swensonann1@gmail.com'  
**Subject:** RE: March 2015 Market Update

Let's try that again!

++++++

Dear Mayor Hovland and Members of the Council:

Both buyers and sellers are out in force this spring. For the metro as a whole, seller activity levels increased over 21.0 percent while buyer activity increased 30.0 percent. The number of homes available for sale increased slightly. Prices continued to rise—up 10.5 percent from March 2014. Buyers are paying about \$121 per square foot in the Twin Cities. Here are some specifics on your community.

- New Listings in Edina increased 40.7 percent to 173.
- Pending Sales were up 27.3 percent to 98.
- Closed Sales decreased 10.1 percent to 62.
- Days on Market was up 34.1 percent to 114 days.
- The Median Sales Price decreased 11.6 percent to \$320,850.
- Inventory levels grew 29.8 percent to 357 homes.
- Percent of List Price Received at Sale decreased 0.1 percent to 97.7 percent.
- Months Supply of Inventory was up 29.4 percent to 4.4 months.
- Distressed sales made up 8.1 percent of all Closed Sales.
- Single-Family homes made up 63.2 percent of all Closed Sales.
- New construction properties made up 8.1 percent of all Closed Sales.

Housing is closely linked to the broader economy. As more consumers are gainfully employed, new household formations tend to rise along with home purchases. March job growth came in below expectations, but that appears to be an isolated weak spot in an otherwise accelerating jobs recovery. Wages were more or less flat, though there is some evidence of upward pressure. Ultimately, a June hike in the federal funds rate seems to be off the table. That means the interest rate environment should continue to be favorable for consumers.

Here is the link to your local report: <http://maar.stats.10kresearch.com/docs/lmu/x/edina>. It highlights buyer and seller activity as well as other housing indicators such as home prices, days on market and absorption rates in Edina. The Twin Cities Metro report can be found here:

<http://maar.stats.10kresearch.com/docs/lmu/x/TwinCitiesRegion> If you have any comments or questions, please don't hesitate to contact us. Also, be sure to check out all of the market reports on our website - <http://www.mplsrealtor.com>. Thank you!

Regards,

**David Arbit, MCRP**  
Research Manager  
Minneapolis Area Association of REALTORS®  
5750 Lincoln Drive - Edina, MN 55436 USA  
P: 952-988-3150 | F: 952-908-2646

## Heather Branigin

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**From:** Jane Lonquist <jjlonquist@earthlink.net>  
**Sent:** Wednesday, April 15, 2015 9:40 PM  
**To:** Edina Mail  
**Subject:** invitation for City officials  
**Attachments:** CCWT 2015 flyer.pdf

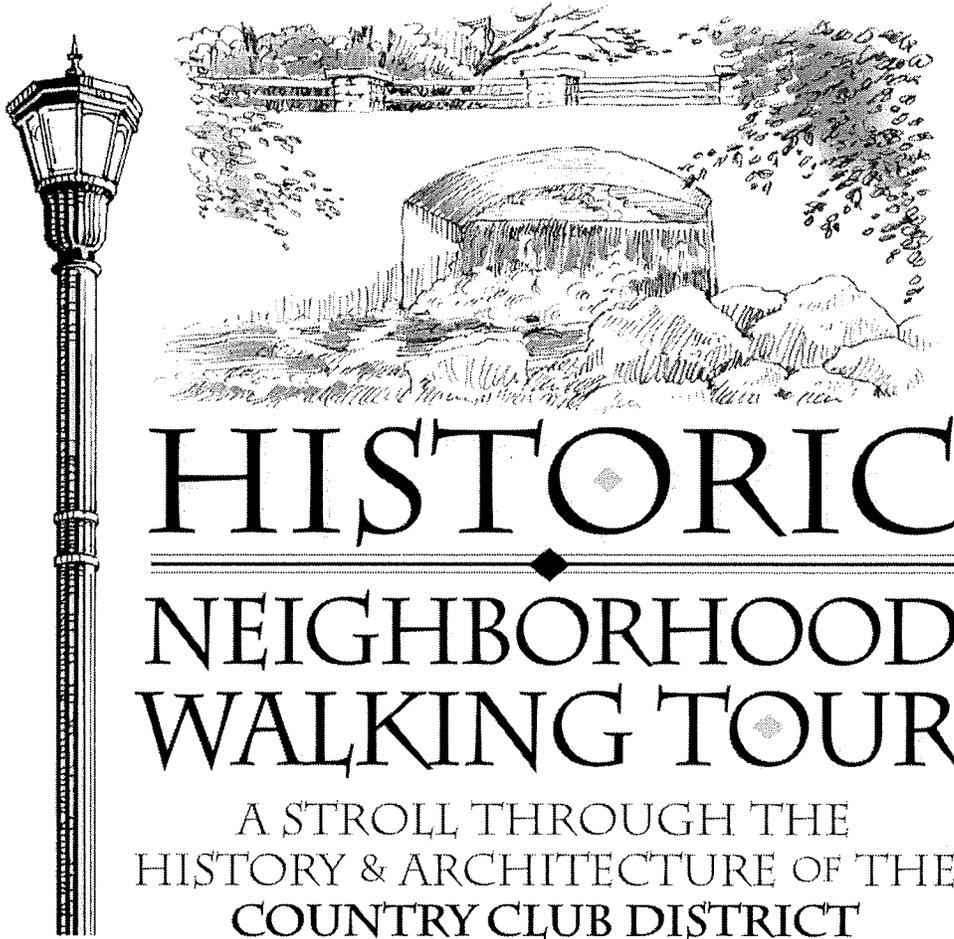
Dear Mayor Hovland and members of City Council and the Planning and Zoning Commission,

On behalf of Country Club Neighbors for Preservation, I want to invite each of you to attend our first annual Historic Neighborhood Walking Tour on Saturday, May 9 at 10:00 a.m. The attached flyer has full details. Please respond to [ccnfp@outlook.com](mailto:ccnfp@outlook.com) by May 1 if you can join us!

I also want to let you know that the Heritage Preservation Board unanimously approved our proposal to add signs saying "Country Club District/National Register of Historic Places" at all seven neighborhood entry points, pending approval of a variance application and final design review by the HPB. Our group will return to this project this summer once our first walking tour is completed.

We appreciate your support of resident efforts to celebrate and preserve the Country Club District!  
Jane Lonquist  
4510 Drexel Avenue  
h: 952-926-3725

YOU ARE INVITED TO  
THE FIRST ANNUAL



HISTORIC  
NEIGHBORHOOD  
WALKING TOUR

A STROLL THROUGH THE  
HISTORY & ARCHITECTURE OF THE  
COUNTRY CLUB DISTRICT

SATURDAY, MAY 9<sup>th</sup> 2015

9:30 AM CHECK-IN  
10-11 AM TOUR

Wooddale Park Pavilion 4500 W. 50<sup>th</sup> Street, Edina  
\$5 ticket fee payable by cash or check day of event

Advance Reservation via [ccnfp@outlook.com](mailto:ccnfp@outlook.com)

## Heather Branigin

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**From:** Kaye Aho <kayeaho@yahoo.com>  
**Sent:** Thursday, April 16, 2015 10:54 AM  
**To:** Edina Mail  
**Subject:** Please attend Community Forum on Youth Homelessness  
**Attachments:** youth\_homeless\_flier.pdf

Good morning Edina City Council Members and Mayor Jim Hovland,  
Please attend our community forum on Youth Homelessness. This is an important opportunity to engage with experts and community members around this issue that affects youth in Edina, surrounding communities, and MN. Please invite others and preregister to help us plan.

Thank you,  
Kaye  
President, League of Women Voters Bloomington

Kaye L Aho  
612-418-2781  
[kayeaho@yahoo.com](mailto:kayeaho@yahoo.com)

COMMUNITY FORUM

# Youth homelessness

- Define community need
- Engage the community in advocacy and action

HEAR EXPERTS &  
YOUTH STORIES,  
ASK QUESTIONS

**Saturday, May 2**  
**8:30 a.m. - noon**

NORMANDALE HYLANDS UNITED METHODIST CHURCH  
9920 NORMANDALE BLVD., BLOOMINGTON, MN 55437

EXPERT LEADERS

Oasis for Youth's **Andrea Knoll**, Board President, and **Nicole Mills**, Executive Director

COMMUNITY NEEDS PANEL

**Deirdre Yarbro**, Bloomington Public Schools

**Andrea Simonett**, MN Human Services Coordinator of Homeless Youth Program Funding

**Mikkel Beckman**, Hennepin County Office to End Homelessness

**Nicole Mills**, Oasis for Youth

ACTION & ADVOCACY PANEL

**Jing Jing Zeng**, High School leader, Box City Vigil

**Ryan Berg**, Suburban Host Home Program

**Michael Ohama**, Beacon Interfaith

**Suzie Schatz**, Youth Moving Forward

**Nicole Mills**, Oasis for Youth

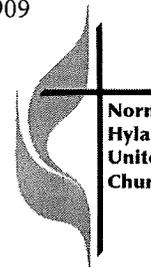
REGISTER [Eventbrite.com/e/youth-homelessness-forum-tickets-16548800909](http://Eventbrite.com/e/youth-homelessness-forum-tickets-16548800909)

CONTACT **Kaye Aho** 952-941-3235

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## Heather Branigin

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**From:** Cash Barber <cashb17838@apps.edina.k12.mn.us>  
**Sent:** Thursday, April 16, 2015 2:40 PM  
**To:** Edina Mail  
**Cc:** Larkins, Sally  
**Subject:** Passion Project

Hi! I am doing my passion project on the effects of animal abuse around the world and how we can make a difference. I am extending an invitation to you on April 28th at 11:25 to 12:25 to come and see my project in the commons of EHS. Thank you for listening and I hope to see you there!

Cash Barber