



**Draft Agenda City of Edina Staff
Pentagon Park Meeting April 30, 2013**

1. Meetings with Edina Councilpersons at Pentagon Park:
 - a. Mary Brindle and Ann Swenson: May 20, 2013 1:00 PM at 4600 West 77th Street.

 - b. Joni Bennett and Josh Sprague: May 24, 2013 3:00 PM at 4600 West 77th Street.

Discuss agenda, talking points for these two (2) meetings.

2. Process for City of Edina to evaluate and decide use of Richards decision (use to remain public space). City of Edina studying financial situation of combining Richards and Braemer into one site (Braemer). What is the timing for this financial study, and also what is the process for studying reuse of Richards for municipal/public uses other than golf?

6. Update (from Bill or Cary) regarding the Fire Department, inspections department, and plan review department meeting on April 23, 2013 regarding documentation of the draft letter memorializing the 2" x 2" wood strip at the three-story Pentagon Park Buildings (North side of 77th Street).

7. Sprinkler letter (draft) for 7600 Parklawn and 4510 West 77th to be submitted by Pentagon Park by May 16, 2013 to City of Edina (fire, inspections and plan review departments). Discussion about timing for review and advocacy for a timely finalization of an agreement.

8. Met Council TBRA Grants:
 - a. Fall 2012 \$568,000 grant – sub-recipient agreement status/Reimbursement process; Likely 2 – 3 draws.

 - b. Spring 2013 (May 1, 2013) Met Council TBRA Grant: Application submitted for Pentagon Park for a second grant May 1, 2013.

**Draft Agenda City of Edina Staff
Pentagon Park Meeting May 14, 2013**

1. Meetings with Edina Councilpersons at Pentagon Park:
 - a. Mary Brindle and Ann Swenson: May 20, 2013 1:00 PM at 4600 West 77th Street.

 - b. Joni Bennett and Josh Sprague: May 24, 2013 3:00 PM at 4600 West 77th Street.

Discuss agenda, talking points for these two (2) meetings.

2. Process for City of Edina to evaluate and decide use of Richards decision (use to remain public space). City of Edina studying financial situation of combining Richards and Braemer into one site (Braemer). What is the timing for this financial study, and also what is the process for studying reuse of Richards for municipal/public uses other than golf?



**Draft Agenda City of Edina Staff
Pentagon Park Meeting May 28, 2013**

1. Feedback/comments from the meetings with Edina Councilpersons at Pentagon Park:
 - a. Mary Brindle and Ann Swenson: Meeting held on May 20, 2013 1:00 PM at 4600 West 77th Street – follow up thoughts from the meeting:

 - b. Joni Bennett and Josh Sprague: May 29, 2013 3:00 PM at 4600 West 77th Street.

2. Evaluation and decision by City of Edina for the use of Richards: As discussed with Joni Bennett and Josh Sprague on May 29, 2013, both Joni and Josh believe the timetable for a Richards land use decision should be prioritized for 2013.

3. Review and discuss the TIF eligible categories; review and discuss a revised list to be provided by Scott T. on May 14, 2013 for Pentagon Park. What feedback is there from Ehler's meeting held May 22, 2013?

7. Sprinkler letter (draft) for 7600 Parklawn and 4510 West 77th was submitted on May 17, 2013 to the City of Edina (fire, inspections and plan review departments). Steve Kirchman responded (May 30, 2013), update from Scott.

8. Met Council TBRA Grants:
 - a. Fall 2012 \$568,000 grant – sub-recipient agreement status/Reimbursement process; Likely 2 – 3 draws. What is the status of finalizing/executing the Sub-recipient Agreement?

 - b. Spring 2013 (May 1, 2013) Met Council TBRA Grant: Application submitted for Pentagon Park for a second grant May 1, 2013. Results pending.

9. Photography project at Richards – Todd Anderson (Braemer Golf) up to speed on timing for the “blimp photos” at Richards.

10. Schedule another work session to discuss Pentagon Park.



**Agenda City of Edina Staff
Pentagon Park Meeting August 20, 2013**

1. Work session September 3, 2013 5:00 PM City Council.

2. 2 + 2 Councilperson Sessions:
 - DATE AND TIME CHANGE: Tuesday, August 20, 2013 9:30 AM – Mary Brindle and Ann Swenson, Cary T., Bill N., at the City of Edina (Cary or Bill to confirm the conference room).
 - August 26, 2013 1:00 PM – Joni Bennett and Josh Sprague, Cary T., Bill N. at the City of Edina Mayor’s conference room.
 - August 28, 2013 8:00 AM – Mayor Hovland and Scott Neal, Cary T., Bill N., at the City of Edina Mayor’s conference room.

For the three 2 + 2 Council person sessions, Bob Close and Tom Whitlock (Damon Farber & Associates) will lead the presentation and the discussion.

3. Richards land use evaluation by the City of Edina; update from Bill and Cary on timing and process. Update on Three Rivers Regional Trail system planning.

4. Review and discuss the meeting that took place with Mark Ruff and Nick Anhut of Ehlers on July 23, 2013. Further discuss the introduction of the economic benefits for the Edina Community based upon a public/private partnership, specifically at the upcoming September 3, 2013 work session at the 2 + 2 Councilperson sessions.

5. Blight Study: The City of Edina has retained LHP, Inc. for a Blight Study. Pentagon Park Revival, LLC has agreed to reimburse the City of Edina for the cost of the Blight Study (LHB's proposal). Inspections of properties and buildings completed in late June 2013. Timing for the Blight Study appears to be early September, 2013.

6. AUAR Amendment (update) by WSB Associates: Pentagon Park Revival, LLC to reimburse the City of Edina for the AUAR as previously agreed upon. Schedule for AUAR:
 - June 26, 2013 – Planning Commission – completed
 - July 16, 2013 – City Council – completedAfter the July 16, 2013 City Council meeting, the ten (working day) comment period from “interested parties” commenced. The acceptance of the AUAR is at the City Council meeting on September 3, 2013; can this go onto the consent agenda? Also, could we see any comments to the AUAR from “interested parties”?

7. Met Council TBRA Grants:

- a. Fall 2012 \$568,000 grant – sub-recipient agreement status/Reimbursement process. We will be submitting our first reimbursement request in the next week.

- b. Spring 2013 Grant: \$533,100 awarded June, 2013 for 4660 West 77th Street, 4640 West 77th Street, and 7600 Parklawn. Cary, could you please ask Roger Knutson if he could draft the sub-recipient agreement for the Spring, 2013 grant?

- c. DEED Redevelopment Account Grant Application for Pentagon Park: Scott will submit for Spring, 2014 grant round.

8. Any update on the Burgundy and their potential tenants (Café Inc.)? As discussed at the August 6, 2013 meeting, we would like to schedule a meeting with owners of Burgundy and their potential and current tenants to discuss parking and other neighborhood issues.

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**New Date & Time: Wednesday, 9/04/13 3:30 PM
Agenda City of Edina Staff
Pentagon Park Meeting September 4, 2013**

1. Work session September 3, 2013 City Council – feedback and comments:

2. 2 + 2 Councilperson Sessions:
Still waiting to hear back from Joni Bennett regarding scheduling a 2 + 2 Councilperson session. For Joni's 2 + 2 Council person session, Bob Close and Tom Whitlock (Damon Farber & Associates) will lead the presentation and the discussion.

3. Richards land use evaluation by the City of Edina; update from Bill and Cary on process; what is the timeline for a decision on Richards' future use as golf or not golf?

Update from Three Rivers Regional Trail system meeting earlier today.

4. TIF: Next steps for Ehlers and TIF consultants for Pentagon Park. Review feedback from the September 3rd work session. Schedule a meeting for Shenehon, Ehlers, Edina and City Staff to work towards next steps for TIF process for late September, 2013.

5. Blight Study: Results of the LHB blight study; review and discuss.

6. AUAR Amendment (update) by WSB Associates: Pentagon Park Revival, LLC to reimburse the City of Edina for the AUAR as previously agreed upon. Schedule for AUAR:

June 26, 2013 – Planning Commission – completed

July 16, 2013 – City Council – completed

AUAR received at September 3, 2013 City Council meeting; is the AUAR Amendment process now fully complete?

7. Met Council TBRA Grants:

a. Fall 2012 \$568,000 grant – sub-recipient agreement status/Reimbursement process. We will be submitting our first reimbursement request in the next day or so.

b. Spring 2013 Grant: \$533,100 awarded June, 2013 for 4660 West 77th Street, 4640 West 77th Street, and 7600 Parklawn. Cary, could you please ask Roger Knutson if he could draft the sub-recipient agreement for the Spring, 2013 grant?

8. Any update on the Burgundy and their potential tenants (Café Inc.)? As discussed at the August 6, 2013 meeting, we would like to schedule a meeting with owners of Burgundy and their potential and current tenants to discuss parking and other neighborhood issues.

Cary, could you please get me a copy of their plans, submittals, or correspondence?

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**Tuesday, September 17, 2013
Agenda for the Pentagon Park
City of Edina (staff) Meeting**

1. Work session September 3, 2013 City Council; Any additional feedback or comments?

2. 2 + 2 Councilperson Sessions: Joni Bennett's 2 + 2 council session is scheduled for Thursday, October 3rd at 4:00 PM (City of Edina – Minnehaha room)

3. Richards land use evaluation by the City of Edina; update from Bill and Cary on confirmation of the timeline for a decision on Richards' future use as golf or not golf before December 31, 2013.

4. Planning Commission Work Session: Bob Close and Tom Whitlock presentation followed by Q & A scheduled for 5:00 PM on November 13, 2013 at the City of Edina.

5. Update from Three Rivers Regional Trail system planning.

6. TIF: Bill has requested that Ehlers work on the following:

1. Prepare some TIF runs assuming \$1,000,000,000.00 of investment/value and \$200,000,000.00 of investment/value.
2. Prepare a preliminary schedule/timeline for a TIF district and TIF plan to be formed and fully approved.

Once Ehlers has created these, Bill to forward the information to Pentagon and then a meeting to be scheduled.

7. Blight Study: Timeline for the LHB blight study to be finalized: Pending pictures being added to the report.

8. AUAR Amendment (update) by WSB Associates: Pentagon Park Revival, LLC to reimburse the City of Edina for the AUAR as previously agreed upon. Schedule for AUAR:

June 26, 2013 – Planning Commission – (completed)

July 16, 2013 – City Council – (completed)

September 3, 2013 City Council accepted AUAR Amendment and comments (completed)

The AUAR Amendment process now fully complete.

9. Met Council TBRA Grants:

- a. Fall 2012 \$568,000 Grant Reimbursement process. We submitted our first reimbursement request to Cary on September 10, 2013. Cary, do you have any questions?

- b. Spring 2013 Grant: \$533,100 awarded June, 2013 for 4660 West 77th Street, 4640 West 77th Street, and 7600 Parklawn. Cary, could you please ask Roger Knutson when he will have a draft of the sub-recipient agreement for the Spring, 2013 grant for us to review and finalize?

10. Any update on the Burgundy and their potential tenants (Café Inc.)? As discussed at the August 6, 2013 meeting, we would like to schedule a meeting with owners of Burgundy and their potential and current tenants to discuss parking and other neighborhood issues. Cary, could you please get me a copy of their plans, submittals, or correspondence?

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5. Review upcoming schedules of PUD and TIF through March 31, 2013; look to schedule any additional meetings required to help facilitate both the PUD and TIF approval process.

6. Blight Study Update: Inclusion of 7710 Computer Avenue and 4820 West 77th Street; update on timing (Bill).

7. Pentagon Park TIF: We met again on December 4, 2013 at 3:00 PM to discuss TIF (Bill N., Cary T., Scott T., Mark R., Nick A., Bob S., Heather B., Jim N.) at the City of Edina. Next meeting is scheduled for December 19, 2013 at City Hall.

8. Real Estate Tax Protest: The real estate tax protest for Pentagon Park market values 2010, 2011, 2012, 2013 and 2014 have been agreed upon by the Edina City Assessor and Pentagon Park. Paperwork is in process (by City Assessor and Hennepin County).

4. City Council 2 x 2 sessions: 2 x 2 meetings are scheduled to discuss the planning (PUD) and TIF process and plans with council members.

Ann Swenson and Mary Brindle: 9:00 AM Friday, January 10, 2014 at City Hall (Minnehaha Room)

Josh Sprague and Joni Bennett: 3:00 PM Wednesday, December 1, 2013 at City Hall (Mayor's Conference Room).

Mayor Hovland: Being scheduled

5. Review upcoming schedules of PUD and TIF through March 31, 2013; look to schedule any additional meetings required to help facilitate both the PUD and TIF approval process.

6. Blight Study Update: Inclusion of 7710 Computer Avenue and 4820 West 77th Street; update on timing (Bill).

7. Pentagon Park TIF: (Bill N., Cary T., Scott T., Mark R., Nick A., Bob S., Heather B., Jim N.) at the City. Next meeting is scheduled for 3:00 PM on December 19, 2013 at City Hall.

8. **Real Estate Tax Protest: The real estate tax protest for Pentagon Park market values 2010, 2011, 2012, 2013 and 2014 have been agreed upon by the Edina City Assessor and Pentagon Park. Paperwork is in process (by City Assessor and Hennepin County). Bill – as per my email dated December 10, 2013, could you please check with the Edina Assessor’s Office to confirm their changing the targeted Base Year for the real estate taxes?**

9. Future Grant Applications for Pentagon Park: We intend on applying for the following grant funds in 2014:

Deed Redevelopment Account: February 1, 2014 submission deadline

Met Council TBRA: May 1, 2014 submission deadline

9 Mile Creek Watershed: TBD



Tuesday, February 4, 2014 8:00 AM
Agenda for the Pentagon Park
City of Edina (staff) Meeting Planning & TIF

1. Richard's golf course land use update: Public meetings scheduled for February 11, 2014 and March 4, 2014.

2. City Council 2 x 2 sessions: 2 x 2 meetings are scheduled to discuss the planning (PUD) and TIF process and plans with council members.
 Joni Bennett & Josh Sprague: 10:00 AM Thursday, March 6, 2014
 Minnehaha Room
 Ann Swenson and Mary Brindle: 9:00 AM Friday, March 7, 2014 Minnehaha Room

3. Review upcoming schedules of PUD and TIF through March 18, 2014.

4. Pentagon Park TIF: The next TIF meetings are scheduled for:
 - 3:30 PM on Monday, February 10, 2014 at City Hall (Mayor's conference room).
 - 8:30 AM on Tuesday, February 18, 2014 at City Hall (Mayor's conference room).
 - 3:30 PM on Tuesday February 25, 2014 at City Hall (Mayor's conference room).

5. Future Grant Applications for Pentagon Park: We intend on applying for the following grant funds in 2014:
 - Deed Redevelopment Account: February 3, 2014 submission deadline; Grant application submitted.
 - Met Council TBRA: May 1, 2014 submission deadline
 - 9 Mile Creek Watershed: Cary or Bill, could you please coordinate a meeting with 9 Mile Creek Water Shed and us (including Kristina Smitten)?

6. WSB & Associates Traffic study for Pentagon Park: Proposal approved January 3, 2014; 4 week schedule for the Traffic Study work to be completed (end of January, 2014). Is this study completed?

Also, WSB & Opus (John Williams) met recently to discuss the street infrastructure assumptions so that WSB could offer their opinions (peer review). Any feedback on this?

7. 4510 West 77th & 7600 Parklawn: With these buildings now being close to fully sprinkled, when should we release these two (2) buildings from their recorded deed notice? With Steve Kirchman retiring, can we meet to finalize the process to update the documentation? The sprinkler work at 7600 Parklawn should be completed and ready for inspection by February 28, 2014.



Tuesday, February 18, 2014 8:00 AM
Agenda for the Pentagon Park
City of Edina (staff) Meeting Planning & TIF

1. Richard's golf course land use update: Next public meeting scheduled for March 4, 2014.

2. City Council 2 x 2 sessions: 2 x 2 meetings are scheduled to discuss the planning (PUD) and TIF process and plans with council members. Please see the upcoming meetings (#3) below.

3. Review upcoming meetings for PUD and TIF through March 18, 2014.

February 18th: TIF Master Term Sheet Discussion: City staff and City consultants, Pentagon and Pentagon consultants 8:30 AM – 10:30 AM, City of Edina

February 18th: Public Hearing City Council/HRA 7:00 PM – 10:00 PM City of Edina Council Chambers.

February 25th: TIF Master Term Sheet Discussion: City Staff and City consultants, Pentagon, Pentagon consultants 3:30 PM – 5:00 PM, City of Edina

February 26th: City of Edina Planning Commission preliminary PUD review/Public Hearing: 7:00 PM – 10:00 PM, City of Edina Council Chambers

March 6th: Joni Bennett and Josh Sprague 2 x 2 meeting 10:00 AM – 11:30 AM, City of Edina (Bill N., Cary T., Scott T., Mark R., Jim N., Tom W., Bob C.)

March 7th: Mary Brindle and Ann Swenson 2 x 2 meeting 9:00 AM – 10:30 AM, City of Edina (Bill N., Cary T., Scott T., Mark R., Jim N., Tom W., Bob C.)

March 18th: City Council and HRA review and action on preliminary PUD and TIF plans 7:00 PM – 10:00 PM, City of Edina Council Chambers

4. Pentagon Park TIF Master Term Sheet Discussions: The next TIF meetings with Bill N., Ehlers, Jay Lindgren, Scott T., Jim N., Shenehon and Tony Gleekel are scheduled for:

(Today) 8:30 AM on Tuesday, February 18, 2014 at City Hall (Mayor's conference room).

3:30 PM on Tuesday February 25, 2014 at City Hall (Mayor's conference room).

I suggest we add one (1) more meeting early on in the week of March 3rd. Let's discuss this with everyone at our February 18th meeting.

5. Future Grant Applications for Pentagon Park: We intend on applying for the following grant funds in 2014:

Deed Redevelopment Account: Grant application submitted. February 3, 2014 to DEED.

Met Council TBRA: May 1, 2014 submission deadline

9 Mile Creek Watershed: Kristina Smitten is confirming a meeting with 9 Mile Creek Water Shed and us.

6. WSB & Associates Traffic study for Pentagon Park: Proposal approved January 3, 2014; 4 week schedule for the Traffic Study work to be completed (end of January, 2014). Is this study completed yet?

Also, WSB & Opus (John Williams) met a few weeks ago to discuss the street infrastructure assumptions so that WSB could offer their opinions (peer review). Any feedback on this?

7. 4510 West 77th & 7600 Parklawn: With these buildings now being close to fully sprinkled, when should we release these two (2) buildings from their recorded deed notice? With Steve Kirchman retiring, can we meet to finalize the process to update the documentation? The sprinkler work at 7600 Parklawn should be completed and ready for inspection by February 28, 2014. I sent Steve Kirchman an initial email on February 5, 2014, and followed up on February 13, 2014 with another inquiry email.

8. Hennepin County Bike and Pedestrian Coordinator (see article that Scott has) could be a nice tie-in or resource for the future 9 Mile Creek Regional Trail near Pentagon Park and Richards.

9. Follow-up comments re: public art at Pentagon Park and Barb La Velleur meeting on February 4, 2014.

**DRAFT
APPROVE**

**Tuesday, March 4, 2014 8:00 AM
Agenda for the Pentagon Park
City of Edina (staff) Meeting Planning & TIF**

1. Richard's golf course land use update: Next public meeting scheduled for March 4, 2014, (tonight) at the City Council.

2. Review upcoming meetings for PUD and TIF through March 18, 2014.

March 6th: Joni Bennett and Josh Sprague 2 x 2 meeting 10:00 AM – 11:30 AM, City of Edina (Bill N., Cary T., Scott T., Mark R., Jim N., Tom W., Bob C.)

March 7th: Mary Brindle and Ann Swenson 2 x 2 meeting 9:00 AM – 10:30 AM, City of Edina (Bill N., Cary T., Scott T., Mark R., Jim N., Tom W., Bob C.)

March 18th: City Council and HRA review and action on preliminary PUD and TIF plans 7:00 PM – 10:00 PM, City of Edina Council Chambers

3. Pentagon Park TIF Master Term Sheet Discussions:

4. Future Grant Applications for Pentagon Park: We intend on applying for the following grant funds in 2014:
 - Deed Redevelopment Account: Grant application submitted. February 3, 2014 to DEED.
 - Met Council TBRA: May 1, 2014 submission deadline
 - 9 Mile Creek Watershed: Kristina Smitten and Bill N. are still trying to schedule a meeting with 9 Mile Creek Water Shed, the City of Edina, and Pentagon Revival, LLC.

5. 4510 West 77th & 7600 Parklawn: With these buildings now being close to fully sprinkled, when should we release these two (2) buildings from their recorded deed notice? The sprinkler work at 7600 Parklawn should be completed and ready for inspection by March 14, 2014. We will contact Jeff Siems (Fire Department) for inspections.