

## Andrea Nelson

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**From:** james Nelson [jnelson@eberhardtadvisory.com]  
**Sent:** Friday, April 05, 2013 12:07 PM  
**To:** James Hovland; Scott Neal  
**Subject:** Pentagon Park - Sketch Plans in advance of Workshop

Jim & Scott -

Scott Tankenoff and I would like, if possible, to meet with the two of you on Monday, April 15th the day before the Council/Planning Commission Workshop on Pentagon Park. The purpose would be to give the two of you a preview of the sketch plans that would be part of the Workshop and Q & A session on Tuesday evening, prior to the City Council meeting.

We would be available anytime on the 15th prior to 3:00. Breakfast would be great, if you're free, but any other time that day would be fine also.

I'm out of town until Saturday night, the 6th, but feel free to respond once you know your availability. We appreciate your continuing interest in this significant project.

Jim Nelson  
Eberhardt Advisory LLC  
81 South 9th Street Suite 310  
Minneapolis, MN 55402  
612-201-7135  
[jnelson@eberhardtadvisory.com](mailto:jnelson@eberhardtadvisory.com)

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Version: 2013.0.3462 / Virus Database: 3722/7276 - Release Date: 03/31/14

If you could (again) please reply back (to ALL) so that we can schedule the specific date and time it would be appreciated. As always, please feel free to call Cary, Bill, Scott Neal, or me with any questions.

Thanks!

Scott

Scott M. Tankenoff

Managing Partner/Hillcrest Development, LLLP

2424 Kennedy Street NE

Minneapolis, MN. 55413

(612)623-2480 Direct Dial

scottt@hillcrestdevelopment.com<mailto:scottt@hillcrestdevelopment.com

Email

www.Hillcrestdevelopment.com<http://www.hillcrestdevelopment.com/>

Website

Hi Joni and Josh,

When we met last week at the City of Edina with Cary Teague, Bill Neuendorf, and Scott Neal we reviewed together some possibilities for discussions for Pentagon Park. All of us felt that it would be beneficial for Cary and/or Bill, Mark Rauenhorst & myself to meet together with two (2) of the Edina City Councilmembers to engage in a discussion regarding the current conditions of Pentagon Park, as well as possible directions for its redevelopment. Accordingly, we would like to

arrange a date and time to meet with the two of you together at Pentagon Park for 60-90 minutes. Some possible date and time slots are:

Monday, May 20th from 8am-4pm

Wednesday, May 22nd from 2:30 on

Tuesday, May 28th from 10am on

Wednesday, June 5th 11am on

Thursday, June 6th 8am-11am

If you could please reply back (to ALL) so we can schedule the specific date and time that would be appreciated. Of course, please feel free to call Cary, Bill, Scott Neal, or me with any questions.

Thanks, and have a nice day.

Scott

Scott M. Tankenoff

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scottt@hillcrestdevelopment.com Email

www.Hillcrestdevelopment.com Website

From: Scott Tankenoff

Sent: Monday, May 06, 2013 11:36 AM

To: mbrindle@comcast.net; swensonann1@gmail.com

Cc: BNeuendorf@EdinaMN.gov; Cary Teague; markr@adlerllc.com; Jim Nelson (JNelson@eberhardtadvisory.com); Scott Tankenoff

Subject: FW: Pentagon Park Discussion

Hi Mary and Ann,

When we met last week at the City of Edina with Cary Teague, Bill Neuendorf, and Scott Neal we reviewed together some possibilities for discussions for Pentagon Park. All of us felt that it would be beneficial for Cary and/or Bill, Mark Rauenhorst & myself to meet together with two (2) of the Edina City Councilmembers to engage in a discussion regarding the current conditions of Pentagon Park, as well as possible directions for its redevelopment. Accordingly, we would like to arrange a date and time to meet with the two of you together at Pentagon Park for 60-90 minutes. Some possible date and time slots are:

Monday, May 20th from 8am-4pm

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Thursday, June 6th 8am-11am

If you could please reply back (to ALL) so we can schedule the specific date and time that would be appreciated. Of course, please feel free to call Cary, Bill, Scott Neal, or me with any questions.

Thanks, and have a nice day.

Scott

Scott M. Tankenoff

## Andrea Nelson

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**From:** james Nelson [jnelson@eberhardtadvisory.com]  
**Sent:** Tuesday, May 28, 2013 4:11 PM  
**To:** James Hovland; Scott Neal  
**Subject:** Pentagon Park - Debrief after meetings with City Council members

### Jim & Scott

I wanted to follow up with you to suggest that we meet with Scott Tankenoff in the next week or so to review with the two of you the results of our meetings with the 4 City Council members to try to reverse the damages from our workshop session on April 16th. Here's a list of available breakfast dates for Scott T. and me (with Mark R. being available on some of the dates and some not), but we want to go ahead on whatever date works for the two of you, and we assume Edina Grill is the best venue:

Thurs., May 30th, 7:30  
Friday, May 31st, 7:30  
Tuesday June 4th, 7:30  
Wednesday, June 5th, 7:30  
Thursday, June 6th, 7:30

In addition, the timing of this meeting fits with our objective of meeting with the two of you every 6 - 7 weeks. Since we last met, much has happened to move the ball forward, thanks to great cooperation from staff and Scott T.'s focus on keeping us all "on task". We have met with and engaged Mike Fisher and LHB to do the TIF inspection work; have met with Mark Ruff of Ehlers to discuss the financial aspects of TIF and the appropriate timing milestones to meet through the process, as well as the TIF eligible uses both in the Ehlers meeting and in our biweekly meetings with Cary and Bill N.; we continue to work to keep Barr Engineering in Edina generally, and Pentagon Park, specifically, as they have also modified some of their criteria, some of which works in our favor and some not.

As you know, we met with Mary Brindle and Ann Swenson on May 20th, and that meeting was more positive than the workshop was negative, so I think we're not only back to even, but better than that with the two of them. Mary's very positive approach kicked off the meeting in a perfect way, and we never looked back from that point on. There was great communication, ideas and a lot of good, positive mutual exchange. Ann was right with Mary in the discussion. We are meeting tomorrow (Wednesday) afternoon with Josh Sprague and Joni Bennett. We're hopeful, but as you can understand, not knowing quite what to expect. We anticipate some resistance on the issue of making housing a potentially less significant component of the overall development, but we hope at least to get back to "break-even" on that point. We'll do our best.

We had Scott T., Mark R., Charlie Nestor, myself, planning architects Bob Close and Tom Whitlock, along with City staff in attendance. Bob Close in his very calm, accommodating style was key to making our presentation come off as open, inviting, and accepting of comments and ideas. We plan on having the same format and cast of characters on hand for the Wednesday meeting with Josh and Joni. Please advise as soon as possible which date(s) might work for you. We are anxious to share our feedback from the two meetings with you. Thanks so much for your time and attention to this important project.

Jim Nelson  
Eberhardt Advisory LLC  
81 South 9th Street Suite 310  
Minneapolis, MN 55402

On Wed, Jul 10, 2013 at 6:24 AM, Scott Tankenoff  
<ScottT@hillcrestdevelopment.com> wrote:

Hi Mary and Ann,

Good morning and I hope that the summer is treating you well! Since our May 20, 2013 meeting together, we have been working diligently on the Pentagon Park redevelopment process with Cary, Bill, and other City of Edina Staff. Since our meeting with the two of you and also the similar meeting that we have with Josh and Joni, we have been focusing on integrating feedback from both of these meetings.

We would like to schedule a brief meeting with the two of you to provide you with some of the information and results of these efforts since late May when we last met. We would like to meet with the two of you along with Cary & Bill, as well as our land planning leadership of Bob Close and Tom Whitlock for 30-45 minutes either at the City of Edina on any of the following dates and time slots:

Wednesday, August 14th from noon-5pm

Thursday, August 15th from 8am-4pm

Friday, August 16th from 10am-4pm

Wednesday, August 21st from 3:30pm-5pm

Monday, August 26th from 8am-4pm

Tuesday, August 27th from 8am-4pm

If you could (again) please reply back (to ALL) so that we can schedule the specific date and time it would be appreciated. As always, please feel free to call Cary, Bill, Scott Neal, or me with any questions.

Scott M. Tankenoff

Managing Partner/Hillcrest Development, LLLP

2424 Kennedy Street NE

Minneapolis, MN. 55413

josh sprague, realtor

edina realty 6800 france

cell 612.501.0252

website<<http://joshsprague.com>> | video

blog<<http://vimeo.com/channels/edinavlog>>

On Jul 10, 2013, at 7:28 AM, Scott Tankenoff  
<[ScottT@hillcrestdevelopment.com](mailto:ScottT@hillcrestdevelopment.com)<<mailto:ScottT@hillcrestdevelopment.com>>  
> wrote:

Hi Joni and Josh,

Good morning and I hope that the summer is treating you well! Since our May 29, 2013 meeting together, we have been working diligently on the Pentagon Park redevelopment process with Cary, Bill, and other City of Edina Staff. Since our meeting with the two of you and also the similar meeting that we have with Mary and Ann, we have been focusing on integrating feedback from both of these meetings.

We would like to schedule a brief meeting with the two of you to provide you with some of the information and results of these efforts since late May when we last met. We would like to meet with the two of you along with Cary & Bill, as well as our land planning leadership of Bob Close and Tom Whitlock for 30-45 minutes either at the City of Edina on any of the following dates and time slots:

Wednesday, August 14th from noon-5pm

Friday, August 16th from 10am-4pm

Monday, August 26th from 8am-4pm

Good Afternoon, Scott -

I apologize for missing the meeting yesterday. This has been a very busy summer, and something came up that I was unable to take care of at any other time.

Thank you for the follow-up and for the invitation to meet tomorrow. Unfortunately, I am not available then.

Are you presenting at a Council work session next Tuesday? I will look forward to seeing information in the Council packet and can contact you if I have any questions before the work session.

Thanks again.

Regards,

Joni

On Aug 27, 2013, at 5:50 AM, Scott Tankenoff wrote:

Good morning Joni,

I wanted to check in with you and see if you could attend a different meeting that we are having on Wednesday, August 28th at 8am at Edina City Hall. This meeting is scheduled with Mayor Hovland and Scott Neal, and is the same content as yesterday's meeting with Josh Sprague.

If tomorrow is not workable, I would be happy to try for another date for us to meet regarding Pentagon Park; just let me know. I hope that you are well, and we look forward to sharing with you the advancements



**From:** [Scott Tankenoff](#)  
**To:** [James Hovland](#), [Scott Neal](#)  
**CC:** [markr@adlerllc.com](mailto:markr@adlerllc.com), [james Nelson](mailto:james.Nelson@damonfarber.com), [twhitlock@damonfarber.com](mailto:twhitlock@damonfarber.com),  
[bobclose48@gmail.com](mailto:bobclose48@gmail.com), [Scott Tankenoff](#), [Charlie Nestor](#), [Cary Teague](#),  
[BNeuendorf@EdinaMN.gov](mailto:BNeuendorf@EdinaMN.gov)

**Date:** Sat, 13 Jul 2013 14:33:20 +0000

**Subject:** 8am August 28, 2013 Pentagon Park Update Meeting (Prior to Council Work-Session in September)

Hi Jim and Scott,

It was nice to see you yesterday. As we discussed, we have scheduled a meeting with the two of you and our land use planning team of Bob Close and Tom Whitlock (Damon Farber Associates) for 8am on Wednesday, August 28th at the City of Edina. Scott, could you please book a conference room for the meeting?

Bob and Tom will be presenting the next version of planning based in part on the input and feedback that we have received from the four other Councilpersons from when we met with them in late May, 2013, as well as their feedback from upcoming meetings on August 21st & August 26th. The Council Work-Session is on September 3, 2013 so we will be working with City Staff to provide information for the Work-Session.

Thanks, and please feel free to contact me with any questions.

Have a nice weekend,

Scott

Scott M. Tankenoff

Managing Partner/Hillcrest Development, LLLP

2424 Kennedy Street NE

Minneapolis, MN. 55413

(612)623-2480 Direct Dial

scottt@hillcrestdevelopment.com Email

www.Hillcrestdevelopment.com Website

**From:** [Scott Tankenoff](mailto:Scott.Tankenoff@hillcrestdevelopment.com)  
**To:** [Joni Bennett](mailto:Joni.Bennett@comcast.net)  
**CC:** [Scott Tankenoff](mailto:Scott.Tankenoff@hillcrestdevelopment.com), [BNeuendorf@EdinaMN.gov](mailto:BNeuendorf@EdinaMN.gov), [Cary Teague](mailto:Cary.Teague@edina.gov), [Jim Nelson](mailto:Jim.Nelson@edina.gov), [markr@adlerllc.com](mailto:markr@adlerllc.com)  
**Date:** Tue, 27 Aug 2013 20:08:54 +0000  
**Subject:** RE: Pentagon Park Discussion-Follow up to our May 20th Meeting

Hi Joni,

I understand how crazy busy schedules are, especially these days right before the end of summer & start of school. We are presenting at the September 3rd Council work-session, however I do not think that there is a packet that will be presented before the meeting, but a more interactive presentation by Bob Close & Damon Farber & Associates at the work-session. The presentation will be similar in nature to the recent 2x2 sessions that we have had with the other City Council Members, however it will incorporate some of their comments as well.

Joni, I would like to schedule a meeting with you for anytime that is convenient for Bob Close & Tom Whitlock of Damon Farber & Associates, as well as Cary, Bill, and me to go over the concepts in greater detail and get your feedback, ideas, and opinions. We can meet sometime after September 3rd's work-session. How about if I look for some dates and times that work for Bob, Tom, Cary, Bill, and me and then you can let us know what works for you?

Please let me know if this sounds good Joni. Have a nice afternoon.

Scott

Scott M. Tankenoff

Managing Partner/Hillcrest Development, LLLP

2424 Kennedy Street NE

Minneapolis, MN. 55413

(612)623-2480 Direct Dial

scottt@hillcrestdevelopment.com Email

www.Hillcrestdevelopment.com Website

From: Joni Bennett [mailto:[jonibennett12@comcast.net](mailto:jonibennett12@comcast.net)]  
Sent: Tuesday, August 27, 2013 2:29 PM  
To: Scott Tankenoff  
Subject: Re: Pentagon Park Discussion-Follow up to our May 20th Meeting

At the same time of day, 4 p.m., I am available on Tuesday, September 10; Thursday, September 12; Friday, September 20; Monday, September 23 and Tuesday, September 24. I also am available earlier in the afternoon on September 10, 20, 23 and 24.

If none of those dates work for you, we can look at October on or after October 3.

Thanks again -

Joni

On Aug 28, 2013, at 11:58 AM, Scott Tankenoff wrote:

Hi Joni,

I have a few dates that work for Bob, Tom, Bill, and I to meet with you to go over the potential Pentagon Park redevelopment concepts:

Wednesday, September 11th 4pm

Monday, September 16th 4pm

Wednesday, September 18th 4pm

Please let us know if one of these are workable for you so we can get this onto everyone's schedule. Thanks Joni, and have a nice day.

Scott

Scott M. Tankenoff

**From:** [Scott Tankenoff](#)  
**To:** [Joni Bennett](#)  
**CC:** [Scott Tankenoff](#), [James Nelson](#), [markr@adlerllc.com](#),  
[twhitlock@damonfarber.com](#), [bobclose48@gmail.com](#),  
[BNeuendorf@EdinaMN.gov](#), [Cary Teague](#)

**Date:** Mon, 7 Oct 2013 13:12:41 +0000

**Subject:** RE: Pentagon Park Discussion-Follow up to our May 20th Meeting

Good morning Joni,

Thank you so much for the time that you have invested with us in reviewing and discussing our initial land use plans for the Pentagon Park area. We are really excited about the possibilities for transformation of Pentagon Park from its current underutilized/blighted condition to its highest and best uses.

As we discussed together, Pentagon Park's next "formal" meeting is our second of two Open House events which we are hosting for the neighbors in the immediate area on October 10, 2013 at 6:30pm at Pentagon Park's Showroom. As you suggested, I have sent an invitation to the Cornelia Elementary School so they are aware of the event.

After the October 10th Open House, we are scheduled to meet with the Planning Commission on November 13, 2013 at their work-session for an interactive discussion similar to our September 3, 2013 presentation to The City Council work-session. After the November 13th Planning Commission work-session, we anticipate finalizing with City of Edina Staff a schedule for further reviews and approvals for Pentagon Park including land use & TIF plans.

As we get further, it would be very helpful if we could meet again. If in the meantime you have any questions or additional comments for us, please let me know. Again, thank you Joni for all of the time and energy that you have invested with us, and especially for your insight and ideas—they are very much valued and appreciated.

Have a nice week,

Scott

Scott M. Tankenoff

Managing Partner/Hillcrest Development, LLLP

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Minneapolis, MN. 55413

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81 South 9th Street Suite 310  
Minneapolis, MN 55402  
612-201-7135  
[jnelson@eberhardtadvisory.com](mailto:jnelson@eberhardtadvisory.com)

On Nov 15, 2013, at 11:22 AM, Scott Neal wrote:

Oh boy, it's going to be that kind of week next week: The Mayor is available for breakfast on Mon, Wed and Thurs, while I am available on Tues and Fri.

I also have lunch available on Tuesday, if that is helpful.

I am free for breakfast (at the moment) on Nov 25, 26 and 27.

 **Scott Neal, City Manager**  
952-826-0401 | Fax 952-826-0390  
[sneal@EdinaMN.gov](mailto:sneal@EdinaMN.gov) | [www.EdinaMN.gov](http://www.EdinaMN.gov)  
**...For Living, Learning, Raising Families & Doing Business**

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**From:** James Hovland [<mailto:jhovland@krausehovland.com>]  
**Sent:** Thursday, November 14, 2013 5:53 PM  
**To:** James Nelson  
**Cc:** Scott Neal  
**Subject:** RE: Meet re: Pentagon Park Progress

Jim, next week I will be available for breakfast on Monday, Wednesday or Thursday. Scott?

James B. Hovland, Esquire  
KRAUSE & HOVLAND, Chartered  
310 Groveland Avenue  
Minneapolis, MN 55403  
[jhovland@krausehovland.com](mailto:jhovland@krausehovland.com)  
Phone: (612) 874-8550  
Fax: (612) 874-9362  
Cell: (612) 961-6192

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**From:** James Nelson [<mailto:jnelson@eberhardtadvisory.com>]  
**Sent:** Thursday, November 14, 2013 3:55 PM  
**To:** James Hovland  
**Cc:** Scott Neal  
**Subject:** Meet re: Pentagon Park Progress

Jim -

We had a very positive initial meeting with the Planning Commission last night. We received strong, supportive comments from the members for the ideas as to land use, road systems, use of storm water as an amenity, etc.

The only other consistent comment related to several of the members wishes that we integrate housing into the otherwise all office building plans.

Because our next steps in the Public process will occur at the December 3rd City Council Meeting (Request for establishing TIF District; request to modify Project Boundary, among others), Scott Tankenoff and I are hoping to set a date for our next update with you and Scott Neal for a time between now and December 3rd. Are there a couple of dates that might work for the two of you in that time frame?

Thanks, as always! It was a great experience to feel the PC members' enthusiasm for what this project has the potential to be, with lots of encouragement not to "lower our sights".

Jim Nelson  
Eberhardt Advisory LLC  
81 South 9th Street Suite 310  
Minneapolis, MN 55402  
612-201-7135  
[jnelson@eberhardtadvisory.com](mailto:jnelson@eberhardtadvisory.com)

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Version: 2013.0.3462 / Virus Database: 3722/7276 - Release Date: 03/31/14

To: Mary Brindle

Subject: Re: Upcoming Pentagon Park Planning Update; Request for Another 2x2 Meeting December or January, 2014

Mary, I work days tue, wed, thurs so am only good on Mondays and Fridays. Ann

Sent from my iPad

On Dec 2, 2013, at 10:29 AM, "Mary Brindle" <mbrindle@comcast.net> wrote:

Good morning,

How about Thursday, January 9, 9 a.m.?

Ann, what time works for you that day? My da is open so far.

Thank you.

Mary Brindle

From: Scott Tankenoff

Sent: Monday, December 02, 2013 7:07 AM

To: swensonann1@gmail.com ; mbrindle@comcast.net

Cc: BNeuendorf@EdinaMN.gov ; Cary Teague ; James Nelson ; markr@adlerllc.com ; Scott Tankenoff

Subject: FW: Upcoming Pentagon Park Planning Update; Request for Another 2x2 Meeting December or January, 2014

Hi Ann & Mary,

I wanted to update both of you on the continuing efforts to redevelop Pentagon Park as it has been a few months since the September 3, 2013 joint City Council/Planning Commission Work-Session. We continue to meet with Cary & Bill several times per month regarding planning and economic

development items, and we have also recently participated in a work session meeting at the Planning Commission in November, 2013 to formally introduce the Pentagon Park redevelopment effort to the Planning Commission. This meeting was similar to the September 3, 2013 joint City Council/Planning Commission Work-Session that was held. We are pleased at the warm reception that the core elements/priorities of the land use received.

We have several meetings that are scheduled for the next couple of months including:

Planning Commission Sketch Plan Review December 11, 2013

City Council Sketch Plan Review January 7, 2014

Planning Commission Public Hearing for Preliminary PUD Approval February 26, 2014

City Council Meeting for Preliminary PUD Approval March 18, 2014

I would like to suggest that we schedule one more 2x2 session together to further update both of you and most importantly to continue to see what additional suggestions, comments, or concerns that you may have. Could you please let me know which of the following dates and times you are available to meet at City Hall for 45-60 minutes (or longer if you wish):

Tuesday, December 17th 3pm-6pm

Friday, January 3rd 1pm-5pm

Thursday, January 9th 8am-6pm

Friday, January 10th 9am-5pm

Monday, January 13th 8am-6pm

Tuesday, January 14th 8am-6pm

Thursday, January 23rd 8am-6pm

Friday, January 24th 9am-5pm

If you could please reply back prior to December 5, 2013 with your availability, I will finalize a specific date and time that works for everyone.



**From:** [Scott Tankenoff](mailto:Scott Tankenoff)  
**To:** [swensonann1@gmail.com](mailto:swensonann1@gmail.com), [mbrindle@comcast.net](mailto:mbrindle@comcast.net)  
**CC:** [BNeuendorf@EdinaMN.gov](mailto:BNeuendorf@EdinaMN.gov), [Cary Teague](mailto:Cary Teague), [James Nelson](mailto:James Nelson),  
[markr@adlerllc.com](mailto:markr@adlerllc.com), [Scott Tankenoff](mailto:Scott Tankenoff)  
**Date:** Mon, 2 Dec 2013 13:07:06 +0000  
**Subject:** FW: Upcoming Pentagon Park Planning Update; Request for Another 2x2 Meeting December or January, 2014

Hi Ann & Mary,

I wanted to update both of you on the continuing efforts to redevelop Pentagon Park as it has been a few months since the September 3, 2013 joint City Council/Planning Commission Work-Session. We continue to meet with Cary & Bill several times per month regarding planning and economic development items, and we have also recently participated in a work session meeting at the Planning Commission in November, 2013 to formally introduce the Pentagon Park redevelopment effort to the Planning Commission. This meeting was similar to the September 3, 2013 joint City Council/Planning Commission Work-Session that was held. We are pleased at the warm reception that the core elements/priorities of the land use received.

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**From:** [Scott Tankenoff](#)  
**To:** [James Hovland](#)  
**CC:** [Scott Tankenoff](#), [jnelson@eberhardtadvisory.com](mailto:jnelson@eberhardtadvisory.com),  
[BNeuendorf@EdinaMN.gov](mailto:BNeuendorf@EdinaMN.gov), [Cary Teague](#), [Scott Neal](#), [markr@adlerllc.com](mailto:markr@adlerllc.com)  
**Date:** Fri, 6 Dec 2013 13:05:04 +0000  
**Subject:** FW: Upcoming Pentagon Park Planning Update; Request for Another 2x2 Meeting December or January, 2014

Hi Jim,

I wanted to update you on the continuing efforts to redevelop Pentagon Park as it has been a few months since the September 3, 2013 joint City Council/Planning Commission Work-Session. We continue to meet with Cary & Bill several times per month regarding planning and economic development items, and we have also recently participated in a work session meeting at the Planning Commission in November, 2013 to formally introduce the Pentagon Park redevelopment effort to the Planning Commission. This meeting was similar to the September 3, 2013 joint City Council/Planning Commission Work-Session that was held. We are pleased at the warm reception that the core elements/priorities of the land use received.

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Friday, January 3rd 1pm-5pm

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Friday, January 10th 11am-5pm

Monday, January 13th 8am-6pm

**From:** [Scott Tankenoff](#)  
**To:** [jonibennett@comcast.net](mailto:jonibennett@comcast.net), "Sprague, Josh ([joshsprague@edinarealty.com](mailto:joshsprague@edinarealty.com))  
**CC:** [BNeuendorf@EdinaMN.gov](mailto:BNeuendorf@EdinaMN.gov), [Cary Teague](mailto:Cary_Teague), [bobclose48@gmail.com](mailto:bobclose48@gmail.com),  
[twhitlock@damonfarber.com](mailto:twhitlock@damonfarber.com), [James Nelson](mailto:James Nelson), [markr@adlerllc.com](mailto:markr@adlerllc.com), [Scott Tankenoff](#)

**Date:** Mon, 2 Dec 2013 13:02:29 +0000

**Subject:** FW: Upcoming Pentagon Park Planning Update; Request for Another 2x2 Meeting December or January, 2014

Hi Joni and Josh,

I wanted to update both of you on the continuing efforts to redevelop Pentagon Park as it has been a few months since the September 3, 2013 joint City Council/Planning Commission Work-Session. We continue to meet with Cary & Bill several times per month regarding planning and economic development items, and we have also recently participated in a work session meeting at the Planning Commission in November, 2013 to formally introduce the Pentagon Park redevelopment effort to the Planning Commission. This meeting was similar to the September 3, 2013 joint City Council/Planning Commission Work-Session that was held. We are pleased at the warm reception that the core elements/priorities of the land use received.

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Friday, January 3rd 1pm-5pm

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## Andrea Nelson

---

**From:** James Hovland  
**Sent:** Monday, December 16, 2013 5:44 PM  
**To:** Scott Tankenoff; James Nelson  
**Cc:** sneal@edinamn.gov  
**Subject:** RE: meeting of the four of us

7:30 a.m. at City Hall on the 9<sup>th</sup> of January works for me.

James B. Hovland, Esquire  
KRAUSE & HOVLAND, Chartered  
310 Groveland Avenue  
Minneapolis, MN 55403  
[jhovland@krausehovland.com](mailto:jhovland@krausehovland.com)  
Phone: (612) 874-8550  
Fax: (612) 874-9362  
Cell: (612) 961-6192

**From:** Scott Tankenoff [<mailto:ScottT@hillcrestdevelopment.com>]  
**Sent:** Monday, December 16, 2013 10:37 AM  
**To:** James Nelson; James Hovland  
**Cc:** sneal@edinamn.gov; Scott Tankenoff  
**Subject:** RE: meeting of the four of us

Hi Guys,

I think we should actually meet at the City of Edina for this meeting, as it is intended to cover the same materials as the other Councilpersons will see in their 2x2 meeting with us. Also, I will be including Bob Close and Tom Whitlock in this meeting, as their involvement is important.

Is that OK? Please let me know, and thanks!

Scott

Scott M. Tankenoff  
Managing Partner/Hillcrest Development, LLLP  
2424 Kennedy Street NE  
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**From:** James Nelson [<mailto:jnelson@eberhardtadvisory.com>]  
**Sent:** Monday, December 16, 2013 9:53 AM  
**To:** James Hovland  
**Cc:** Scott Tankenoff; [sneal@edinamn.gov](mailto:sneal@edinamn.gov)  
**Subject:** Re: meeting of the four of us

Jim- I'm responding for Scott T. and me. How about Thurs. Jan 9th at 7:30 at Edina Grill? - Jim N.

Sent from my iPhone

On Dec 15, 2013, at 4:55 PM, James Hovland <[jhovland@krausehovland.com](mailto:jhovland@krausehovland.com)> wrote:

**From:** [Scott Tankenoff](#)  
**To:** [James Hovland](#), [Scott Neal](#)  
**CC:** [james Nelson](#), [BNeuendorf@EdinaMN.gov](mailto:BNeuendorf@EdinaMN.gov), [Cary Teague](#),  
[markr@adlerllc.com](mailto:markr@adlerllc.com), [Scott Tankenoff](#)  
**Date:** Tue, 4 Feb 2014 19:11:44 +0000  
**Subject:** RE: Additional 2x2 Meeting for Early March, 2014 Regarding Pentagon Park

Hi Jim,

We booked a meeting together for breakfast at 7:30am on Thursday, March 13th at the Edina Grill with Scott Neal, Jim Nelson, you, and me. I think that time is in place of the 2x2 meeting. We can always change the location of the meeting if you want to, or we can keep it at the Edina Grill- it's your call. I suggest for now we leave it as it is and we can re-evaluate when we get closer to March 13th.

Just let me know if that sounds OK to you.

Thanks.

Scott

Scott M. Tankenoff

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Minneapolis, MN. 55413

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scottt@hillcrestdevelopment.com Email

www.Hillcrestdevelopment.com Website

From: James Hovland [mailto:jhovland@krausehovland.com]  
Sent: Tuesday, February 04, 2014 12:27 PM  
To: Scott Tankenoff; Scott Neal  
Cc: james Nelson; BNeuendorf@EdinaMN.gov; Cary Teague;  
markr@adlerllc.com  
Subject: RE: Additional 2x2 Meeting for Early March, 2014 Regarding  
Pentagon Park

Did this meeting get scheduled? If not, the 11th of March is the only date that will not work for me. I prefer an 8:00 a.m. start time as

## Andrea Nelson

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**From:** Scott Tankenoff [ScottT@hillcrestdevelopment.com]  
**Sent:** Saturday, February 01, 2014 2:58 PM  
**To:** James Hovland; Scott Neal  
**Cc:** james Nelson; markr@adlerllc.com; Scott Tankenoff  
**Subject:** RE: Additional 2x2 Meeting for Early March, 2014 Regarding Pentagon Park

Hi Jim & Scott,

Let's meet at the Edina Grill for breakfast on Thursday, March 13th at 7:30am. I'll send out an invitation shortly; please confirm back that this will work.

Thanks and have a nice weekend,  
Scott

Scott M. Tankenoff  
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-----Original Message-----

**From:** James Hovland [<mailto:jhovland@krausehovland.com>]  
**Sent:** Saturday, February 01, 2014 1:06 PM  
**To:** Scott Neal; Scott Tankenoff  
**Cc:** james Nelson; Scott Tankenoff  
**Subject:** RE: Additional 2x2 Meeting for Early March, 2014 Regarding Pentagon Park

Either March 13 or 14 would work for me.

James B. Hovland, Esquire  
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Fax: (612) 874-9362  
Cell: (612) 961-6192

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

**From:** Scott Neal [<mailto:sneal@EdinaMN.gov>]  
**Sent:** Saturday, February 01, 2014 12:29 PM  
**To:** Scott Tankenoff  
**Cc:** James Hovland; james Nelson; Scott Tankenoff  
**Subject:** Re: Additional 2x2 Meeting for Early March, 2014 Regarding Pentagon Park

Looks like it may need to be March 13 or 14. My family and I march in the parade in St. Paul on the 17th, which ends up being a full day's "commitment", if you know what I mean.

Scott

On Feb 1, 2014, at 7:18 AM, "Scott Tankenoff"  
<[ScottT@hillcrestdevelopment.com](mailto:ScottT@hillcrestdevelopment.com)<<mailto:ScottT@hillcrestdevelopment.com>>> wrote:

Hi Jim and Scott,

I understand that both of you have a trip scheduled to Washington DC around the dates that I had suggested for our next 2x2 Meeting regarding Pentagon Park. Would it help if we looked to meet on Thursday, March 13th, Friday, March 14th, or Monday, March 17th instead? It is important that we meet sometime before March 18th as that is the City Council meeting regarding PUD and TIF. Please let us know when we can schedule an hour together.

Thanks!

Scott

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[scottt@hillcrestdevelopment.com](mailto:scottt@hillcrestdevelopment.com)<<mailto:scottt@hillcrestdevelopment.com>> Email  
[www.Hillcrestdevelopment.com](http://www.hillcrestdevelopment.com/)<<http://www.hillcrestdevelopment.com/>> Website

From: Scott Tankenoff  
Sent: Monday, January 27, 2014 11:26 AM  
To: James Hovland; Scott Neal  
Cc: james Nelson; [BNeuendorf@EdinaMN.gov](mailto:BNeuendorf@EdinaMN.gov)<<mailto:BNeuendorf@EdinaMN.gov>>; Cary Teague; [markr@adlerllc.com](mailto:markr@adlerllc.com)<<mailto:markr@adlerllc.com>>; Scott Tankenoff  
Subject: FW: Additional 2x2 Meeting for Early March, 2014 Regarding Pentagon Park

Hi Jim

We would like to schedule one more 2x2 meeting together for early March, 2014 for any of the following dates:  
Thursday, March 6, 2014 8am-11am; 2:30pm-5pm Friday, March 7, 2014 8am-11am; 3pm-5pm Monday, March 10, 2014 8am-11am; 3pm-5pm Tuesday, March 11, 2014 8am-11am; 3pm-5pm

We believe that this next 2x2 meeting would be fairly brief (maybe 30-40 minutes), but we are happy to commit as much time as everyone feels is beneficial or necessary as well. Please reply back all at your earliest convenience, and thanks again.

Scott

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[scottt@hillcrestdevelopment.com](mailto:scottt@hillcrestdevelopment.com)<<mailto:scottt@hillcrestdevelopment.com>> Email  
[www.Hillcrestdevelopment.com](http://www.hillcrestdevelopment.com/)<<http://www.hillcrestdevelopment.com/>> Website

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No virus found in this message.

Checked by AVG - [www.avg.com](http://www.avg.com)

Version: 2013.0.3462 / Virus Database: 3722/7276 - Release Date: 03/31/14

## Andrea Nelson

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**From:** Scott Tankenoff [ScottT@hillcrestdevelopment.com]  
**Sent:** Wednesday, February 12, 2014 6:53 AM  
**To:** James Hovland  
**Cc:** Scott Tankenoff  
**Subject:** Re: Thank you for last week's City Council Work-Session discussion regarding the redevelopment of Pentagon Park

Good morning Jim,

We are scheduled to present our Preliminary PUD and TIF plans to the City Council on March 18th for final consideration/approval. It might make sense for us to schedule another meeting anyway, we could always release the date and time if we don't need it.

Why don't you look at your schedule for some potential dates and times for another meeting between March 5th and March 18th and let me know what is convenient for you Jim.

Thanks Jim,  
Scott

Sent from my iPad  
Scott M. Tankenoff  
Managing Partner/Hillcrest Development, LLLP  
2424 Kennedy Street NE  
Minneapolis, MN. 55413  
(612)623-2480 Direct Dial  
[Scott@hillcrestdevelopment.com](mailto:Scott@hillcrestdevelopment.com) email

On Feb 11, 2014, at 10:21 PM, "James Hovland" <jhovland@krausehovland.com> wrote:

Thanks, Scott. What date do you present again to the Council? That may help determine whether a meeting in addition to the one on the 13th of March has value. Good to see you and your team on Saturday night.

Sent from my Verizon Wireless Phone

----- Reply message -----

From: "Scott Tankenoff" <[ScottT@hillcrestdevelopment.com](mailto:ScottT@hillcrestdevelopment.com)>  
To: "James Hovland" <[jhovland@krausehovland.com](mailto:jhovland@krausehovland.com)>  
Cc: "Scott Tankenoff" <[ScottT@hillcrestdevelopment.com](mailto:ScottT@hillcrestdevelopment.com)>  
Subject: Thank you for last week's City Council Work-Session discussion regarding the redevelopment of Pentagon Park  
Date: Mon, Feb 10, 2014 12:33 pm

Hi Jim,

It was great to see you on Saturday night at the Edina Chamber's Gala event at Edina CC; what a fun evening! I wanted to drop you a quick note to thank you for your time, input, questions, and of course your continued interest in the Pentagon Park redevelopment which was discussed at last week's City Council Work-Session. As you continue to consider the redevelopment of Pentagon, please feel free to contact me at anytime to discuss any questions, thoughts, comments, or concerns that you may have.

If another meeting (in addition to our meeting for breakfast with Scott Neal on Thursday, March 13<sup>th</sup> at 7:30am) would be beneficial, please let me know and I would be happy to arrange a meeting for a date



and time that works for us, as well as include any City of Edina staff and or consultants that you feel would be beneficial.

Again, thank you for all of the time and involvement to date with making Pentagon Park a meaningful and relevant property again; it has been a long time in coming!

Scott

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[www.Hillcrestdevelopment.com](http://www.Hillcrestdevelopment.com) Website

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No virus found in this message.

Checked by AVG - [www.avg.com](http://www.avg.com)

Version: 2013.0.3462 / Virus Database: 3697/7080 - Release Date: 02/10/14

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No virus found in this message.

Checked by AVG - [www.avg.com](http://www.avg.com)

Version: 2013.0.3462 / Virus Database: 3705/7098 - Release Date: 02/16/14