

Agenda
Heritage Preservation Commission
City Of Edina, Minnesota
City Hall - Community Room

Tuesday, September 12, 2017
7:00 PM

- I. Call To Order
- II. Roll Call
- III. Approval Of Meeting Agenda
- IV. Approval Of Meeting Minutes
 - A. Heritage Preservation Commission Minutes: August 8, 2017
- V. Community Comment

During "Community Comment," the Board/Commission will invite residents to share relevant issues or concerns. Individuals must limit their comments to three minutes. The Chair may limit the number of speakers on the same issue in the interest of time and topic. Generally speaking, items that are elsewhere on tonight's agenda may not be addressed during Community Comment. Individuals should not expect the Chair or Board/Commission Members to respond to their comments tonight. Instead, the Board/Commission might refer the matter to staff for consideration at a future meeting.

- VI. Reports/Recommendations
 - A. 2018 Work Plan
 - B. Open Streets Event-September 24th
 - C. Grandview Green Project Presentation
- VII. Correspondence And Petitions
- VIII. Chair And Member Comments
- IX. Staff Comments
- X. Adjournment

The City of Edina wants all residents to be comfortable being part of the public process. If you need assistance in the way of hearing amplification, an interpreter, large-print documents or something else, please call 952-927-8861 72 hours in advance of the meeting.



CITY OF EDINA

4801 West 50th Street

Edina, MN 55424

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Date: September 12, 2017

Agenda Item #: IV.A.

To: Heritage Preservation Commission

Item Type:

Minutes

From: Emily Bodeker, Assistant City Planner

Item Activity:

Subject: Heritage Preservation Commission Minutes: August 8, 2017

Action

ACTION REQUESTED:

Approve the minutes from the August 8, 2017 HPC meeting.

INTRODUCTION:

ATTACHMENTS:

Heritage Preservation Commission Minutes: August 8, 2017



Minutes
City Of Edina, Minnesota
Heritage Preservation Commission
Edina City Hall
Tuesday, August 8, 2017 at 7:00 p.m.

I. Call To Order

Chair Birdman called the meeting to order at 7:00 p.m.

II. Roll Call

Answering roll call was Chair Birdman and members Loving, Moore, Nymo, Blake, and Mondry. Absent were members Sussman, Kelly and student members Peurzer and Nemerov. Staff Liaison, Emily Bodeker, and Preservation Consultant Robert Vogel were also in attendance.

III. Approval Of Meeting Agenda

Motion was made by Moore and seconded by Nymo to approve the meeting agenda. All voted aye. The Motion carried.

IV. Approval Of Meeting Minutes

Motion was made by Moore and seconded by Nymo to approve the minutes from the July 11, 2017 Heritage Preservation Commission meeting. All voted aye. The motion carried.

V. Community Comment: None

VI. Reports/Recommendations

A. Certificate of Appropriateness - 4602 Browndale Avenue

Staff Liason Bodeker explained that the Certificate of Appropriateness request entailed a 15' x 35', 2-story building addition to the south side of the existing house at 4602 Browndale Avenue. She provided details of the proposal, pointing out that the design of the building addition is compatible in scale, proportions, and character of the principal façade; and the new construction will be compatible with the size, building materials, and architectural detailing of the Tudor style house. Ms. Bodeker concluded that she agreed with Consultant Vogel's evaluation of the request and recommended approval of the COA subject to the plans presented.

The following neighbors spoke relative to the proposed plans:

Virginia Lindow, 4604 Browndale Avenue-expressed concern for the appropriateness of the request in relation to the neighborhood.

Kristen Veker, 4605 Browndale Aveue-was in favor of the COA application.

Applicant Present- Andy Schrader & homeowner William Quirk

Motion was made by Moore and seconded by Nymo to approve the Certificate of Appropriateness request to construct the building addition subject to the plans presented. All voted aye. The motion carried.

B. Prepare for September 6th City Council Work Session

Staff Liaison Bodeker explained the 2017 Work Plan Progress Report that was included in the meeting packet. The Commission discussed the 2017 Work Plan progress and discussed the upcoming Work Session with City Council.

C. 2018 Work Plan Preparation

The Commission began to discuss the 2018 Work Plan and what goals they wanted to include in the plan in addition to their ongoing responsibilities. Chair Birdman expressed that one area the group had expressed interest in in the past was how to capture stories or elements in Edina as a whole as changes in the Community are happening. He asked the Commission to think about ideas in areas the Commission works on outside of Certificate of Appropriateness review.

D. 44th & France Small Area Study: Discussion

Consultant Vogel introduced the 44th & France Small Area Study. He explained this small area study is a part of the Comprehensive Planning process. He explained that the 44th & France area is full of cultural resources so he is working with the Comprehensive Plan team and Community Organization on this particular area. They have identified that these Heritage Preservation resources are key community development resources and will be part of the plan that is created. There will be a Community meeting on the 44th & France Small Area Plan on Monday, August 14, 2017.

E. 2017 State Preservation Conference-Albert Lea

Staff Liaison Bodeker reminded the Commission that the 2017 Annual Preservation Conference is taking place in Albert Lea on September 13th-15th. As a Certified Local Government (CLG) City, Edina is required to send one HPC member. Bodeker asked the Commission to reach out to her if they were interested in attending one or both days of the Conference.

F. Open Streets-September 24th

Staff Liaison Bodeker explained that in a past meeting the Open Streets event came up as a possible place to partner with the Edina Historical Society and host an information booth at the annual Open Streets event on September 24th. The Commission expressed interest in participating.

VII. Correspondence And Petitions: None

VIII. Chair And Member Comments:

Chair Birdman welcomed Staff Liaison Bodeker to the Heritage Preservation Commission.

IX. Staff Comments

Staff Liaison Bodeker provided the following comments:

- Bodeker asked if she could get a picture of the Commission at the next scheduled meeting for the City's website.
- Staff Liaison Bodeker also discussed meeting packets. She told the Commission that she would provide copies of meeting agendas and of any Certificate of Appropriateness applications that might be reviewed at upcoming meetings, but would only provide the entire meeting packets at the Commissioner's request.

Draft Minutes ☒
Approved Minutes ☐
Approved Date:

X. Adjournment: 8:15 p.m.

Motion made by Moore to adjourn the August 8th, 2017 meeting at 8:15 p.m. Motion seconded by Nymo. Motion carried.

Respectfully submitted,
Emily Bodeker



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Date: September 12, 2017

Agenda Item #: VI.A.

To: Heritage Preservation Commission

Item Type:

Report and Recommendation

From: Emily Bodeker, Assistant City Planner

Item Activity:

Subject: 2018 Work Plan

Action

ACTION REQUESTED:

Approve the proposed 2018 work plan to be submitted to the City Council by September 20th, 2017.

INTRODUCTION:

The proposed 2018 HPC work plan identifies the ongoing responsibilities of the Heritage Preservation Commission as well as initiatives previously identified and carried over to the new year.

ATTACHMENTS:

Proposed 2018 Work Plan

Commission Work Plan Instructions Updated 2017.05.24



Instructions:

- ▶ Each section with a white background should be filled out.
- ▶ Do not fill out council charge. Scott will complete this section with his proposed charge to the Council.
- ▶ Liaisons are responsible for completing the budget and staff support columns.
- ▶ List initiatives in order of priority

Definitions

- ▶ **New Initiative** – not on previous work plan and has completion date
- ▶ **Continued Initiative** – carried over from a previous work plan with a revised target completion date
- ▶ **Ongoing Responsibility** – annually on the work plan and may or may not have a target completion date
- ▶ **Parking Lot** – initiatives considered by not proposed as part of the work plan. Not approved by Council
- ▶ **EVENT Initiatives** – if it is an annual event list the initiative as ongoing. If it is a new event list the items as a new initiative.

Dates

- ▶ Return proposed work plan to MJ by September 20, 2017
- ▶ The Annual work plan meeting with Council is October 3, 2017 – Chairs present
- ▶ Finalize work plans works session with Council is November 8, 2017 – Liaisons present
- ▶ Work Plans should be approved by Council by December 5, 2017



Study and Report

Charge 1

- Commission is asked to study a specific issue or event and report its findings to City Council.
- Advisory Communication required / staff report optional.
- No vote is taken by the Board or Commission.
- No official Commission recommendation is provided to the City Council.



Review and Comment

Charge 2

- Commission is asked to review a specific policy issue and to seek comments from each individual member of the group to pass on to City Council for further consideration.
- Member comments will be included in the Staff Report (optional Advisory Communication can be included with the staff report).
- No vote is taken by the Commission.
- No official Commission recommendation is provided to City Council.



Review and Recommend

Charge 3

- Commission is asked to review a specific policy issue and to issue a recommendation on the issue to the City Council.
- Individual member comments are not included in the Staff Report (optional, BC can include an Advisory Communication with the staff report).
- A majority vote is necessary for a recommendation to be formally submitted to City Council.



Review and Decide

Charge 4

- Commission is asked to study, review, and decide on an issue.
- The group's decision will be the City's official position on the matter unless the issue is formally considered and reversed by a majority vote of City Council.



Commission: Heritage Preservation Commission

2018 Annual Work Plan Proposal

Initiative # 1	Council Charge (Proposed Charge Completed by CM) <input type="checkbox"/> 1 (Study & Report) <input type="checkbox"/> 2 (Review & Comment) <input type="checkbox"/> 3 (Review & Recommend) <input type="checkbox"/> 4 (Review & Decide)	Target Completion Date	Budget Required (Staff Liaison)	Staff Support Required (Staff Liaison)
Initiative Type <input type="checkbox"/> New Initiative <input type="checkbox"/> Continued Initiative <input checked="" type="checkbox"/> Ongoing Responsibility		Ongoing	<input checked="" type="checkbox"/> Funds available <i>Funds are included in the Planning Department Budget.</i>	<input checked="" type="checkbox"/> Staff Liaison: Hrs _____
Evaluate potential heritage resources to add to the determined eligible for heritage landmark designation list. -Research			<input type="checkbox"/> Funds not available <i>There are not funds available for this project (explain impact of Council approving initiative in liaison comments).</i>	<input type="checkbox"/> CTS (including Video) <input checked="" type="checkbox"/> Other Staff: Hrs _____
Liaison Comments:				
City Manager Comments:				
Progress Report:				

Initiative # 2	Council Charge (Proposed Charge Completed by CM) <input type="checkbox"/> 1 (Study & Report) <input type="checkbox"/> 2 (Review & Comment) <input type="checkbox"/> 3 (Review & Recommend) <input type="checkbox"/> 4 (Review & Decide)	Target Completion Date	Budget Required (Staff Liaison)	Staff Support Required (Staff Liaison)
Initiative Type <input type="checkbox"/> New Initiative <input type="checkbox"/> Continued Initiative <input checked="" type="checkbox"/> Ongoing Responsibility		Ongoing	<input checked="" type="checkbox"/> Funds available <i>Fees are collected for COA Applications: \$600 or \$1200 for a new house in the CCD.</i>	<input checked="" type="checkbox"/> Staff Liaison: Hrs _____
Review Certificates of Appropriateness (COA) application for changes to heritage landmark designated properties. -Preservation			<input type="checkbox"/> Funds not available <i>There are not funds available for this project (explain impact of Council approving initiative in liaison comments).</i>	<input type="checkbox"/> CTS (including Video) <input checked="" type="checkbox"/> Other Staff: Hrs _____
Liaison Comments:				
City Manager Comments:				
Progress Report:				

Initiative # 3	Council Charge (Proposed Charge Completed by CM) <input type="checkbox"/> 1 (Study & Report) <input type="checkbox"/> 2 (Review & Comment) <input type="checkbox"/> 3 (Review & Recommend) <input type="checkbox"/> 4 (Review & Decide)	Target Completion Date	Budget Required (Staff Liaison)	Staff Support Required (Staff Liaison)
Initiative Type <input type="checkbox"/> New Initiative <input type="checkbox"/> Continued Initiative <input checked="" type="checkbox"/> Ongoing Responsibility		Ongoing	<input checked="" type="checkbox"/> Funds available <i>Funds are included in the Planning Department Budget.</i>	<input checked="" type="checkbox"/> Staff Liaison: Hrs _____
Invite owners of determined eligible properties to designate their properties Edina Heritage Landmarks. -Preservation			<input type="checkbox"/> Funds not available <i>There are not funds available for this project (explain impact of Council approving initiative in liaison comments).</i>	<input type="checkbox"/> CTS (including Video) <input type="checkbox"/> Other Staff: Hrs _____
Liaison Comments:				
City Manager Comments:				
Progress Report:				

Initiative # 4	Council Charge (Proposed Charge Completed by CM) <input type="checkbox"/> 1 (Study & Report) <input type="checkbox"/> 2 (Review & Comment) <input type="checkbox"/> 3 (Review & Recommend) <input type="checkbox"/> 4 (Review & Decide)	Target Completion Date	Budget Required (Staff Liaison)	Staff Support Required (Staff Liaison)
Initiative Type <input type="checkbox"/> New Initiative <input type="checkbox"/> Continued Initiative <input checked="" type="checkbox"/> Ongoing Responsibility		Ongoing	<input checked="" type="checkbox"/> Funds available <i>Funds are included in the Planning Department Budget.</i>	<input checked="" type="checkbox"/> Staff Liaison: Hrs _____
Provide opportunities for the public to engage in celebrating Edina's heritage during Preservation Month (May), and throughout the year. –Communication & Education			<input type="checkbox"/> Funds not available <i>There are not funds available for this project (explain impact of Council approving initiative in liaison comments).</i>	<input type="checkbox"/> CTS (including Video) <input type="checkbox"/> Other Staff: Hrs _____
Liaison Comments:				
City Manager Comments:				
Progress Report:				

Initiative # 5	Council Charge (Proposed Charge Completed by CM) <input type="checkbox"/> 1 (Study & Report) <input type="checkbox"/> 2 (Review & Comment) <input type="checkbox"/> 3 (Review & Recommend) <input type="checkbox"/> 4 (Review & Decide)	Target Completion Date	Budget Required (Staff Liaison)	Staff Support Required (Staff Liaison)
Initiative Type <input type="checkbox"/> New Initiative <input type="checkbox"/> Continued Initiative <input checked="" type="checkbox"/> Ongoing Responsibility		Ongoing	<input checked="" type="checkbox"/> Funds available <i>Funds are included in the Planning Department Budget.</i>	<input checked="" type="checkbox"/> Staff Liaison: Hrs _____
Add to resources publically available on topics such as architecture and technical advice, i.e. the "Preservation Toolbox".			<input type="checkbox"/> Funds not available <i>There are not funds available for this project (explain impact of Council approving initiative in liaison comments).</i>	<input type="checkbox"/> CTS (including Video) <input type="checkbox"/> Other Staff: Hrs _____
Liaison Comments:				
City Manager Comments:				
Progress Report:				

Initiative # 6	Council Charge (Proposed Charge Completed by CM) <input type="checkbox"/> 1 (Study & Report) <input type="checkbox"/> 2 (Review & Comment) <input type="checkbox"/> 3 (Review & Recommend) <input type="checkbox"/> 4 (Review & Decide)	Target Completion Date	Budget Required (Staff Liaison)	Staff Support Required (Staff Liaison)
Initiative Type <input checked="" type="checkbox"/> New Initiative <input type="checkbox"/> Continued Initiative <input type="checkbox"/> Ongoing Responsibility		2018	<input checked="" type="checkbox"/> Funds available <i>Funds are included in the Planning Department Budget.</i>	<input checked="" type="checkbox"/> Staff Liaison: Hrs _____
Re-survey the historic Country Club District (required every 10 years; last done in 2008) with an eye on re-evaluating the District's plan of treatment.			<input type="checkbox"/> Funds not available <i>There are not funds available for this project (explain impact of Council approving initiative in liaison comments).</i>	<input type="checkbox"/> CTS (including Video) <input checked="" type="checkbox"/> Other Staff: Hrs _____
Liaison Comments:				
City Manager Comments:				
Progress Report:				

Initiative # 7	Council Charge (Proposed Charge Completed by CM) <input type="checkbox"/> 1 (Study & Report) <input type="checkbox"/> 2 (Review & Comment) <input type="checkbox"/> 3 (Review & Recommend) <input type="checkbox"/> 4 (Review & Decide)	Target Completion Date	Budget Required (Staff Liaison)	Staff Support Required (Staff Liaison)
Initiative Type <input type="checkbox"/> New Initiative <input checked="" type="checkbox"/> Continued Initiative <input type="checkbox"/> Ongoing Responsibility		2018	<input checked="" type="checkbox"/> Funds available <i>Funds are included in the Planning Department Budget.</i>	<input checked="" type="checkbox"/> Staff Liaison: Hrs _____
Comprehensive Plan Update-assist as requested with the development of the City's Comprehensive Plan update.			<input type="checkbox"/> Funds not available <i>There are not funds available for this project (explain impact of Council approving initiative in liaison comments).</i>	<input type="checkbox"/> CTS (including Video) <input checked="" type="checkbox"/> Other Staff: Hrs _____
Liaison Comments:				
City Manager Comments:				
Progress Report:				

Parking Lot: (These items have been considered by the BC, but not proposed as part of this year's work plan. If the BC decides they would like to work on them in the current year, it would need to be approved by Council.)

Proposed Month for Joint Work Session (one time per year, up to 60 minutes):	<input type="checkbox"/> Mar <input type="checkbox"/> April <input type="checkbox"/> May <input type="checkbox"/> June <input type="checkbox"/> July <input type="checkbox"/> Aug <input type="checkbox"/> Sept <input type="checkbox"/> Oct <input type="checkbox"/> Nov
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Council Comments:	
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Edina, MN 55424

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Date: September 12, 2017

Agenda Item #: VI.B.

To: Heritage Preservation Commission

Item Type:

Report and Recommendation

From: Emily Bodeker, Assistant City Planner

Item Activity:

Subject: Open Streets Event-September 24th

Discussion

ACTION REQUESTED:

Discuss the Open Streets event from 1:00 p.m.-5:00 p.m. on Sunday, September 24th.

INTRODUCTION:

The HPC will host a booth at the September 24th, Open Streets event. Be prepared with ideas and information you want to have available at the booth.



CITY OF EDINA

4801 West 50th Street

Edina, MN 55424

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Date: September 12, 2017

Agenda Item #: VI.C.

To: Heritage Preservation Commission

Item Type:

Report and Recommendation

From: Emily Bodeker, Assistant City Planner

Item Activity:

Subject: Grandview Green Project Presentation

Discussion, Information

ACTION REQUESTED:

None.

INTRODUCTION:

Katie Clark Sieben will present the Grandview Green project concept. Grandview Green is a project which aims to develop a green lid (2-3 acre park) over Highway 100 near the Vernon and Eden bridges.

ATTACHMENTS:

Grandview Green Project Presentation



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Grandview Green:

A Case Study for Lid Development in MN

September 2017

Katie Clark Sieben, Project Consultant

*DRAFT for Preliminary Discussion Purposes



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Today's Agenda

- Edina's Grandview District
- The Grandview Green Project:
 - Concept
 - Feasibility Study Findings
 - Five Year Vision
 - The Partnership
- Next Steps



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Why Grandview Green?

- ▶ Reconnect neighborhoods and communities divided by Highway 100
 - Reestablishes street grids, safe pedestrian walkways and bicycle paths
 - Provides new green space for community programming and social events
 - ▶ Increases economic productivity:
 - Of airspace above Highway 100
 - Of land adjacent to Highway 100
 - ▶ Enhances sustainability practices through increased storm water collection, potential solar installations, etc.
 - ▶ Serves as a case study for lid development in Minnesota
-

MN Green Lid Outcomes



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	Neighborhood Connectivity	Economic Development	Green Space	Transportation / Parking
Longfellow Gardens, Minneapolis			X	
ABC Ramps, Minneapolis				X
Fort Snelling, Saint Paul			X	
JW Marriott at MOA, Bloomington		X		
Leif Erickson Park, Duluth	X		X	
Grandview Green, Edina	X	X	X	X

...also serves as a case study to uncover how we leverage unused public land to spur private development!



2012 Grandview District Development Framework



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- ▶ Create a place with a unique identity announced by signature elements like: an iconic ‘gateway’, a central commons, serves the neighborhood’s needs, innovative 21st century sustainability approach
- ▶ Completely rethink and reorganize the District’s transportation infrastructure to: make the district accessible to pedestrians and cyclists, provide automobile friendly access to convenience retail and preserve future transit opportunities consistent with the district’s envisioned character
- ▶ Leverage public resources to make incremental value-creating changes that enhance the public realm and encourage voluntary private redevelopment consistent with the vision that improves the quality of the neighborhood for residents, businesses, and property owners



2016 Grandview District Transportation Study



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► Short Term Changes (0–5 Years)

- **Pedestrian crossing** and intersection improvements for Vernon and Eden Avenues
- Conversion of two **off-ramps from Highway 100**
- Reconfiguration of Arcadia Avenue along former Public Works site to **accommodate pedestrians and bikers**

► Mid Term Changes (5–15 Years)

- Vernon and Eden Avenues converted to **support bikes, pedestrians, greenspace and traffic management**
- Added infrastructure **to support bicycling** on Eden Avenue over Highway 100
- **Enhanced bus stops**
- New frontage road **providing southbound access to Highway 100 and development parcels** on west side of Highway 100
- **Improved parking**

► Long Term Changes (15–30 Years)

- **New pedestrian and cyclist connection** over Highway 100 to City Hall
 - New frontage road providing **northbound access to Highway 100 and development parcels** on east side of Highway 100
 - Direct connection for **high capacity transit line** and **new district parking** on the former public works site
-

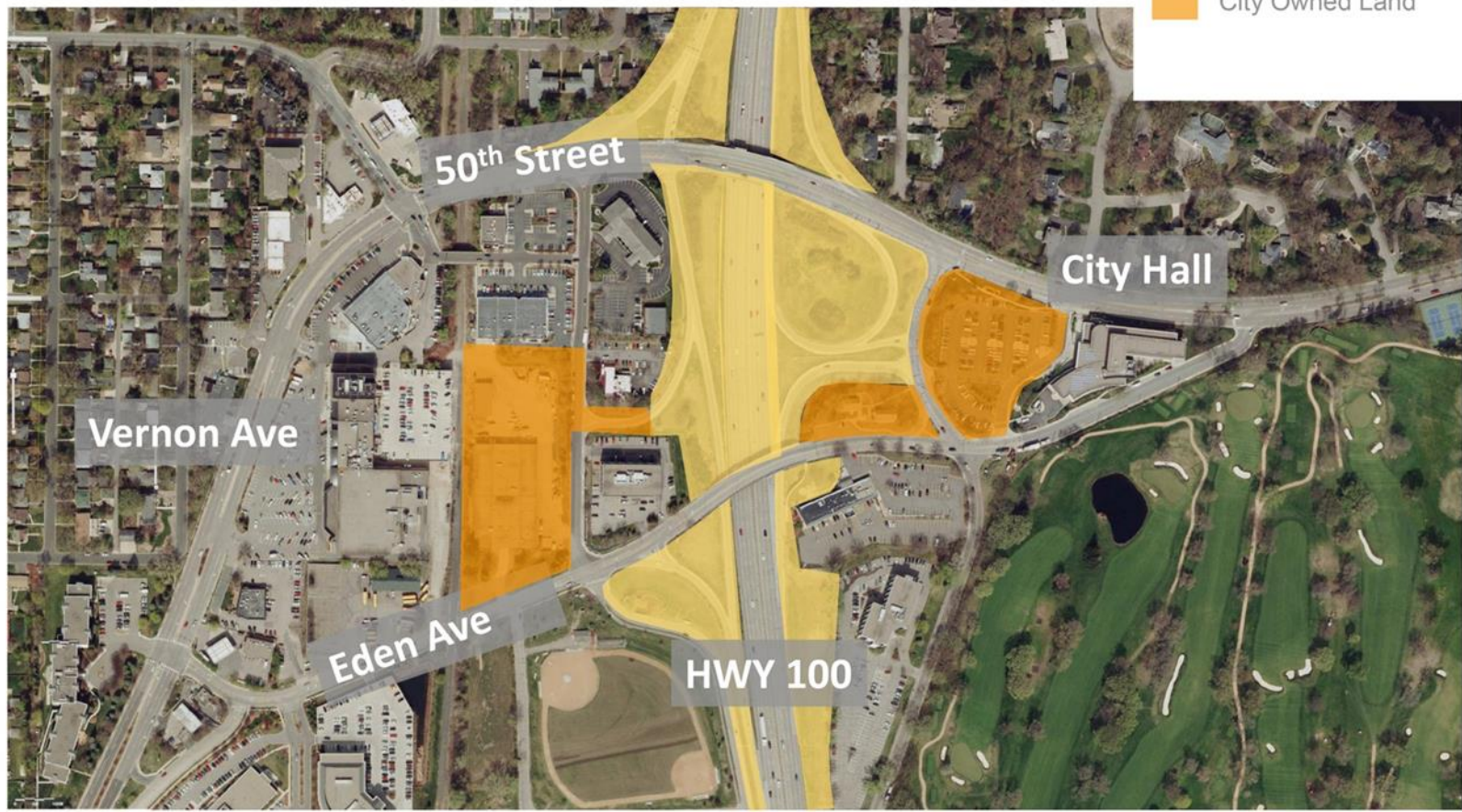
Grandview Green Feasibility Study



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- ▶ In summary, the May 2017 feasibility study found:
 - **No major fatal flaws** in the development of a green lid over limited portions of Highway 100.
 - This concept has the potential to create approximately **13 acres of new buildable land** on 16 parcels.
 - The area has the potential to support **2,525 new parking spaces** and an additional **2.4 million square feet in private development**.
 - After completion, property tax revenue is projected to increase from approx. **\$2 million to \$100 million**.
 - There is a dramatic range in the level of public investment that could be needed for this project:
 - **\$6.7 million** for the construction of one lid segment (another est. \$2.3 million for design, landscaping, etc.)
 - **\$70–90 million** if both lid segments, new roads and off-ramps and public parking ramps are constructed
 - Several public entities could potentially be involved in this project – MnDOT, the Metropolitan Council, Hennepin County, the City of Edina and possibly others.
 - The initial economic analysis predicts the public investment will realize a **348% return on investment** over a fifteen year period (assumes a public investment of \$37 million).
-

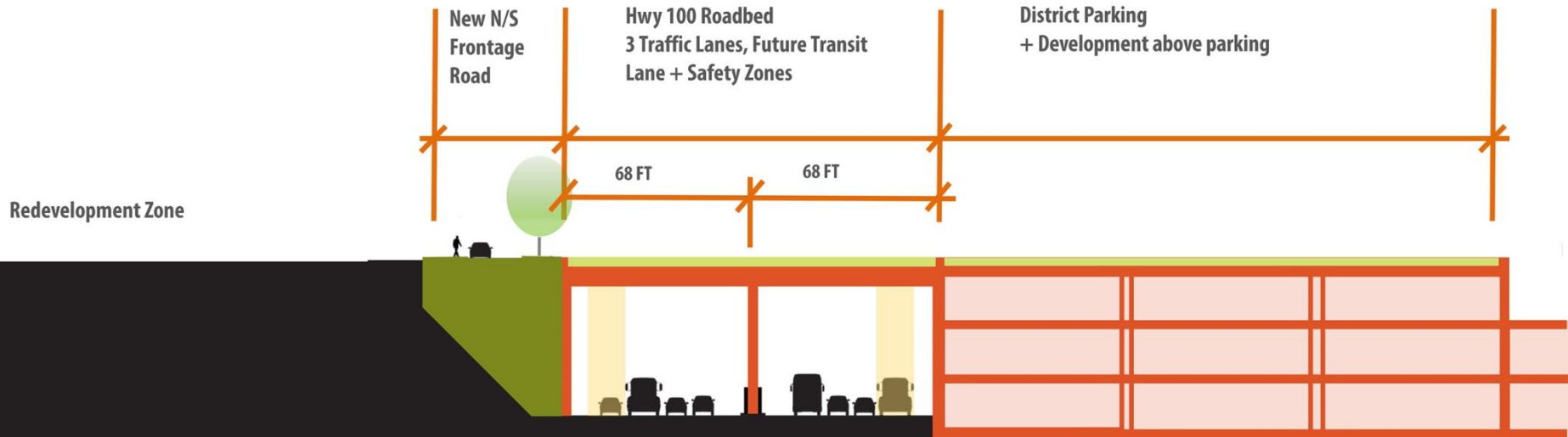
Grandview Green Land Ownership



Grandview Green

Proposed Highway 100 Lid Section

East West Site Section



Grandview Green Concept Parcels

Parcel 1	Approx. 27,000 SF
Parcel 2	Approx. 27,000 SF
Parcel 3	Approx. 46,000 SF
Parcel 4	Approx. 57,000 SF
Pavilion 5a	Approx. 2,000 SF
Parcel 5b	Approx. 11,000 SF
Parcel 6	Approx. 21,000 SF
Parcel 7a	Approx. 26,000 SF
Parcel 7b	Approx. 20,000 SF
Parcel 8	Approx. 17,000 SF
Parcel 9	Approx. 31,000 SF
Parcel 10	Approx. 85,000 SF
Parcel 11	Approx. 50,000 SF
Parcel 12	Approx. 86,000 SF
Parcel 13	Approx. 150,000 SF
Parcel 14	Approx. 34,000 SF Redevelopment site with Parcel 7b
Parcel 15	Redevelopment
Parcel 16	Redevelopment

Total Parcels 13 Acres



Grandview Green Public Infrastructure

New Roads

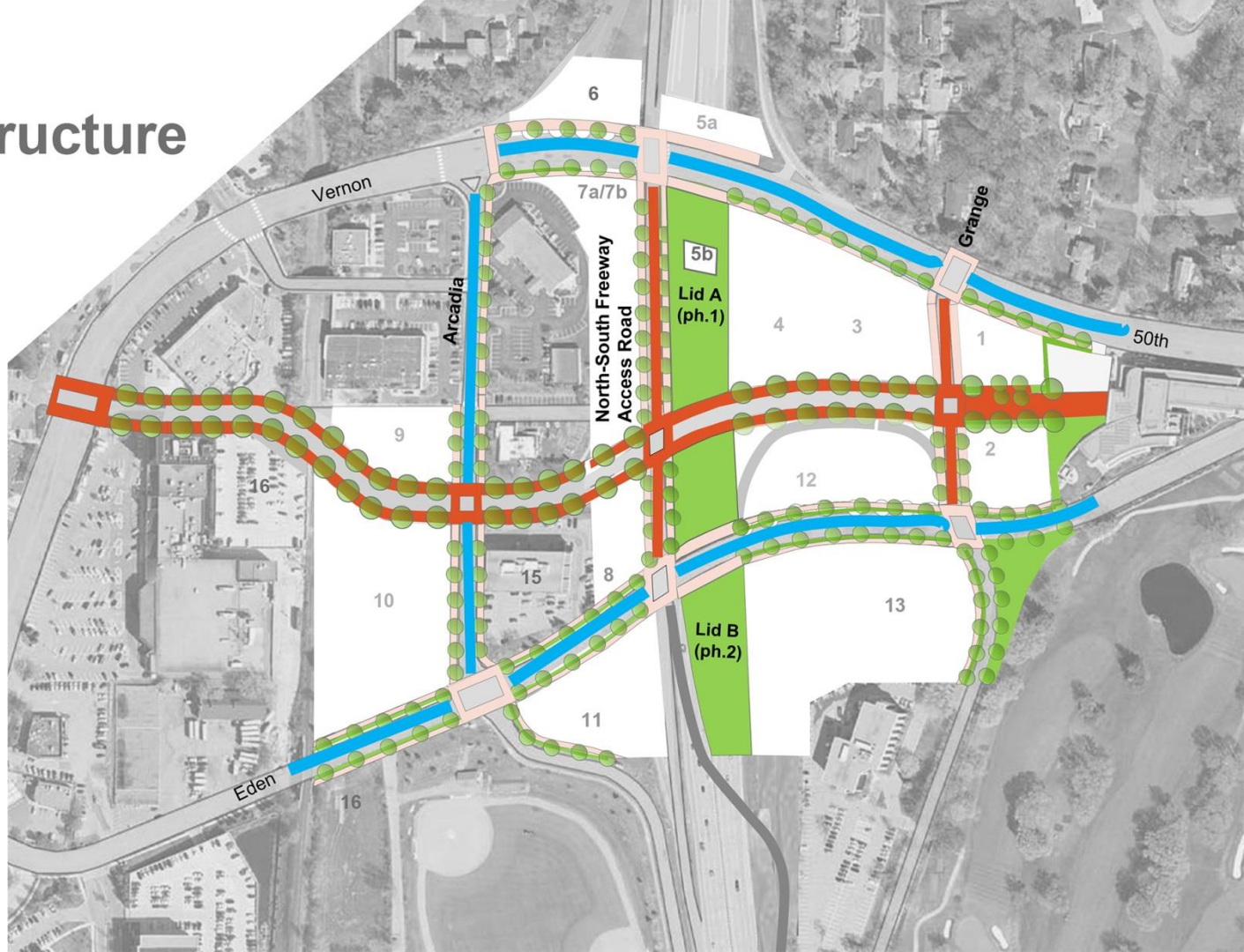
- Central Main Street (New)
- North South Freeway Access (New)
- Grange (New alignment)

Public Realm Improvements




- Arcadia
- Eden
- 50th

Lids + Green

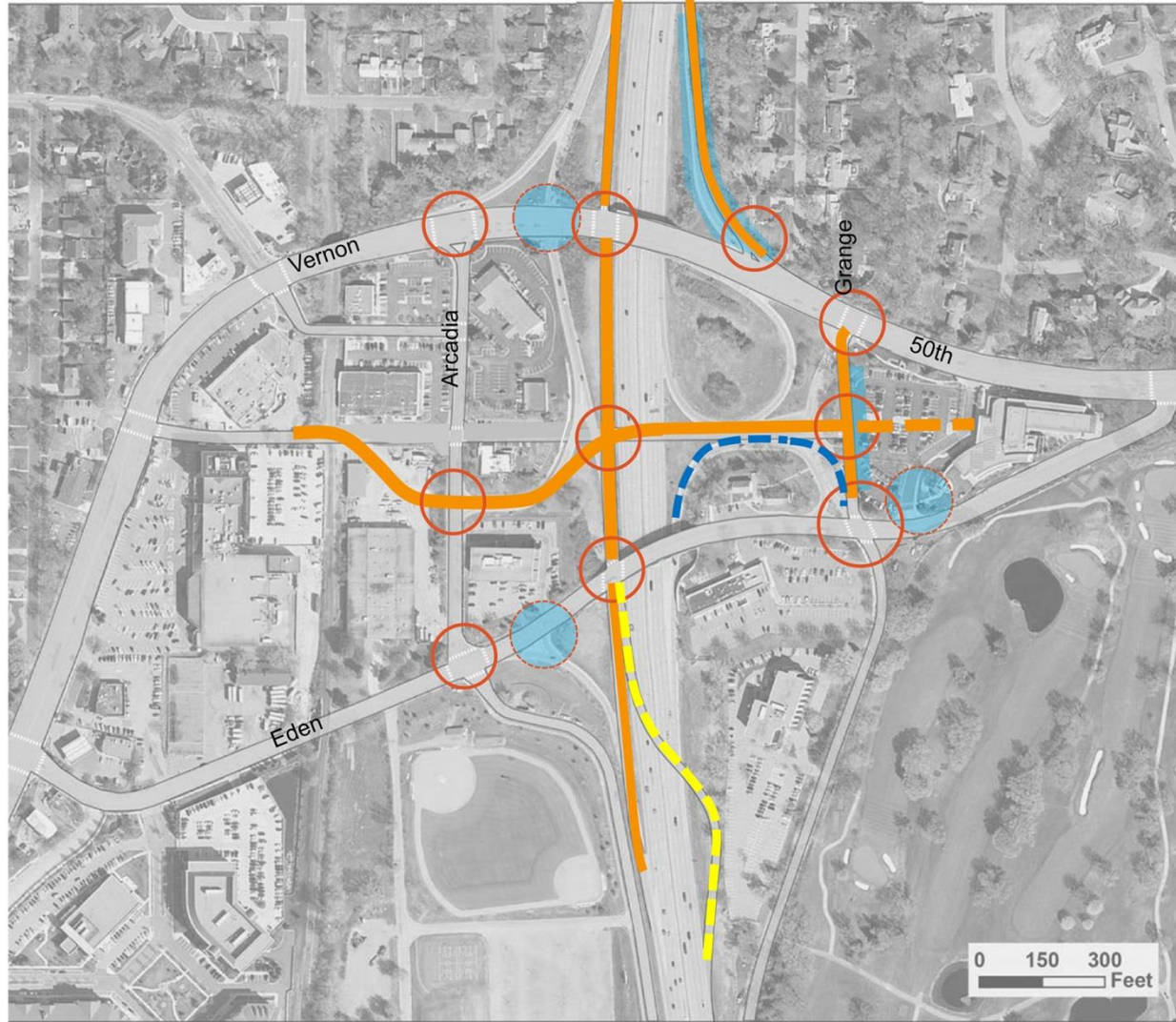
- Lid A 42,000SF
- Lid B 36,000SF

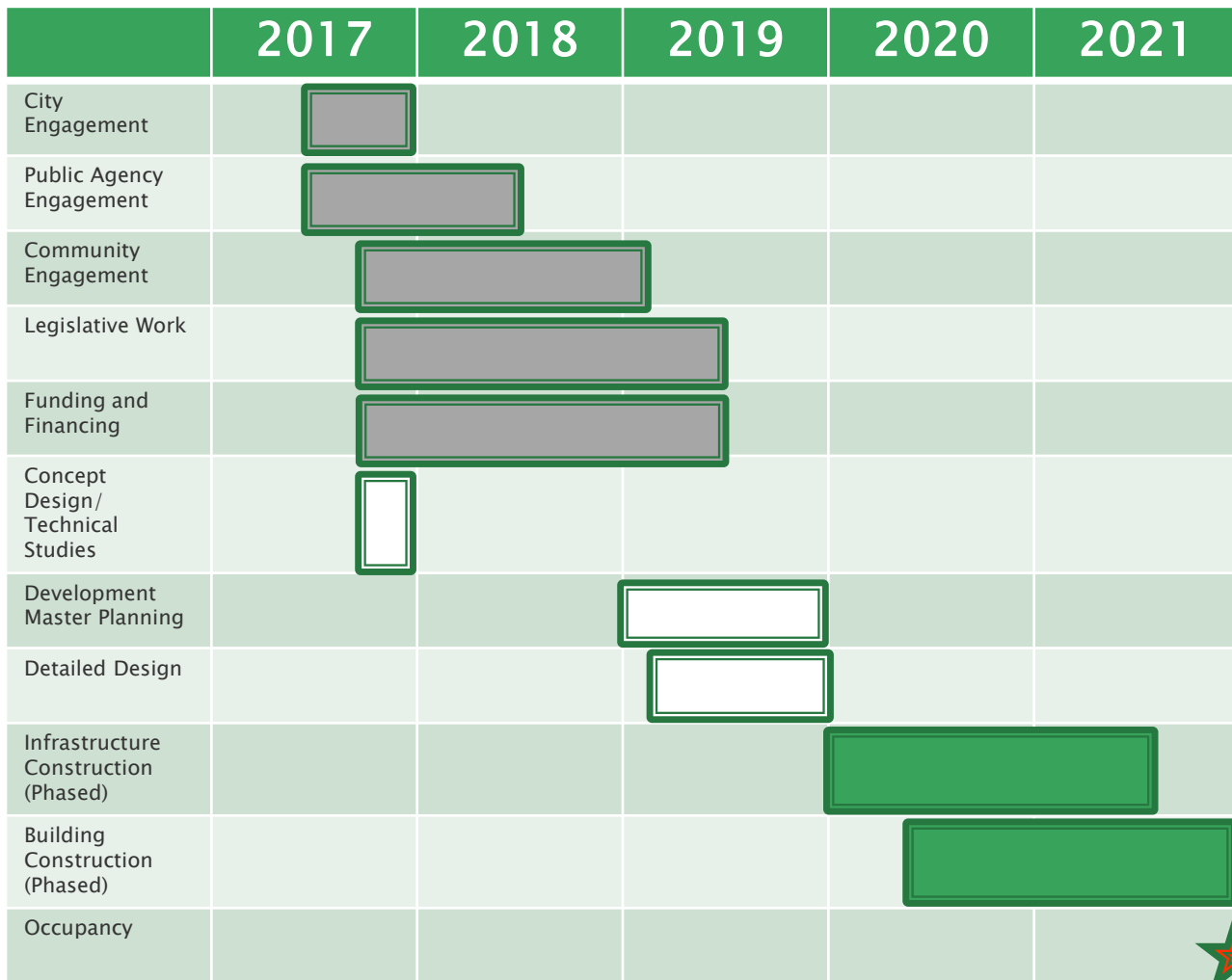


Grandview Green Road Alignments

-  New Intersections
-  Intersections Removed
-  Impact on Existing Properties
-  Phase 1 Access from Northbound Hwy 100
-  Phase 2 Access from Northbound Hwy 100

Architecture Field Office





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Grandview Green 5 Year Vision

- Infrastructure Construction Begins: 2020
- Building Construction Begins: Mid 2020
- Occupancy Begins: 2022

LEGEND



Explore



Discover



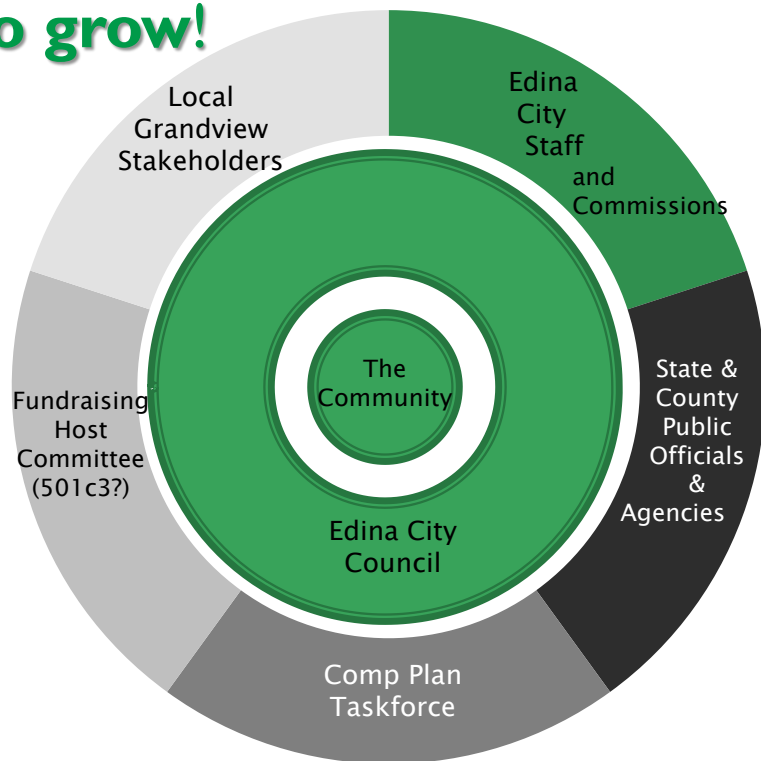
Build



The Grandview Green Partnership... will continue to grow!



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Next Steps:

► Fall 2017:

- Roadshow Presentations for City Commissions
- Urban Land Institute Technical Assistance Panel
- Launch Four Exploratory Technical Studies:
 - Transportation
 - Utilities
 - Sustainability
 - Market Research
- Community Visioning Sessions with Businesses, Neighborhoods, Schools and Churches

► January 2018:

- Grandview Green Update to Edina HRA
-



DRAFT

September 2017



DRAFT
September 2017

Contact Information



The CITY of
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Consultant

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Bill Neuendorf

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952-491-1143