

**Minnetonka: Mills Church
Corridor Development Initiative
Workshop I: Panel Discussion: Examples of
other models of religious-community led
redevelopment**



Saturday, Feb. 8th
10am – noon
Mills Church Annex,
13231 Minnetonka Dr.,
55305



AGENDA

10:00 Welcome and Introductions

Elected official / Barbara Raye – facilitator

10:05 Conversation with the City of Minnetonka Staff – facilitated by Barbara Raye (Center for Policy Planning and Performance)

- Julie Wischnack, AICP, Community Development Director, City of Minnetonka
- Loren Gordon, AICP, City Planner, City of Minnetonka

Questions for City staff:

1. Introduction to the space and staff.
2. How is the city changing?
3. What are some of your key challenges or goals as you think about the future of Minnetonka and how do you address those challenges?
4. Why are we here? (reason for these community meetings)
5. What are the various roles for the city, and others to help inform the church organization as to the future of their property?
6. What will the city do with the information gathered through this series of workshops?

Questions from the audience

10:25 Mills Church Goals

Pastor David Landt – Mills Church

- History of the site
- Mission of the church
- Why we are considering redevelopment options for our site
- Desire to be a good neighbor, and perform our function as a faith community
- We're here to listen and learn

10:40 Panel Discussion: Examples of other religious-community led redevelopment

Overview of case studies: Gretchen Nicholls, LISC Twin Cities

Slides of three sites:

- Mayflower/Creekside Commons
- St. Gabriel Archangel/Beacon
- St. Olaf Church/Aeon

Panelists:

David and Jeanne Sumnicht, Mayflower Church Members

Kevin Walker, Beacon Interfaith Housing Community

Alan Arthur, Aeon

Questions:

- How was it decided what to do with the site?
- What role did the church play?
- How were the partners selected?
- What would you advise the Mills Church moving forward? Lessons learned?

Q & A with audience

11:45 Review of next steps – goals for the process

Survey Forms – request for additional information

12:00 Adjourn

Panelist Bios:

Jeanne and David Sumnicht – Mayflower Church

Jeanne and David have been members of Mayflower UCC for more than 35 years. Jeanne was the Moderator about 20 years ago and David was the Treasurer around the same time. Both have served on many committees in the Church. They were previously members of First Robinsdale UCC.

Jeanne is a retired elementary school teacher who spend more than 20 years in Edina Schools. David started in banking but spent most of his career as owner of several businesses including payroll systems, a planning and development firm and site based systems management. Currently David serves on the Board of the Foundation for Essential Needs, and has served on the Boards of Headway and VEAP in the past.

Kevin Walker – Beacon Interfaith Housing Collaborative

Kevin Walker has over twenty years' experience as a community development professional with deep experience in cooperative housing and affordable housing. He has worked as a consultant as well as in the nonprofit, for-profit, and public sectors, primarily on multifamily housing development projects throughout the Upper Midwest and elsewhere. He currently serves as Vice President of Housing and Shelter for Beacon Interfaith Housing Collaborative, an interfaith housing collaborative of about 100 congregations of multiple faith traditions, united in the vision that 'everyone has a home'. In this capacity, with a strong team, he oversees Beacon's housing development, operations, service partnerships, and congregation-based shelter program. Kevin has a bachelor's in political science from Swarthmore College and a Master's degree in City and Regional Planning from Cornell University.

Alan Arthur – Aeon

Alan has served as the President & Chief Executive Officer of Aeon since 1988. Alan brings almost 50 years of experience in housing and real estate development, including construction, project development, lending, code enforcement and city planning. He earned a B.A. in political science from Benedictine College in Atchison, Kansas. Alan trains organizations on affordable housing development, financing and organizational governance. He has served on numerous local and national housing boards, currently including the Housing Partnership Network's board of directors.

Minnetonka – Mills Church

CDI WORKSHOPS:

It is recommended and encouraged that participants attend all five workshops, as the process is designed to build on work from the previous workshops.

All are invited to attend (even if you can't make all of them)!!

Light refreshments will be provided.

Workshop I: Panel Discussion – Examples of religious-community led redevelopment

Saturday, February 8 10 am – noon

Mills Church Annex (former Minnetonka Town Hall Bldg), 13231 Minnetonka Dr.

Mills Church is evaluating housing options for their property. City staff will explain the process and hear a panel present other examples of religious community-led redevelopment. Come be part of the community conversation to inform options for this site.

Workshop II: Gathering Information

Tuesday, February 11 6 – 8 pm

Mills Church Annex (former Minnetonka Town Hall Bldg), 13231 Minnetonka Dr.

Engage in an open discussion about values, options and concerns with the Mills Church property.

Workshop III: Exploring Options – The Block Exercise

Thursday, February 27 6 – 8 pm

Mills Church Annex (former Minnetonka Town Hall Bldg), 13231 Minnetonka Dr.

Join your neighbors in an interactive workshop to create development scenarios for the 5937 County Road 101 site. Design experts will be on hand to share ideas and insights.

Workshop III: Developer Panel Discussion

Tuesday, March 10 6 - 8 pm

Mills Church Annex (former Minnetonka Town Hall Bldg), 13231 Minnetonka Dr.

Explore the opportunities and challenges of redeveloping the site with a range of development expertise.

Workshop IV: Framing the Recommendations

Tuesday, March 24 6 – 8 pm

Mills Church Annex (former Minnetonka Town Hall Bldg), 13231 Minnetonka Dr.

Contribute to the creation of development recommendations for the Mills Church site, which will be submitted to the Minnetonka Planning Commission, City Council and the Mills Church Elder Council as information for future decisions.

All events are free and open to the public.

Childcare will be provided upon request only. Please contact Gretchen Nicholls at 651-265-2280 on week in advance of each workshop.

For more information, contact:

Loren Gordon, City of Minnetonka, lgordon@minnetonkamn.gov or 952-939-8296

Gretchen Nicholls, LISC Twin Cities, gnicholls@lisc.org or 651-265-2280

Or visit www.minnetonkamn.gov