

Agenda
Edina Housing and Redevelopment Authority
City of Edina, Minnesota
Edina City Hall Council Chambers
Thursday, May 30, 2019
7:30 AM

- I. Call to Order
- II. Roll Call
- III. Approval of Meeting Agenda
- IV. Community Comment

During "Community Comment," the Edina Housing and Redevelopment Authority (HRA) will invite residents to share new issues or concerns that haven't been considered in the past 30 days by the HRA or which aren't slated for future consideration. 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 today's agenda may not be addressed during Community Comment. Individuals should not expect the Chair or Commissioners to respond to their comments today. Instead the Commissioners might refer the matter to staff for consideration at a future meeting.

- V. Adoption of Consent Agenda

All agenda items listed on the consent agenda are considered routine and will be enacted by one motion. There will be no separate discussion of such items unless requested to be removed from the Consent Agenda by a Commissioner of the HRA. In such cases the item will be removed from the Consent Agenda and considered immediately following the adoption of the Consent Agenda. (Favorable rollcall vote of majority of Commissioners present to approve.)

- A. Minutes: Draft Minutes of Regular Meeting, April 25, 2019

- B. Approve Payment of Claims

- VI. Reports/Recommendations: (Favorable vote of majority of Commissioners present to approve except where noted)

- A. Discussion of Potential Redevelopment Strategy of 5146 Eden Avenue

- VII. Correspondence

- A. Correspondence

- VIII. HRA Commissioners' Comments

IX. Executive Director's Comments

X. Adjournment

The Edina Housing and Redevelopment Authority wants all participants 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.



Edina Housing and Redevelopment
Authority
Established 1974

CITY OF EDINA
HOUSING & REDEVELOPMENT
AUTHORITY
4801 West 50th Street
Edina, MN 55424
www.edinamn.gov

Date: May 30, 2019

Agenda Item #: IV.A.

To: Chair & Commissioners of the Edina HRA

Item Type:
Minutes

From: Sharon Allison, City Clerk

Item Activity:
Action

Subject: Minutes: Draft Minutes of Regular Meeting, April 25,
2019

ACTION REQUESTED:

Approve the regular meeting minutes of April 11, 2019.

INTRODUCTION:

ATTACHMENTS:

Minutes: Draft Minutes of Regular Meeting, April 25, 2019

**MINUTES
OF THE REGULAR MEETING
OF THE EDINA HOUSING AND REDEVELOPMENT AUTHORITY
APRIL 25, 2019
7:30 A.M.**

I. CALL TO ORDER

Chair Hovland called the HRA meeting to order at 7:30 a.m.

II. ROLL CALL

Answering rollcall were Commissioners, Brindle, Fischer, Staunton, and Chair Hovland.

Absent: Commissioner Anderson.

III. APPROVAL OF MEETING AGENDA – AS PRESENTED

Motion made by Commissioner Brindle seconded by Commissioner Fischer approving the meeting agenda as presented.

Ayes: Brindle, Fischer, Staunton and Hovland

Motion carried.

IV. COMMUNITY COMMENT

None.

V. CONSENT AGENDA – AS PRESENTED

Motion made by Commissioner Fischer seconded by Commissioner Staunton approving the consent agenda.

V.A. Approve Minutes of Regular Meeting of April 11, 2019

V.B. Receive Payment of Claims as Per Check Register Dated April 18, 2019, receive payment of the following claims as shown as per pre-list dated April 4, 2019, and consisting of 2 pages: Total \$92,990.94

V.C. Approve Amendment to Redevelopment Agreement with Orion 4500 France, LLC

Ayes: Brindle, Fischer, Staunton and Hovland

Motion carried.

VI. REPORTS/RECOMMENDATIONS – (Favorable vote of majority of HRA Board Members present to approve except where noted).

VI.A. GRANT AGREEMENT – DECLARATION OF RESTRICTIVE COVENANTS AND ACCEPT PUBLIC ACCESS EASEMENT WITH AEON FOR 7008 SANDELL AVENUE – APPROVED

Affordable Housing Development Manager Hawkinson stated Aeon, a Minnesota non-profit affordable housing owner and developer, intended to acquire 7008 Sandell Avenue. With Edina Housing and Redevelopment Authority (HRA) assistance, Aeon would reduce rents on 40 percent of the units to be affordable to households with incomes at or below 60 percent of Area Medium Income (AMI), with the remaining units to remain as affordable to households with incomes at or below 80 percent of AMI. The affordability period would remain in place for 30 years. She stated with the assistance of legal and financial advisors, staff negotiated general terms and conditions which were approved by the HRA February 28, 2019, and special counsel Dorsey & Whitney prepared a full Grant Agreement based on these terms. She shared details about the about property that consisted of 11 units, two-story with a garden level, all two-bedroom units and said the grant request was for \$350,000 which was 1% of the overall budget as Aeon would acquire 16 buildings in total, with one in Edina. Ms. Hawkinson said the intent was for the units to remain affordable for 30 years then outlined the ownership and document structure. She said the proposed terms were the same as presented in February with the exception of the City's right of first refusal should Aeon wish to sell the property because Freddie Mac could not allow that provision. She stated that while this term was different staff supported it because Aeon was a long-term holder of properties and that this should not be a concern.

The Commission inquired about extending the term of affordability after the initial 30-year term in order to keep the property affordable into perpetuity. Ms. Hawkinson said that Aeon's mission was to provide affordable housing well into the future and noted that in 30 years the property originally constructed in the 1960s would be 30 years older and will likely not be in very good condition to have it be anything other than affordable.

The Commission inquired about the closing date and the public access agreement. Ms. Hawkinson said Aeon intended to close in May and said the public access agreement provided for an easement for 15 feet from the border of Sandell Avenue into their lot to allow for a future promenade on the west side as outlined in the Southdale Area Plan. She said this action would allow the City to extend the promenade and a recent meeting with the Metropolitan Council showed the path on the eastern side was incorporated was well.

The Commission thanked staff for their work to incorporate this project into the overall big picture of the area with items such as a public access.

Motion made by Commissioner Fischer seconded by Commissioner Brindle to approve Grant Agreement Declaration of Restrictive Covenants and Accept Public Access Easement with Aeon for 7008 Sandell Avenue.

Ayes: Brindle, Fischer, Staunton, and Hovland

Motion carried.

VII. CORRESPONDENCE

VII.A. Correspondence – *None*

VIII. HRA COMMISSIONERS' COMMENTS - *None*

IX. EXECUTIVE DIRECTOR'S COMMENTS - *None*

X. ADJOURNMENT

There being no further business on the HRA Agenda, Chair Hovland declared the meeting adjourned at 7:53 a.m.

Respectfully submitted,

Scott Neal, Executive Director



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Date: May 30, 2019

Agenda Item #: IV.B.

To: Chair & Commissioners of the Edina HRA

Item Type:
Claims

From: Don Uram, Finance Director

Item Activity:
Action

Subject: Approve Payment of Claims

ACTION REQUESTED:

Motion to approve payment of claims for HRA Register dated 04.19.19-05.23.19 totaling \$142,075.56.

INTRODUCTION:

Payment of claims are attached.

ATTACHMENTS:

HRA Register Dated 04.19.19-05.23.19 TOTAL \$142,075.56

Note: Payment amount may not reflect the actual amount due to data sequencing and/or data selection.

Council Check Summary

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4/19/2019 - 5/23/2019

Check #	Date	Amount	Supplier / Explanation	PO#	Doc No	Inv No	BU	Obj	Sub	Subledger	Account Description	BU Description	Co	Dept	Div
8077	5/9/2019		105693 CITYSPRINT												
		15.95	HRA NORTH RAMP EASEMENTS		489833	43067	9210	6710			EQUIPMENT REPLACEMENT	HRA ADMINISTRATION	09210	14	
		15.95													
434569	4/25/2019		141972 AP MIDWEST LLC												
		12,152.93	NORTH RAMP EXP - PAY APP #14		488943	NORTH PARKING RAMP EXT	9243	6710			EQUIPMENT REPLACEMENT	50TH AND FRANCE 2 TIF DIS	09243	12	
		12,152.93													
434631	4/25/2019		100049 EHLERS & ASSOCIATES INC.												
		1,860.00	SOUTHDALE 2 TIF LEGISLATION		488686	79850	9238	6136			PROFESSIONAL SVC - OTHER	SOUTHDALE 2 TIF DISTRICT	09238	14	
		6,000.00	7200 FRANCE TIF ESCROW		488687	79849	9210	2066			ESCROW DEPOSITS	HRA ADMINISTRATION	09210	14	
		7,705.00	7200 FRANCE TIF ESCROW		488688	79848	9210	2066			ESCROW DEPOSITS	HRA ADMINISTRATION	09210	14	
		15,565.00													
434757	4/25/2019		120784 SIGN PRO												
		59.26	NORTH RAMP - WAYFINDING		488944	14013	9210	6710			EQUIPMENT REPLACEMENT	HRA ADMINISTRATION	09210	14	
		59.26													
434765	4/25/2019		101016 SRF CONSULTING GROUP INC												
		9,300.00	WV TRAFFIC SIGNAL/ADA DESIGN		488685	12409.00-2	9235	6710			EQUIPMENT REPLACEMENT	VALLEY VIEW/WOODDALE TIF	09235	12	
		1,925.09	NORTH RAMP - OWNERS REP		488945	10930.00-19 MARCH	9243	6710			EQUIPMENT REPLACEMENT	50TH AND FRANCE 2 TIF DIS	09243	12	
		11,225.09													
434843	5/2/2019		122084 CITY OF EDINA - UTILITIES												
		112.78	NORTH RAMP EXP-UTILITIES		489398	0200819007-4/19	9243	6710			EQUIPMENT REPLACEMENT	50TH AND FRANCE 2 TIF DIS	09243	12	
		112.78													
434857	5/2/2019		100049 EHLERS & ASSOCIATES INC.												
		287.50	7008 SANDELL ANALYSIS		489411	79647	9238	6136			PROFESSIONAL SVC - OTHER	SOUTHDALE 2 TIF DISTRICT	09238	14	
		287.50													
434870	5/2/2019		100801 HENNEPIN COUNTY TREASURER												
		929.03	1ST HALF 2019 TAX AND ASSESS		489347	042619	9243	6136			PROFESSIONAL SVC - OTHER	50TH AND FRANCE 2 TIF DIS	09243	12	
		929.03													
434876	5/2/2019		142731 INTERSTATE PARKING COMPANY LLC												
		9,397.00	NORTH RAMP EXPAN-VALET PARKING		489423	201901	9210	6710			EQUIPMENT REPLACEMENT	HRA ADMINISTRATION	09210	14	
		9,397.00													
435147	5/9/2019		123129 TIMESAVER OFF SITE SECRETARIAL INC.												
		290.00	APR 11 HRA		489727	M24685	9210	6136			PROFESSIONAL SVC - OTHER	HRA ADMINISTRATION	09210	14	
		290.00													
435232	5/16/2019		100730 DORSEY & WHITNEY LLP												
		715.00	7008 SANDELL LEGAL		490296	3492443	9238	6131			PROFESSIONAL SERV - LEGAL	SOUTHDALE 2 TIF DISTRICT	09238	14	
		1,859.00	TIF LEGAL		490297	3492423	9210	6131			PROFESSIONAL SERV - LEGAL	HRA ADMINISTRATION	09210	14	
		5,878.00	NORTH RAMP LEGAL		490298	3492426	9243	6710			EQUIPMENT REPLACEMENT	50TH AND FRANCE 2 TIF DIS	09243	12	

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Date: May 30, 2019

Agenda Item #: V.A.

To: Chair & Commissioners of the Edina HRA

Item Type:
Other

From: Cary Teague, Community Development Director

Item Activity:
Discussion

Subject: Discussion of Potential Redevelopment Strategy of
5146 Eden Avenue

ACTION REQUESTED:

None; for discussion only.

INTRODUCTION:

Staff was approached by Frauenshuh Companies with a proposal to develop the old public works site at 5146 Eden Avenue. They've proposed for consideration a modified version of their original plan, see attached PDF page 14. Elements of their proposal would include a residential tower with reduced height, affordable housing along Arcadia, a medical office building, underground parking, and land/area dedicated for future public use for an arts center, senior center or fire station.

Frauenshuh have not developed any specific plans, but would like to start a discussion on the possibility.

ATTACHMENTS:

Summary of Previous Studies

5146 Eden Avenue

Redevelopment Concepts Previously Investigated
2012-2018

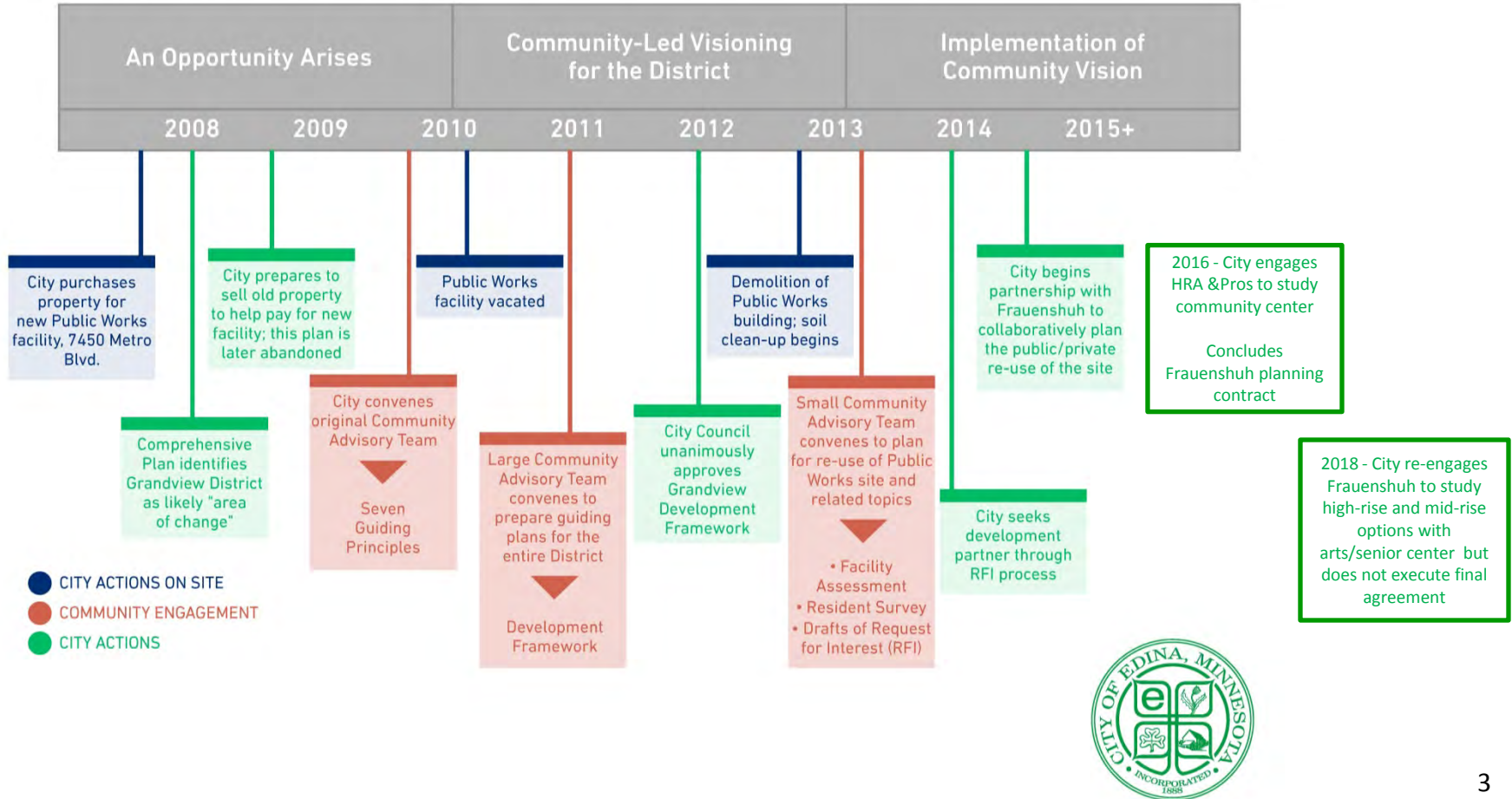


* SEVEN GUIDING PRINCIPLES

- 1.) Leverage publicly-owned parcels and civic presence to **create a vibrant and connected district that serves as a catalyst** for high quality, integrated public and private development.
- 2.) Enhance the District's economic viability as **a neighborhood center with regional connections**, recognizing that meeting the needs of both businesses and residents will make the district a good place to do business.
- 3.) **Turn perceived barriers into opportunities.** Consider layering development over supporting infrastructure and taking advantage of the natural topography of the area.
- 4.) **Design for the present and the future** by pursuing logical increments of change using key parcels as stepping stones to a more vibrant, walkable, functional, attractive, and life-filled place.
- 5.) **Organize parking** as an effective resource for the district by linking community parking to public and private destinations while also providing parking that is convenient for businesses and customers.
- 6.) **Improve movement within and access to** the district for people of all ages by facilitating multiple modes of transportation, and preserve future transit opportunities provided by the rail corridor.
- 7.) **Create an identity and unique sense of place** that incorporates natural spaces into a high quality and sustainable development reflecting Edina's innovative development heritage.

GRANDVIEW DISTRICT

HISTORICAL TIMELINE





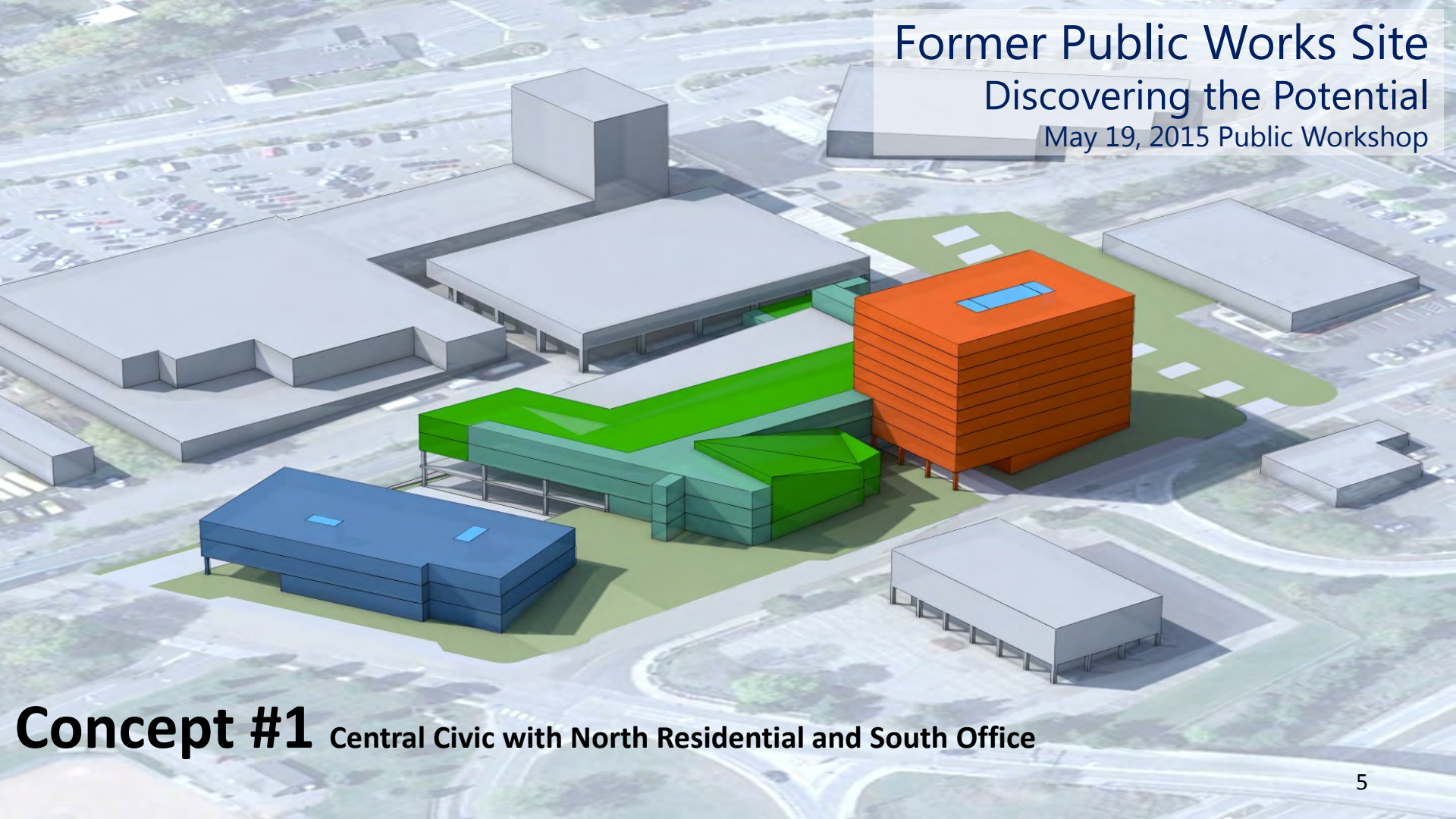
2012 Framework Concept

- 25k Sq.Ft. public building
- District parking garage
- Access to train tracks
- Multi-family residential

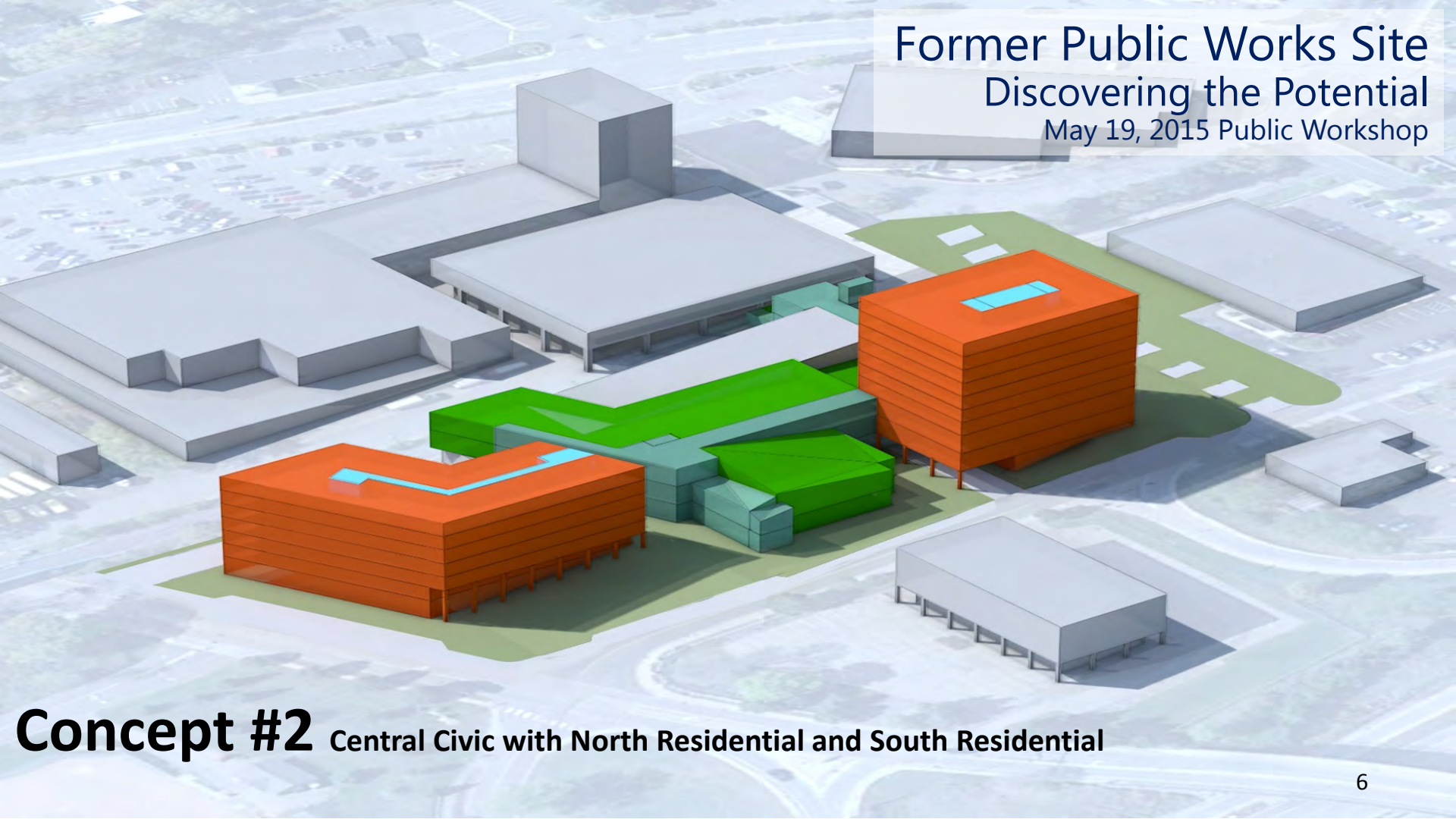
Former Public Works Site

Discovering the Potential

May 19, 2015 Public Workshop



Concept #1 Central Civic with North Residential and South Office



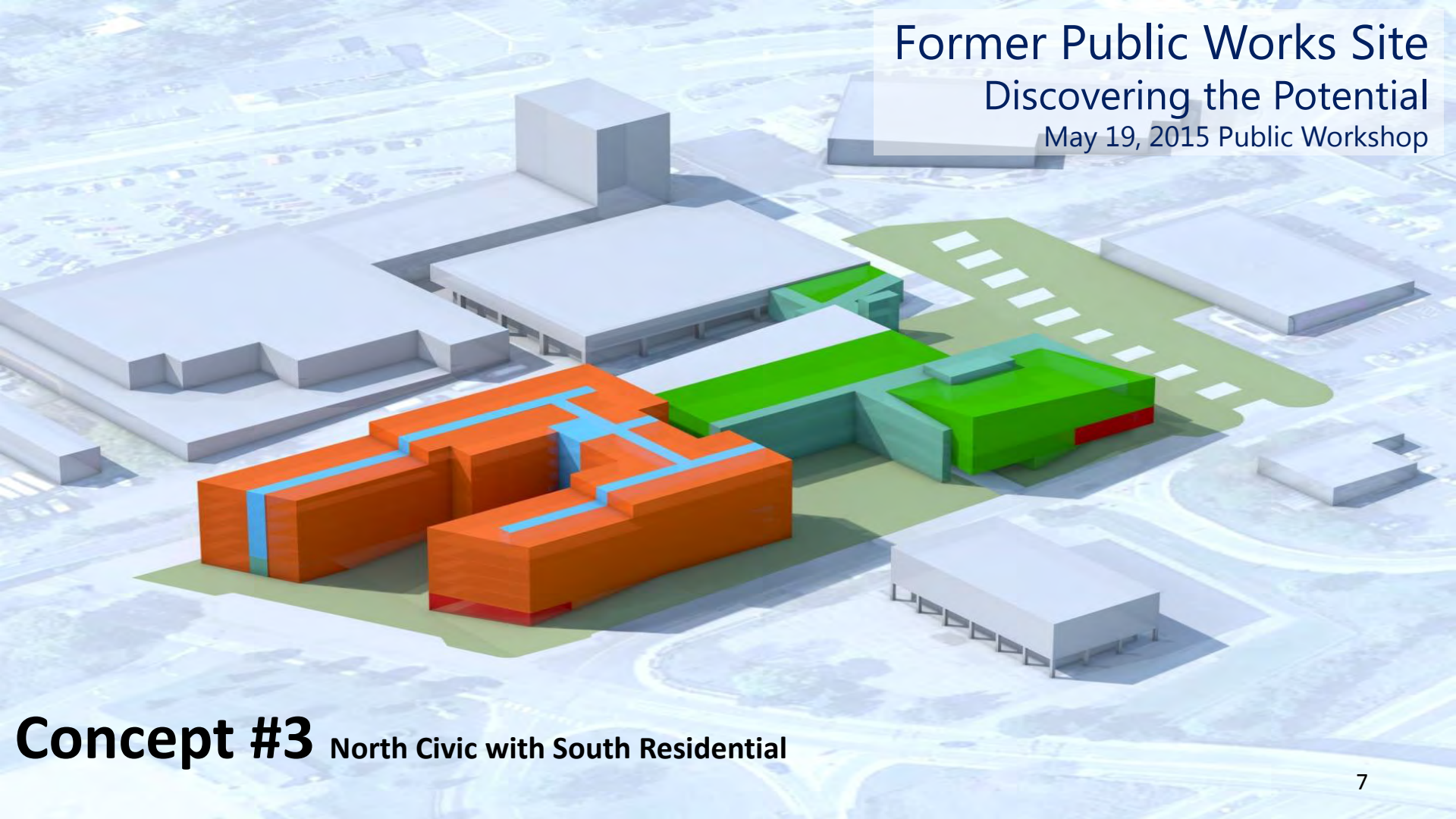
Former Public Works Site Discovering the Potential May 19, 2015 Public Workshop

Concept #2 Central Civic with North Residential and South Residential

Former Public Works Site

Discovering the Potential

May 19, 2015 Public Workshop

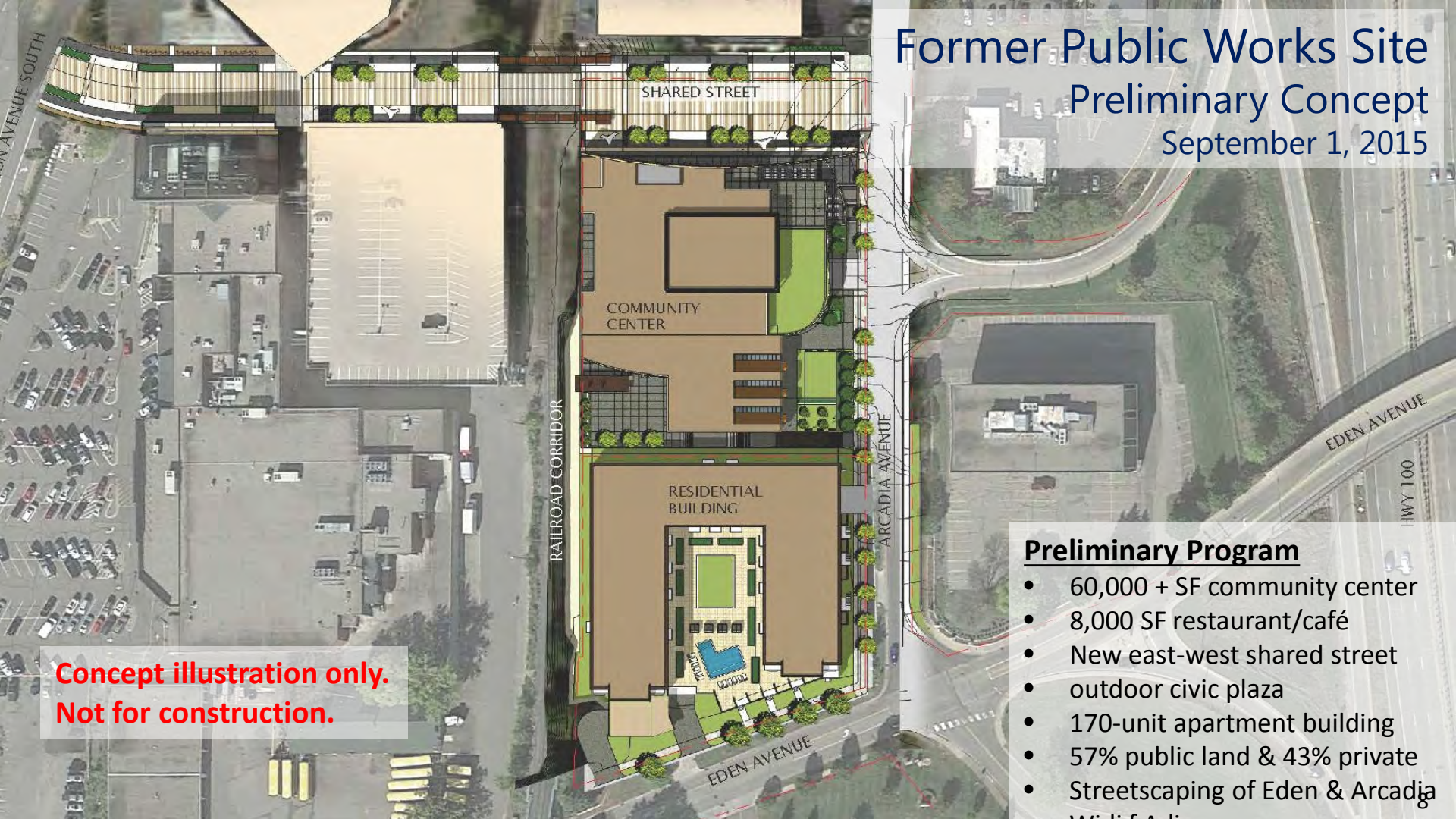


Concept #3 North Civic with South Residential

Former Public Works Site

Preliminary Concept

September 1, 2015



**Concept illustration only.
Not for construction.**

Preliminary Program

- 60,000 + SF community center
- 8,000 SF restaurant/café
- New east-west shared street
- outdoor civic plaza
- 170-unit apartment building
- 57% public land & 43% private
- Streetscaping of Eden & Arcadia

Former Public Works Site

Preliminary Concept – civic facility

September 1, 2015

**Concept illustration only.
Not for construction.**



Rendering of a potential community center as the
cornerstone of a public/private redevelopment

Former Public Works Site

Preliminary Concept – residential building

September 1, 2015

**Concept illustration only.
Not for construction.**



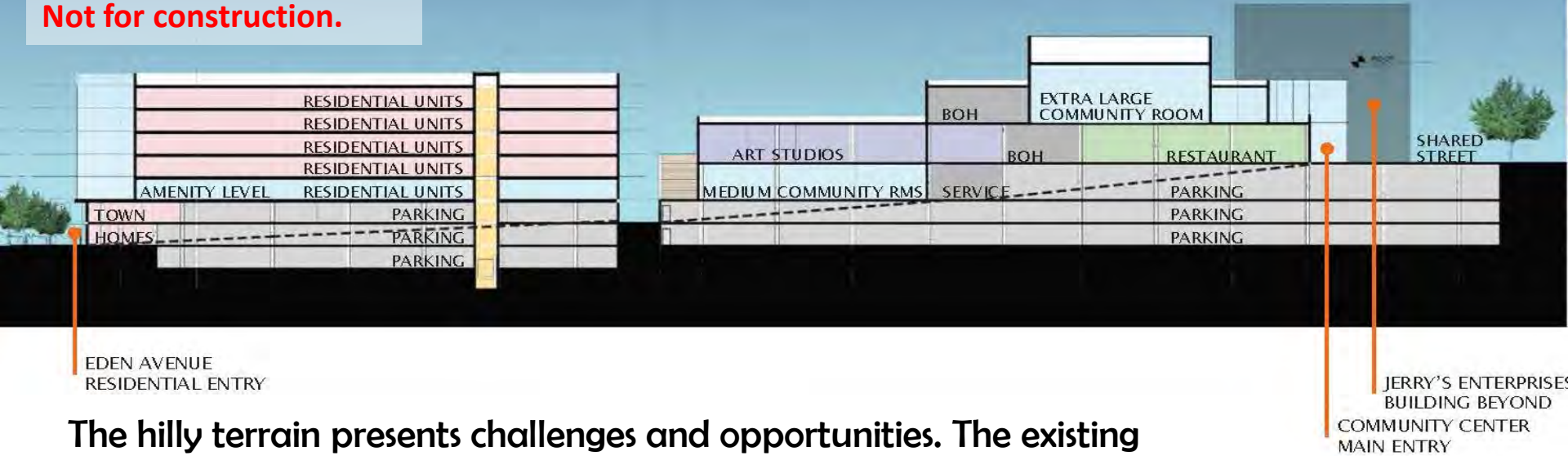
Rendering of a potential apartment building facing Eden Ave.

Former Public Works Site

Preliminary Concept – cross section

September 1, 2015

**Concept illustration only.
Not for construction.**

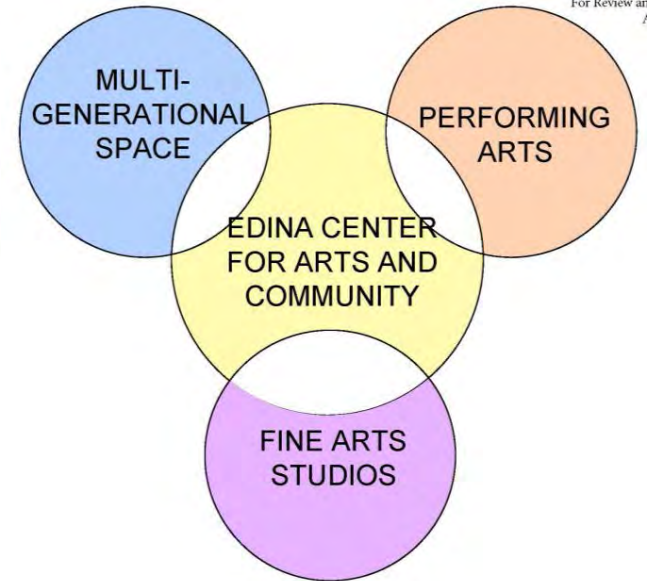
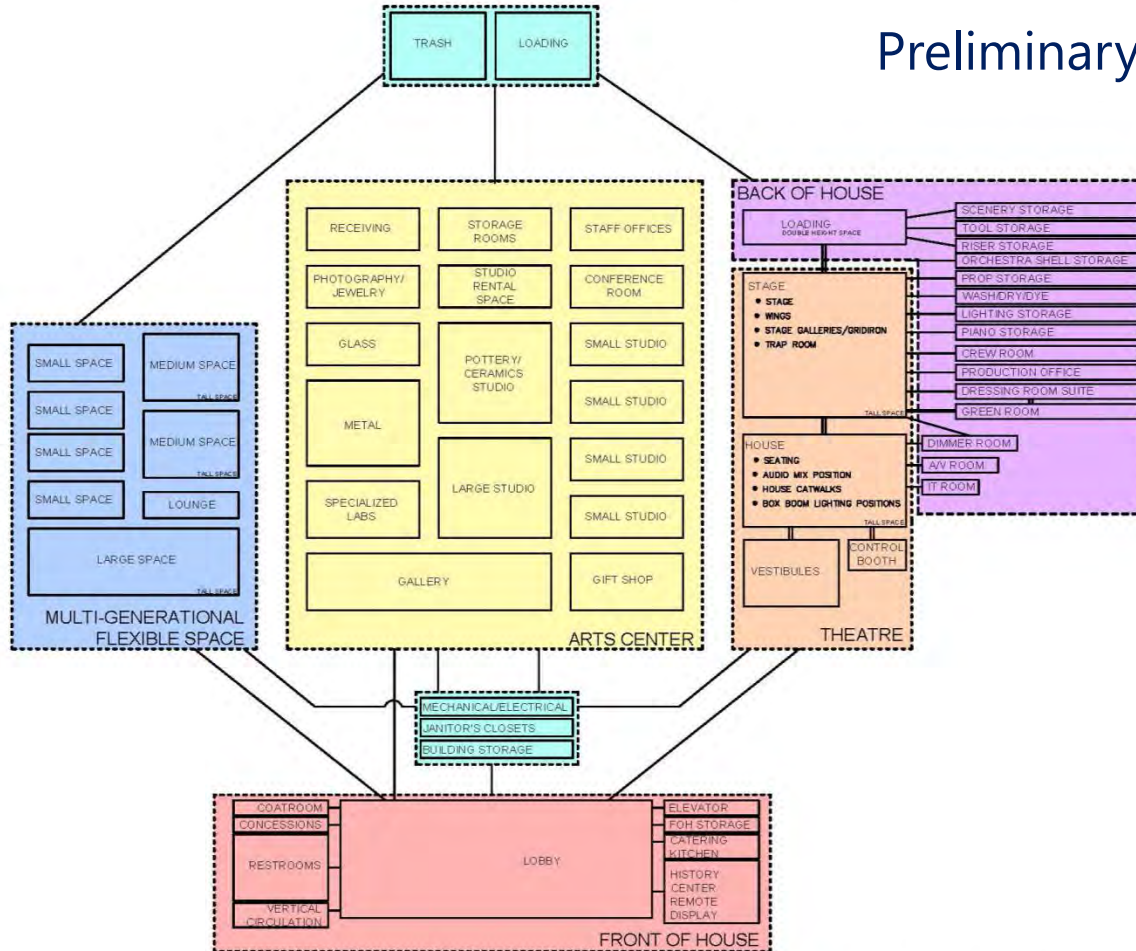


The hilly terrain presents challenges and opportunities. The existing excavation can be used to mask the public parking below the new community building.

Former Public Works Site

Preliminary Program for New Civic Facility

April 16, 2015

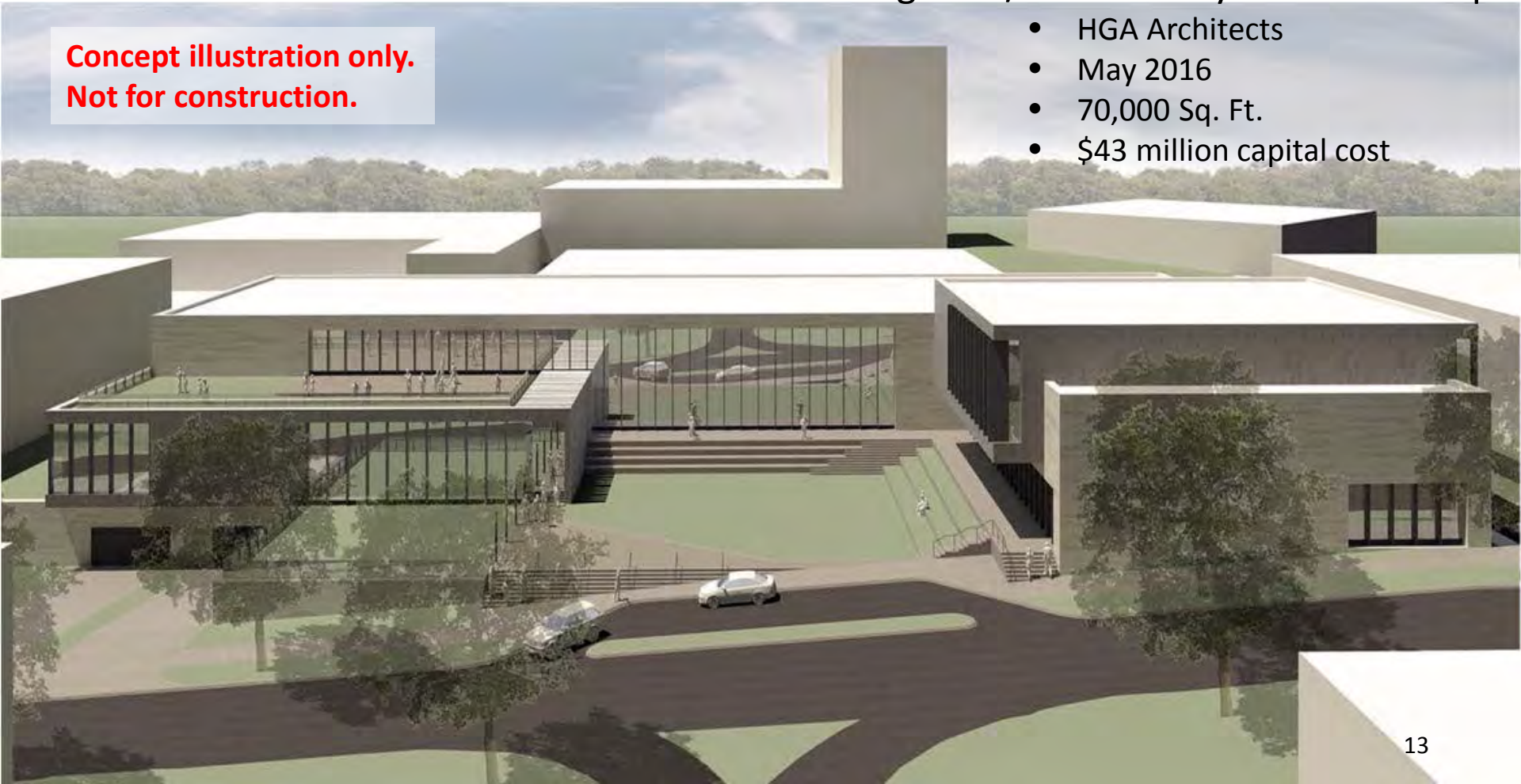


For Review at

Performing Arts / Community Center Concept

**Concept illustration only.
Not for construction.**

- HGA Architects
- May 2016
- 70,000 Sq. Ft.
- \$43 million capital cost



High Rise Concept Study

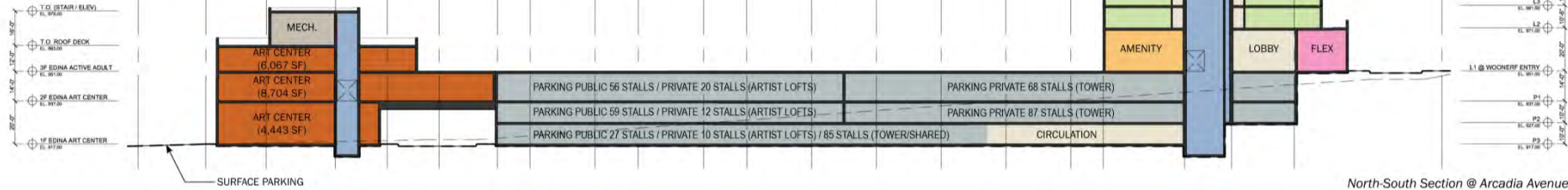
- Studied Jan-March 2018
- Residential High-Rise
- Art/Senior civic facility
- Artist/affordable lofts
- District parking
- Green rooftop park plaza

**Concept illustration only.
Not for construction.**



High Rise Concept Study

- Studied Jan-March 2018
- Residential High-Rise
- Art/Senior civic facility
- Artist/affordable lofts
- District parking
- Green rooftop park plaza



North-South Section @ Arcadia Avenue

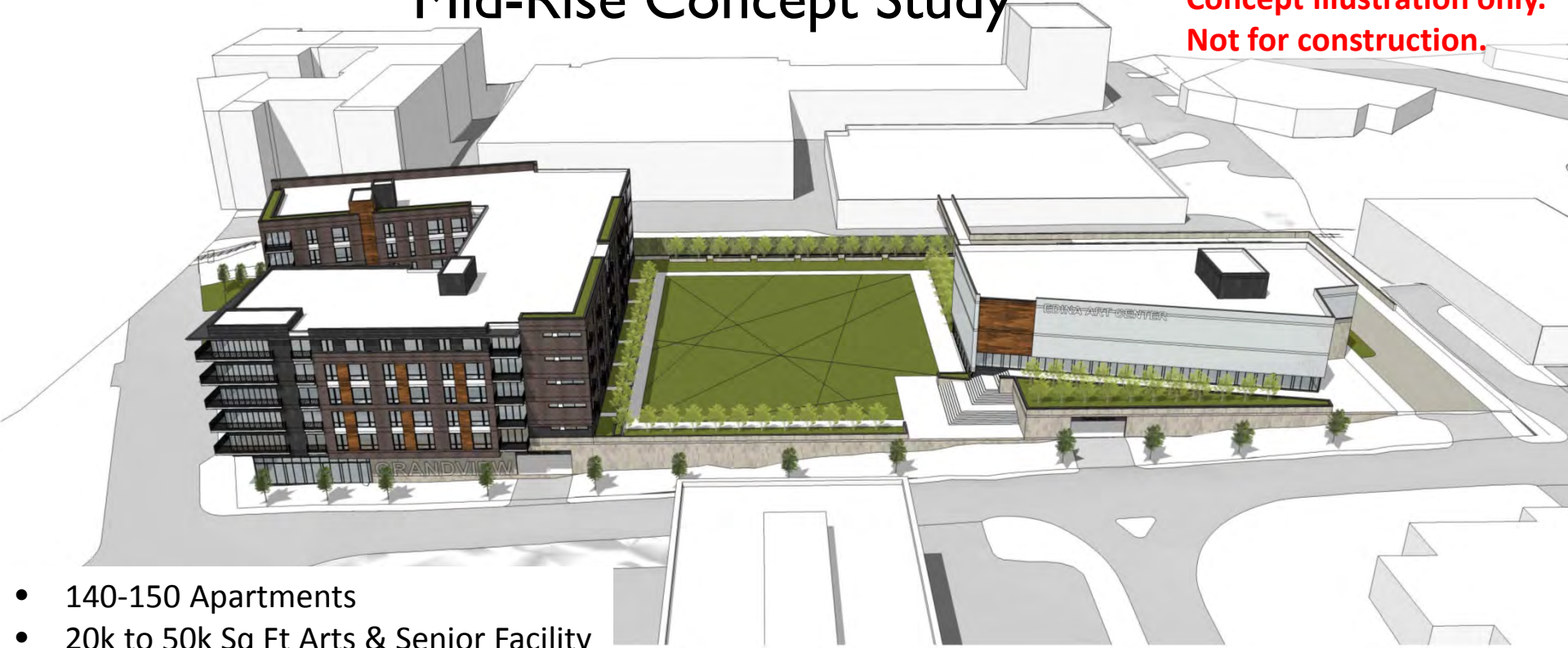
Key

 Amenity	 Arist Lofts	 BOH/MEP
 Res. Tower	 Art Center	 Parking
 Flex	 Common Area	 Core

**Concept illustration only.
Not for construction.**

Mid-Rise Concept Study

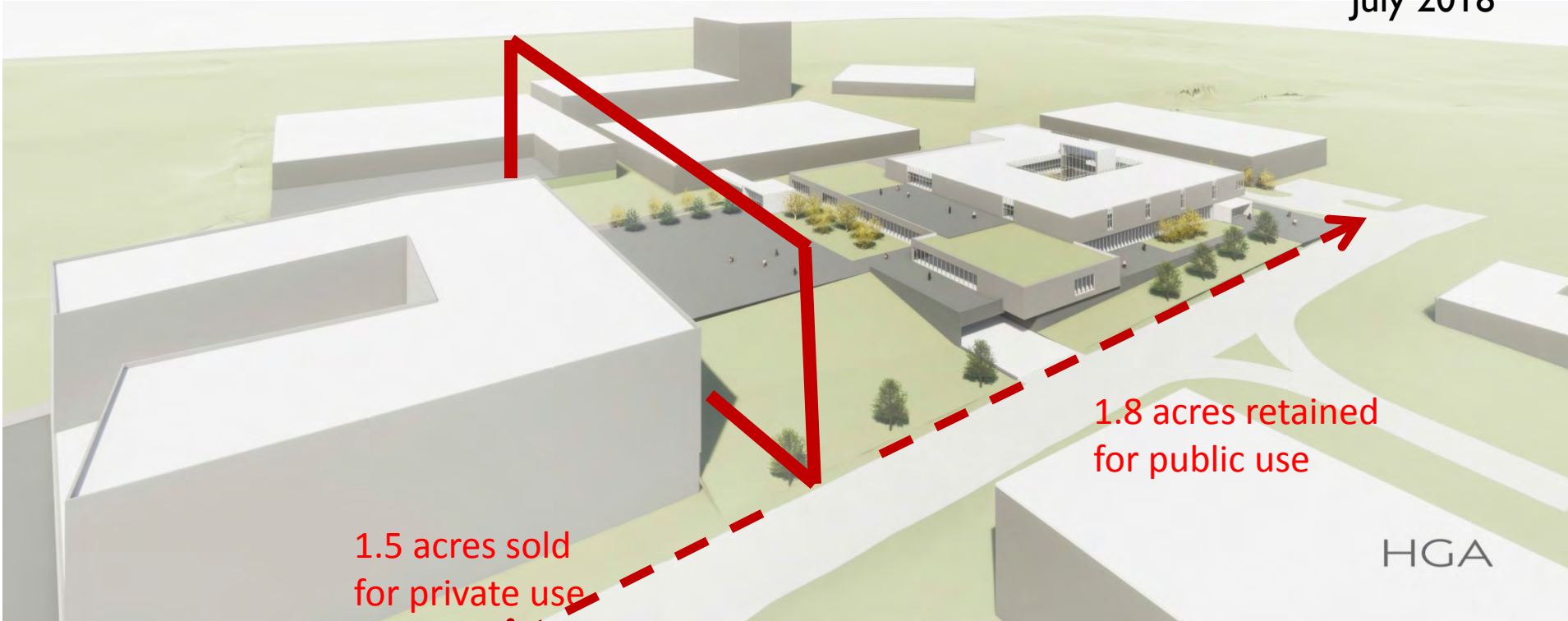
Concept illustration only.
Not for construction.



- 140-150 Apartments
- 20k to 50k Sq Ft Arts & Senior Facility
- Shared Parking
- May to September 2018

Conceptual Community Arts and Active Adult Center

July 2018



**Concept illustration only.
Not for construction.**

Conceptual Community Arts and Active Adult Center

July 2018

ART CENTER

- 1 Gift Shop
- 2 Pottery / Ceramics
- 3 Gallery
- 4 Small Studio
- 5 Medium Studio
- 6 Large Studio
- 7 Classroom
- 8 Storage

ACTIVE ADULT

- 1 Commons
- 2 Multipurpose Room
- 3 Seminar Room
- 4 Multipurpose Classroom
- 5 Game Room
- 6 Storage

COMMUNITY GATHERING

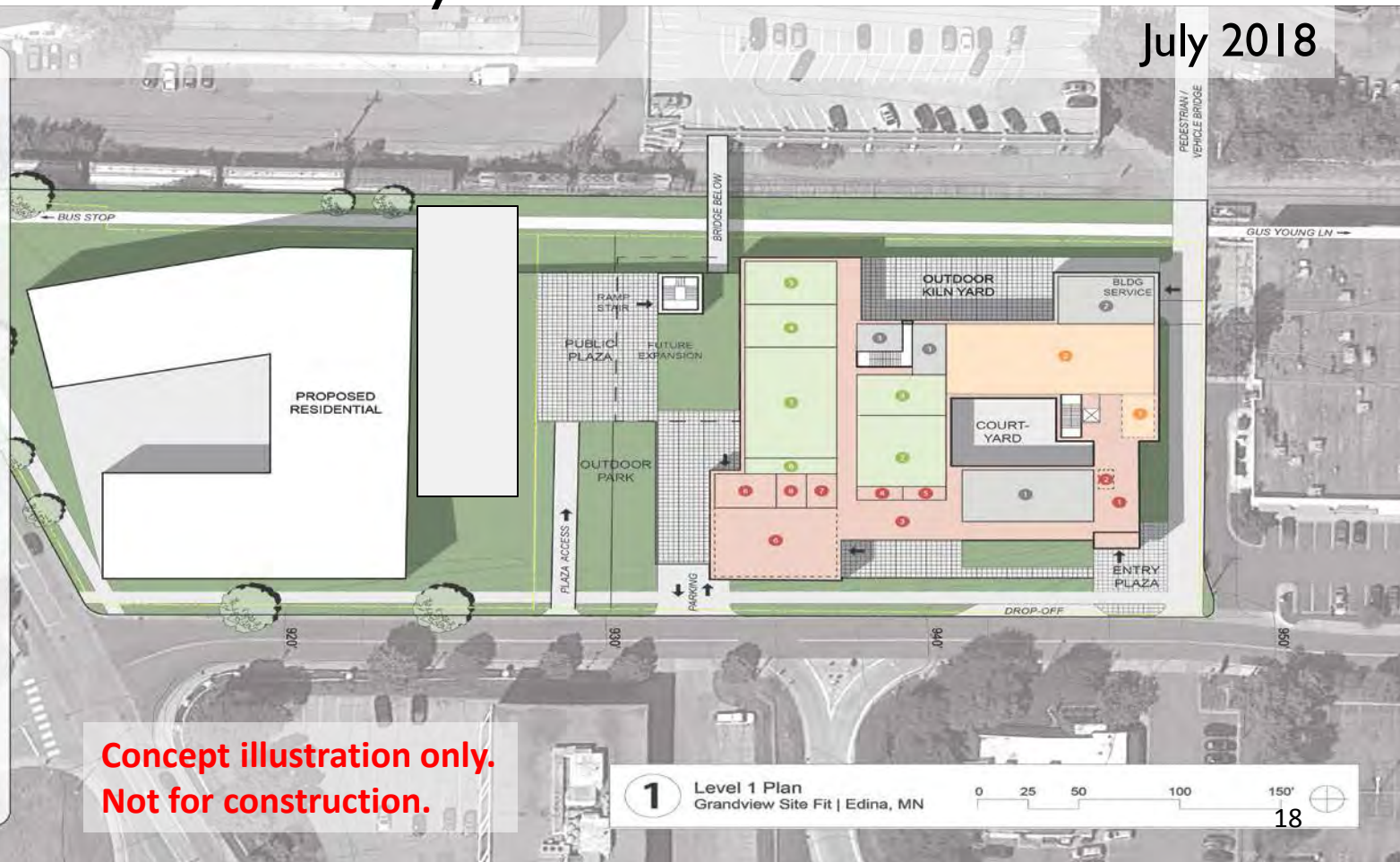
- 1 Lobby
 - 2 Reception
 - 3 Commons
 - 4 Coats
 - 5 Vending
- Food Service
- 6 Cafe Restaurant
 - 7 Catering Support
 - 8 Culinary Arts Instruction

ADMINISTRATION

- 1 Offices

BUILDING SUPPORT

- 1 Mechanical / Electrical
- 2 Restrooms



Concept illustration only.
Not for construction.

1

Level 1 Plan
Grandview Site Fit | Edina, MN

0 25 50 100 150'

18

To date, none of these concepts have moved past the exploratory phase.

Unresolved hurdles include:

- Undesirable real estate terms
- High cost of public building
- Increase in debt burden to City taxpayers
- Unclear on size, programs and need for new public facility
- High cost of structured parking for non-revenue generating public facility



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Date: May 30, 2019

Agenda Item #: VI.A.

To: Chair & Commissioners of the Edina HRA

Item Type:
Other

From: Jennifer Garske, Executive Assistant

Item Activity:
Information

Subject: Correspondence

ACTION REQUESTED:

None.

INTRODUCTION:

There has been no correspondence since the last meeting.