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.
ACTION REQUESTED:
Approve the regular meeting minutes of April 11, 2019.

INTRODUCTION:

ATTACHMENTS:

Minutes: Draft Minutes of Regular Meeting, April 25, 2019
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
Date: May 30, 2019

To: Chair & Commissioners of the Edina HRA

From: Don Uram, Finance Director

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
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Report Totals 142,075.56
Date: May 30, 2019

To: Chair & Commissioners of the Edina HRA

From: Cary Teague, Community Development Director

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.
2016 - City engages HRA & Pros to study community center
Concludes Frauenshuh planning contract

2018 - City re-engages Frauenshuh to study high-rise and mid-rise options with arts/senior center but does not execute final agreement
2012 Framework Concept

- 25k Sq.Ft. public building
- District parking garage
- Access to train tracks
- Multi-family residential
Concept #1  Central Civic with North Residential and South Office
Concept #2  Central Civic with North Residential and South Residential
Concept #3 North Civic with South Residential

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

Concept illustration only.
Not for construction.
Rendering of a potential community center as the cornerstone of a public/private redevelopment
Rendering of a potential apartment building facing Eden Ave.

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

Prepared by: Schuler Shook and Sutton & Associates
Performing Arts / Community Center Concept

- 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

Concept illustration only.
Not for construction.
Mid-Rise Concept Study

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

Concept illustration only. Not for construction.
Conceptual Community Arts and Active Adult Center

July 2018

1.5 acres sold for private use

1.8 acres retained for public use

Concept illustration only. Not for construction.
Conceptual Community Arts and Active Adult Center

July 2018

Concept illustration only.
Not for construction.
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
ACTION REQUESTED:
None.

INTRODUCTION:
There has been no correspondence since the last meeting.