

**Agenda**  
**Edina Housing and Redevelopment Authority**  
**City of Edina, Minnesota**  
**VIRTUAL MEETING**  
**Thursday, June 25, 2020**

**7:30 AM To make live testimony: 800-374-0221, the conference ID number is 8896527. Watch meeting: <https://www.edinamn.gov/746/Watch-a-City-Meeting> or Facebook Live at <https://www.facebook.com/edinamn/>.**

- I. Call to Order
- II. Roll Call
- III. Pledge of Allegiance
- IV. Approval of Meeting Agenda
- V. 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.

- VI. 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. Draft Minutes of Regular Meeting June 11, 2020
  - B. Approve Payment of Claims
  - C. Request for Purchase: 50th and France Paver Replacements
- VII. Reports/Recommendations: (Favorable vote of majority of Commissioners present to approve except where noted)
  - A. 5146 Eden Avenue - Redevelopment and Re-use Discussion

VIII. Correspondence

A. Correspondence

IX. HRA Commissioners' Comments

X. Executive Director's Comments

A. Project Update

XI. 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.



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HOUSING & REDEVELOPMENT  
AUTHORITY  
4801 West 50th Street  
Edina, MN 55424  
[www.edinamn.gov](http://www.edinamn.gov)

**Date:** June 25, 2020

**Agenda Item #:** VI.A.

**To:** Chair & Commissioners of the Edina HRA

**Item Type:**  
Minutes

**From:** Liz Olson, Planning Administrative Support Specialist

**Item Activity:**  
Action

**Subject:** Draft Minutes of Regular Meeting June 11, 2020

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**ACTION REQUESTED:**

Approve the regular minutes of May 28, 2020.

**INTRODUCTION:**

See attached meeting minutes of May 28, 2020.

**ATTACHMENTS:**

Minutes: Draft Minutes of Regular Meeting June 11, 2020

**MINUTES  
OF THE REGULAR MEETING OF THE  
EDINA HOUSING AND REDEVELOPMENT AUTHORITY  
JUNE 11, 2020  
7:30 A.M.**

**I. CALL TO ORDER**

Chair Hovland called the meeting to order at 7:30 a.m. and noted the meeting was being held virtually to comply with the Governor's Stay at Home Order due to the COVID-19 pandemic then explained the processes created for public comment.

**II. ROLL CALL**

Answering rollcall were Members Anderson, Brindle, Fischer, Staunton, and Chair Hovland.

**III. PLEDGE OF ALLEGIANCE**

**IV. MEETING AGENDA APPROVED - AS PRESENTED**

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

Roll call:

Ayes: Anderson, Brindle, Fischer, Staunton, and Hovland

Motion carried.

**V. COMMUNITY COMMENT**

No one appeared.

Executive Manager Neal introduced Management Fellow Risi Karim who shared her background of studies at the University of Kansas that included a master's in public administration and experience in legislative work then shared her excitement about the affordable housing initiative work in the City.

**VI. APPROVAL OF CONSENT AGENDA – AS PRESENTED**

**VI.A. Approve minutes of May 28, 2020, Regular meeting**

**Motion by Commissioner Brindle, seconded by Commissioner Anderson, approving the consent agenda as presented:**

Rollcall:

Ayes: Anderson, Brindle, Fischer, Staunton, and Hovland

Motion carried.

**VII. PUBLIC HEARINGS**

**VII.A. RESOLUTION NO. 2020-03 AUTHORIZING SALE OF LAND TO AMUNDSON FLATS, LP AND APPROVE REDEVELOPMENT AGREEMENT - ADOPTED**

Housing Manager Hawkinson stated in July 2019 the HRA authorized staff to engage legal counsel to draft documents to acquire 7075-7079 Amundson Avenue from the Edina Housing Foundation for \$1,300,000 and sell to MWF Properties for \$600,000. Since that time, MWF had secured financing and site plan approval to complete this development and rather than convey the property to MWF Properties, the site would be conveyed to Amundson Flats, LP, of which MWF was a member of the General Partnership. She shared how the redevelopment agreement outlined requirements that the land be developed into 62 units of affordable housing that would remain affordable for 40 years and how in July 2018, the East Edina Housing Foundation (Foundation) acquired the Waldorf-Nevens at 7075-7079 Amundson Avenue (Parcel) and how the Foundation, through an RFP, unanimously selected MWF Properties, LLC (MWF) as their proposal was in keeping with the Foundation's vision. Ms. Hawkinson outlined MWF's proposal of a 100% workforce housing development with 62 one-, two- and three-bedroom units with underground parking, first floor patios, and a connection to the bike trail. The proposed rents would serve households with incomes between 30% and 70% of the Area Median Income. She explained in detail the financing and reasons for the HRA's

acquisition of the site from The Foundation as well as the HRA's interest in having the Foundation maintain ownership until MWF had their financing secured and were prepared to assume ownership. To secure the intent of the land-sale write-down for the development of affordable housing, staff was also seeking approval of a redevelopment agreement between the HRA and Amundson Flats, LP. Ms. Hawkinson summarized the key terms of the redevelopment agreement that included a Declaration of Covenants and Restrictions that would be in place for 40 years and how if construction did not commence by January 2, 2021, the HRA could require the property be transferred back to the HRA.

The HRA asked how to ensure the terms are followed up upon with our investment. Mr. Selke responded to the clawback provision and how the HRA could take the property back to ensure the project was created as outlined. Ms. Hawkinson added the group was fully funded then spoke about final stages of financing that had to be approved.

Chair Hovland opened the public hearing at 7:50 a.m.

Public Testimony

Chris Stokka, MWF Properties, addressed the Board and shared how the construction date of 2021 was worst case scenario and their intent to break ground July or August of 2020. He noted how complicated redevelopment agreements could be and complemented staff and legal counsel on the remarkable job that addressed all comments regarding this project.

**Commissioner Staunton moved to close the public hearing.** Member Brindle seconded the motion.

Rollcall:

Ayes: Anderson, Brindle, Fischer, Staunton, Hovland

Motion carried.

**Commissioner Staunton moved to adopt Resolution No. 2020-03 Authorizing Sale of Land to Amundson Flats, Limited Partnership and approve the Redevelopment Agreement.** Member Fischer seconded the motion.

Rollcall:

Ayes: Anderson, Brindle, Fischer, Staunton, Hovland

Motion carried.

**VIII. REPORTS/RECOMMENDATIONS**

**VIII.A. APPROVE A REVOLVING LOAN AND GRANT TO EXPAND LAND TRUST PROGRAM – APPROVED**

Ms. Hawkinson stated the City had been supporting the West Hennepin Affordable Housing Land Trust (WHAHLT), dba Homes Within Reach (HWR), since 2007 through the allocation of the City's Community Development Block Grant program funds. Since that time, 14 houses had been placed into a Land Trust to remain affordable for 99 years. The proposed revolving loan program was designed to expand the Homes Within Reach program number of affordable ownership homes in Edina by removing funding limitations through the creation of an Edina Revolving Loan program (ERLP) with two major provisions. She described in detail the Community Land Trust practice that would result in 7-12 families would be offered permanently affordable work-force housing. She outlined the target clientele and populations that would benefit from the activity and the community needs this activity addressed then outlined the budget request for \$1,300,000 Revolving loan with an \$840,000 Grant.

The HRA commented how this proposal had been presented in detail in earlier worksessions and how the HRA was pleased with the proposal. They thanked staff for the idea of partnership with WHAHLT and how connected Ms. Hawkinson was with these programs and her ability to be creative to create programs that would help the community.

**Motion made by Commissioner Staunton, seconded by Commissioner Anderson, to approve a Revolving Loan and Grant to expand Land Trust Program and authorize staff to engage attorney to draft grant agreement and other necessary legal documents.** Member Anderson seconded the motion.

Rollcall:

Ayes: Anderson, Brindle, Fischer, Staunton, Hovland

Motion carried.

**VIII.B. GRANDVIEW 2 TIF DISTRICT – PROGRAMMING FUNDS FOR PUBLIC INFRASTRUCTURE – REPORT RECEIVED**

Economic Development Manager Neuendorf shared this item pertained to construction of public infrastructure to serve the Grandview District. With incremental taxes beginning to be collected, staff recommended that a slate of public improvements be pursued to allow redevelopment goals of the TIF District to be achieved in the future. He outlined establishment of the Grandview 2 Tax Increment Financing (TIF) District established in 2016 to provide a funding source for public redevelopment improvements in portions of the Grandview District and potential improvements described in the 2012 Framework and subsequent Transportation Plan. He said the TIF District covered approximately 10.8 acres and included 15 parcels and adjacent streets. Since the time the TIF District was established, the Edina School District sold their property for private development. The Avidor – a new 55+ age-restricted apartment complex was constructed on that property and completed in 2019. No decision has been made about the development of the City's vacant property at 5146 Eden Avenue. After considering several options for combinations of public and private uses on the site from 2016 - 2018, a preferred scenario has not yet been identified. It did not appear that a development plan for the City's vacant site would be decided in the near future and in order to comply with the 5-year rule in Minnesota TIF Statutes, staff considered alternative strategies to achieve some of the goals identified in previous planning efforts that included delayed action on the City's vacant parcel at 5146 Eden Avenue and design and construction of a variety of public improvements using the incremental property taxes generated by the completed The Avidor project. Mr. Neuendorf summarized the goals and scope of public improvements and provided revenue projections that informed the recommendation to issue public debt to finance these improvements and noted we had to commit to funding by June of next year otherwise funding would be lost.

Finance Director Uram stated staff worked with Ehlers and Associates to see what could be afforded through bonds and any potential concern with reduction of market value and debt service but that staff was fairly certain this would be unlikely and that coverage would be provided at 105% and that this proposal would make sense.

The Board asked if The Avidor was reduced and rents fall did that lessen the value of building and therefore lessen cash flow. Mr. Uram said staff was confident funds could be paid from other sources and be reimbursed and noted this did not include any other projects other than The Avidor.

The Board asked about the number of projects and how far did we have to go to risk reaching the end without making enough projects. Mr. Neuendorf said staff ran 10-12-year projections and determined a debt of \$5 million could be repaid in 10 years but added the HRA would have to make a firm funding commitment and project scope and debt issuance but was not required to have all projects constructed. City Engineer Millner identified a slate of improvements that could be readily designed and constructed in 2021-2022 which were derived from the 2016 Transportation Plan and other redevelopment studies for the Grandview District and included planning, design, construction, acquisition and administration. He said if approved this would align well with project schedules and built next year then noted Hennepin County was replacing the bridge on Vernon Avenue and timing would be good. He spoke about the Interlachen intersection that would still allow improvements to occur and discussions about lane assignments and if Vernon would be within the project scope then spoke about staff's analysis about County road turnbacks that would likely cost the City more and still involve the decision to move from four to three lanes.

Mr. Neuendorf shared in detail areas that would qualify within the boundary and stay within district. Mr. Millner said staff would obtain feedback from businesses regarding parking challenges and additional parking needs by Washburn-McReavy as well as the redevelopment project of the church on the southwest corner of the intersection that could include a roundabout and need to adjust the lift station. He said the TAC started meeting monthly and the engagement team would do work later in the summer with the hope to award a contract spring 2023.

The Board reviewed the proposed projects and categorized the need for a plan to allocate future TIF dollars. Mr. Neuendorf spoke about the possibility of steps for the new public works site that could include office, medial office, and retail and direction needed pending the housing task force and said in order to spend future TIF dollars we would have to satisfy the five-year rule and issue a TIF note by this time next year. He noted this was TIF District #2 that could deliver goals and a third be created as a way to get additional improvements.

Mr. Uram said staff made a conservative estimate based on The Avidor but would review and make assumptions about issuing debt based on those assumptions but said he was unsure the work to make those assumptions would be worth the effort to identify other projects.

The Board commented about the element of risk typically not taken but after review of estimates it could be worth the effort as this was an incredible opportunity to ultimately fund the public works site then asked if anything was inconsistent with Maxfield or the housing group and their recommendations. Mr. Neuendorf stated a medical office would fit well on that site as a complimentary use.

Mr. Neal believed it would be a bit of time before recommendations would be presented and stated it would be valuable to staff for the Board's opinion regarding this redevelopment project or do we want more of a process. The Board discussed the potential of an RPF and reengagement to refund money paid and the desire for a public element for this site in the future. Discussion was held regarding the potential of involving Frauenshuh Commercial Real Estate again and the need for a worksession to review this route. Mr. Neal agreed that reengagement with Frauenshuh would be the fastest process and the need for the Board to decide whether an RFP would be the best process. Board consensus was to include this discussion on a future worksession agenda.

**Motion made by Commissioner Anderson, seconded by Commissioner Fischer, to authorize staff to solicit engineering and design of public improvements in the Grandview 2 Tax Increment Financing (TIF) District.**

The Board confirmed whether decisions regarding the public works site should come before this approval. Mr. Neal confirmed this decision was not approving any contract but direction staff to begin conversations with engineering firms.

Roll call:

Ayes: Anderson, Brindle, Fischer, Staunton, and Hovland

Motion carried.

**IX. CORRESPONDENCE AND PETITIONS**

**IX.A. CORRESPONDENCE**

Chair Hovland acknowledged the Council's receipt of various correspondence.

**X. HRA COMMISSIONERS' COMMENTS – Received**

**XI. EXECUTIVE DIRECTOR'S COMMENTS – Received**

**XII. ADJOURNMENT**

**Motion made by Commissioner Brindle, seconded by Commissioner Fischer, to adjourn the meeting at 9:10 a.m.**

Roll call:

Ayes: Anderson, Brindle, Fischer, Staunton, and Hovland

Motion carried.

Respectfully submitted,

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Scott Neal, Executive Director





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**Date:** June 25, 2020

**Agenda Item #:** VI.B.

**To:** Chair & Commissioners of the Edina HRA

**Item Type:**  
Claims

**From:** Don Uram, Finance Director

**Item Activity:**  
Action

**Subject:** Approve Payment of Claims

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**ACTION REQUESTED:**

Motion to approve payment of claims for HRA Check Register 05.21.20-06.18.20 TOTAL \$118,563.51.

**INTRODUCTION:**

Payment of claims are attached.

**ATTACHMENTS:**

HRA Check Register 05.21.20-06.18.20 TOTAL \$118,563.51

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**Date:** June 25, 2020

**Agenda Item #:** VI.C.

**To:** Chair & Commissioners of the Edina HRA

**Item Type:**  
Request For Purchase

**From:** Chad A. Millner, P.E., Director of Engineering and  
Bill Neuendorf, Economic Development Manager

**Item Activity:**

**Subject:** Request for Purchase: 50th and France Paver  
Replacements

Action

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**ACTION REQUESTED:**

Approve use of incremental property taxes to partially fund public sidewalk improvements at the 50th and France Business District.

**INTRODUCTION:**

This item pertains to the use of TIF monies to partially fund public improvements at 50th & France. The City Council approved the contract with Pember Companies on June 16, 2020. TIF monies will be used to ensure that the full scope of work can be completed in 2020 without overburdening the adjacent property owners.

Staff recommends the cost distribution among property owners and several City-funds be approved.

**ATTACHMENTS:**

Request for Purchase - brick pavers

# Request for Purchase



**Date:** June 16, 2020

**To:** Mayor and City Council

**From:** Chad A. Millner, PE, Director of Engineering

**Subject:** Request for Purchase: 50<sup>th</sup> and France Paver Replacement

**Purchase Subject to:**  
☒ List Quote/Bid  
☐ State Contract  
☐ Service Contract

**The Recommended Bid is:**  
☒ Within Budget  
☐ Not Within Budget

**Date Bid Opened or Quote Received:**  
6/9/2020

**Bid or expiration Date:**  
8/9/2020

## Company:

Pember Companies, Inc.  
All Phase Contracting, Inc.  
Blackstone Contractors LLC  
Urban Companies  
Thomas and Sons Construction  
JL Theis, Inc.  
Sunram Construction, Inc.  
Paragon Restoration II, Inc.

## Amount of Quote or Bid:

\$100,571.00  
\$114,373.26  
\$116,235.00  
\$118,390.00  
\$119,965.00  
\$120,788.00  
\$127,965.00  
\$160,957.00

## Recommended Quote or Bid:

Pember Construction \$100,571.00

## Background

With the work around the Nolan Mains Development Project, paver replacements have not occurred over the past 2-years. Typically, the yearly budget for assessment back to the district is \$20,000. As part of the development project, the developer agreed to fund \$28,000 towards paver replacements in 2020.

This project will focus on replacements in the 2 areas most in need. Area 1 is the southwest corner of Market Street and France Avenue. Area 2 is the area just west of the movie theater. Work will also include pedestrian ramp installations to meet ADA requirements and storm sewer improvements to address drainage and winter icing.

# Request for Purchase



## Budget Impact

This project will be funded by a variety of sources in the following approximate breakdown.

- \$40,000 Maintenance Assessment to the property owners
- \$10,000 Storm Sewer Fund
- \$10,000 PACS Fund
- \$28,000 Developer Contribution
- \$12,500 Centennial Lakes TIF – requires HRA approval

## Environmental Impact

Staff is requiring face-mix pavers that require less maintenance and tolerate the harsh salt conditions better. Old pavers will be removed and disposed of by the contractor.

## Community Impact

The 50<sup>th</sup> and France District is a destination shopping and dining district. Keeping the paver sidewalks in good aesthetic condition is required to keep the district vibrant. New pavers reduce staff time managing repairs to failed pavers and reduces operations related to winter maintenance.

Department Director Authorization: \_\_\_\_\_

City Council Authorization Date: \_\_\_\_\_ (for purchases over \$20,000 only)



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**Date:** June 25, 2020

**Agenda Item #:** VII.A.

**To:** Chair & Commissioners of the Edina HRA

**Item Type:**  
Report / Recommendation

**From:** Bill Neuendorf, Economic Development Manager

**Item Activity:**  
Discussion

**Subject:** 5146 Eden Avenue - Redevelopment and Re-use  
Discussion

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**ACTION REQUESTED:**

No action required; for discussion only.

**INTRODUCTION:**

This item pertains to the 3.3 acre vacant parcel owned by the Edina HRA at 5146 Eden Avenue.

It has been more than one year since re-use and redevelopment of this site has been discussed. Staff will provide an update on the status of the property. There continues to be interest to redevelop this site. Staff seeks direction from the HRA Board regarding the future of this site.

**ATTACHMENTS:**

Staff Presentation

Discussion document January 2019

Previous concepts 2012 - 2018



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# Redevelopment and Re-use of 5146 Eden Avenue

Housing and Redevelopment Authority  
June 25, 2020

*For Discussion Only*



# Outline for Today's Discussion



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- 1) Guiding principles
- 2) Current status
- 3) Options to consider
- 4) Suggested concept
- 5) Discussion



# Seven Guiding Principles



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- 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.

# Current Status



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- 1) Redevelopment efforts on hold
  - *HRA last discussed Jan. and May 2019*
  - *Task Force delayed from mid-2019 to Dec. 2020*
- 2) Continued market interest in the site
  - *Multi-family and commercial*
  - *Impact of COVID-19 is unknown*
- 3) 3.3 acre site unable to satisfy all interests
- 4) Concerns about public debt for new facilities
- 5) Incremental taxes now available to fund improvements
  - *June 2021 funding deadline*



# Options to Consider



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**All options  
remain  
available for  
consideration**

- **Hold** land for future redevelopment
  - public or private
- **Sell or Lease** property and use proceeds for other purposes
- **Build** a new public facility on the site
- **Split** the property
  - hold part and sell part

# Suggested Strategy & Concept



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- Pursue public improvements in 2020 - 21
- Pursue mixed-uses on the site in 2021- 22

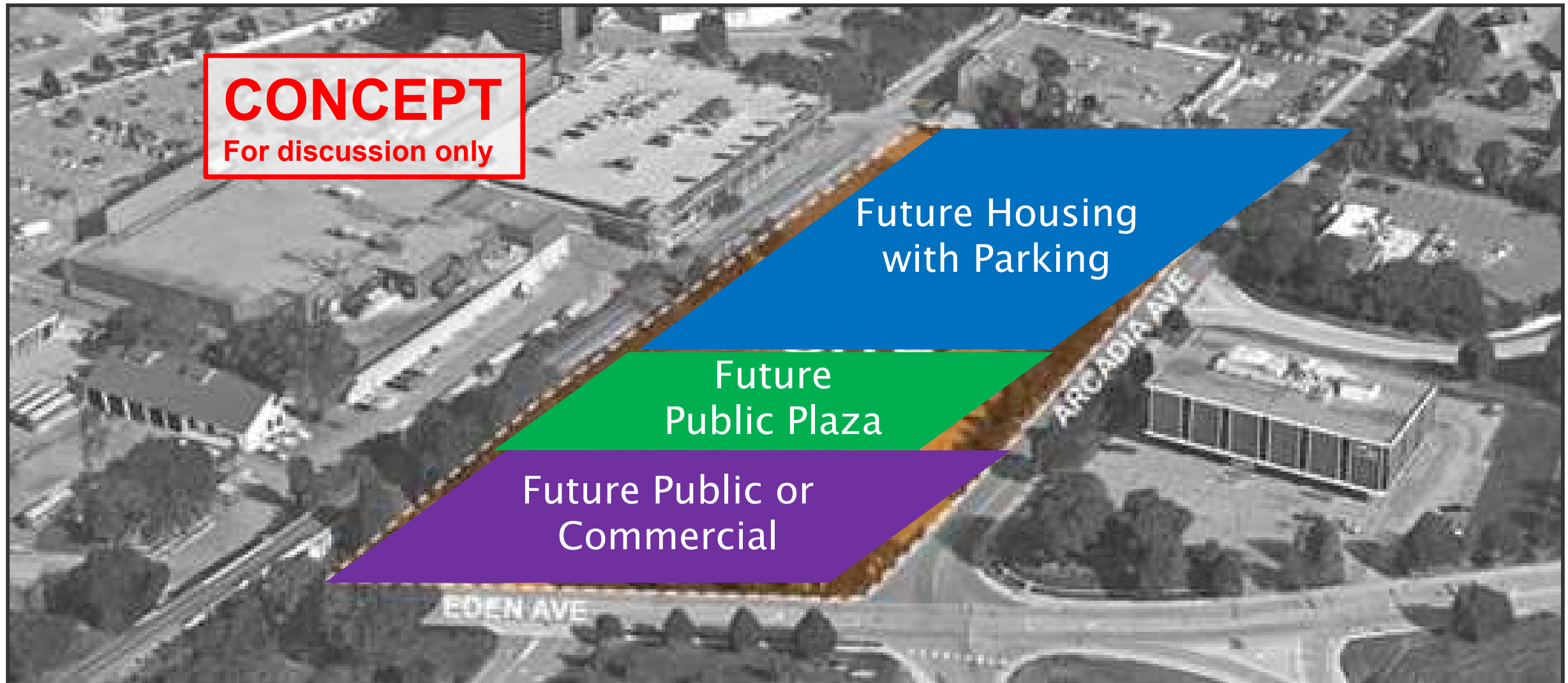
- Define preferred outcomes and seek developers
  - Avoid duplication of private-sector multi-family
  - Identify required public realm elements
  - **Senior cooperative with parking**
  - **Public outdoor plaza**
  - **Commercial or future public use**
- Prepare to develop a portion of site in 2021 - 22
- Modify TIF District to finance public benefits

# Suggested Strategy & Concept

– Pursue mixed-uses on the site in 2021-22



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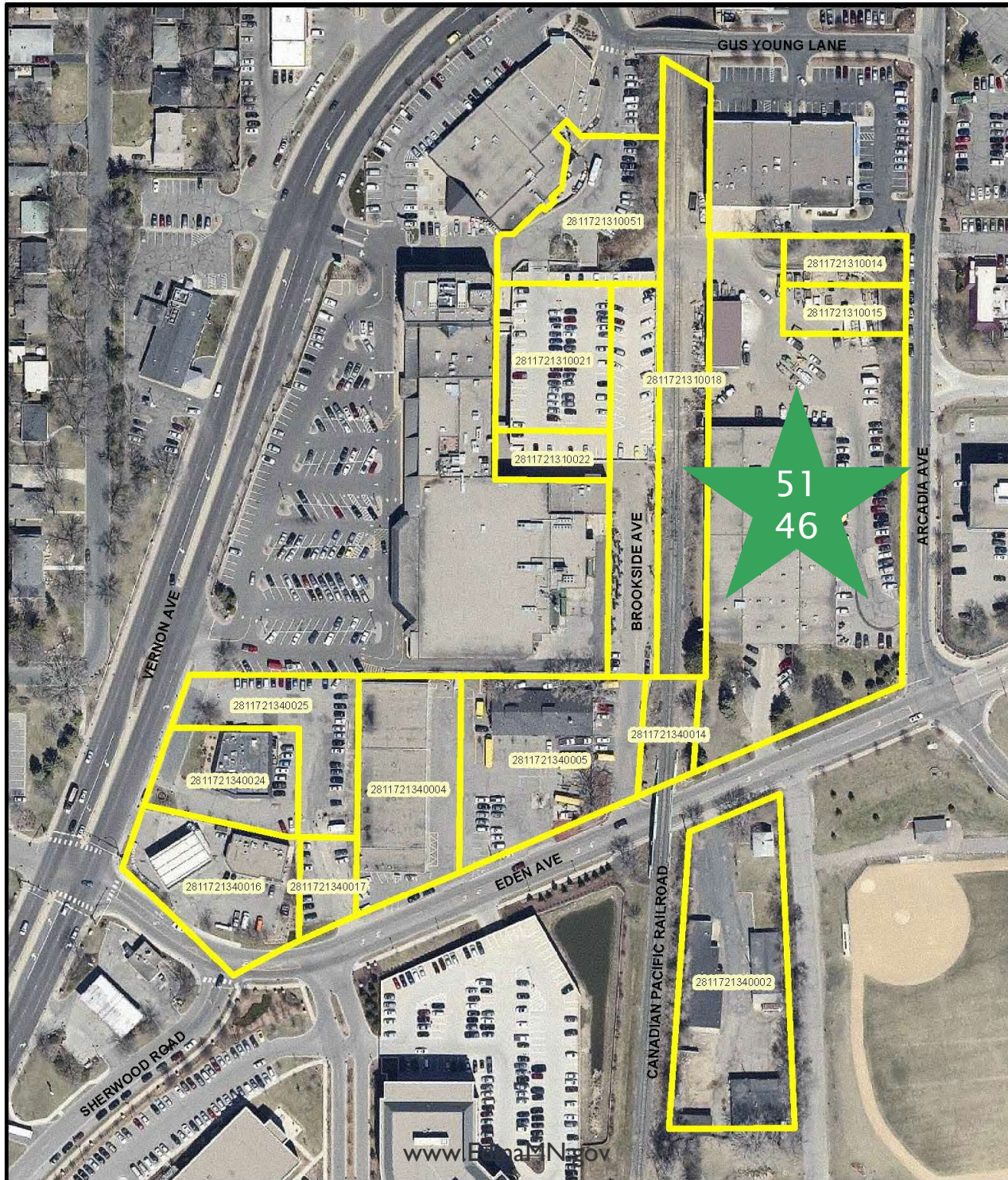


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# Discussion

- 1) Is the suggested time frame agreeable?
- 2) Is a mixture of uses agreeable?
- 3) Is the process agreeable?
- 4) Should staff accept meetings with developers now?





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# Grandview 2 TIF District parcel boundaries





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# Redevelopment and Re-use of 5146 Eden Avenue

*Discussion of Next Steps*

Housing and Redevelopment Authority  
January 17, 2019

*For Discussion Only*



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# Outline for Today's Discussion

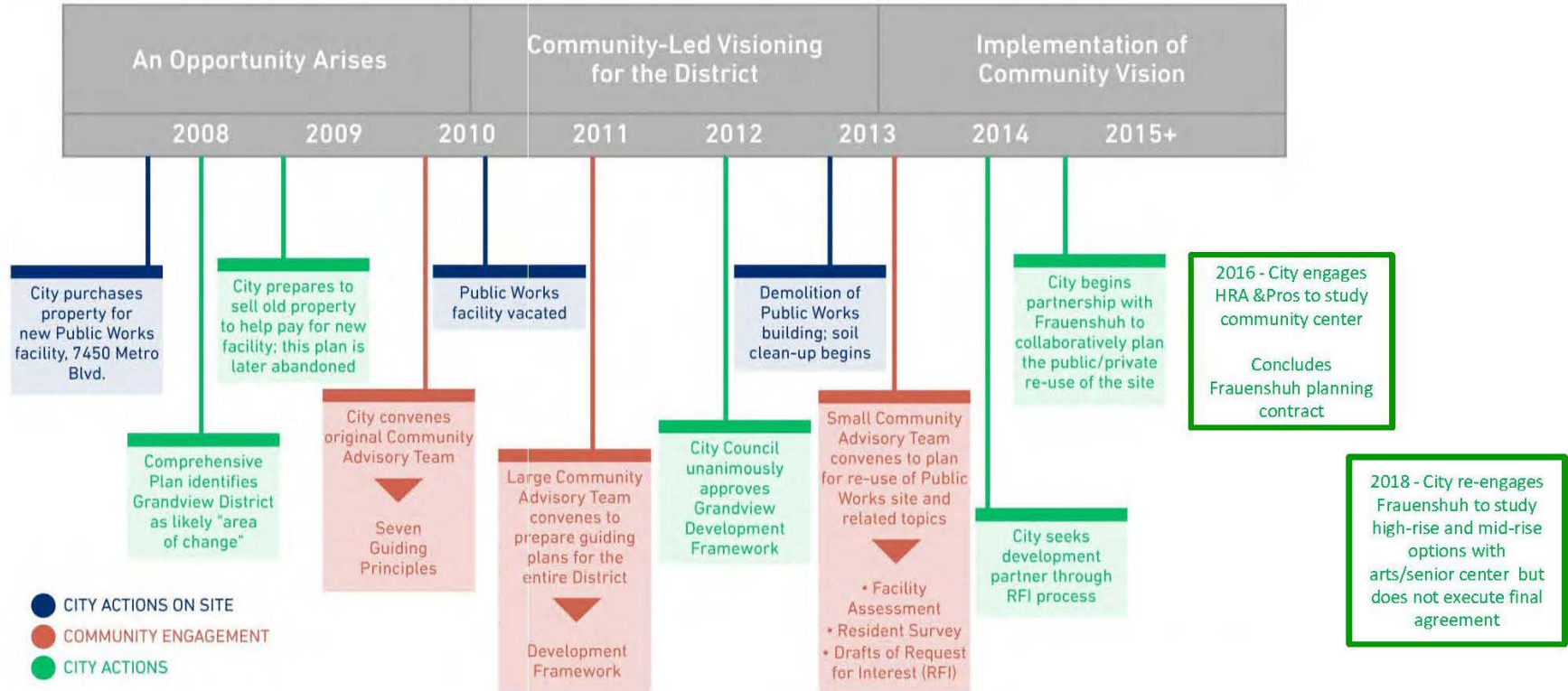
- 1) History of recent efforts
- 2) Lessons learned
- 3) Options to consider
- 4) Preliminary recommendation
- 5) Discussion
- 6) Next Steps





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# History of Recent Efforts



# History of Recent Efforts



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- 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.

# Lessons Learned

## -Site Planning



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- 1) The site could accommodate one or two buildings
- 2) Only so much building will fit on a 3.3 acre site
- 3) The current use of the railroad tracks is likely to remain unchanged
- 4) The elevation change complicates site planning
- 5) A shared street along the northern edge would not be able to connect across the tracks for many years
- 6) There is no interest from Metro Transit in a park-and-ride
- 7) Structured parking is necessary to maximize use of the site
- 8) Structured parking is expensive, especially if no revenue is generated

# Lessons Learned

## -Public Facilities



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- 1) There are many ‘wants’ for a new public facility but fewer ‘needs’
- 2) Past efforts have been based on a site looking for a “public facility” instead of a well-supported public facility searching for the best site
- 3) A new large-scale public facility will increase the tax burden to Edina tax payers
- 4) \$30-50 million in new public debt may impact the City’s / HRA’s credit rating
- 5) District parking may not be essential in this area

# Lessons Learned

## -Real Estate Interest



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- 1) There is solid market interest in the property
- 2) The current economy creates good conditions for a sale
- 3) The property is valuable
- 4) Incremental property taxes could be used to fund public improvements throughout Grandview



# Options to Consider



The CITY of  
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**All options  
remain  
available for  
consideration**

- **Hold** land for future redevelopment
- **Sell or Lease** property and use proceeds for other purposes
- **Build** a new public facility on the site
- **Split** the property
  - hold part and sell part



# Options to Consider



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## **If Selling or Leasing ...**

- What are the preferred uses?  
Residential? Commercial? Medical?
- How will the site be laid out?
- Will any portion be available to the public?

## **If Holding or Building a new public facility ...**

- What are the uses of the public facility?
- How will it be funded?
- Who will operate the facility?

# Preliminary Recommendation

## – Re-use of the Site



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- This may not be the best location for a new large-scale community facility
- Any new public facility on the site should fulfill a clear community need and have a clearly defined budget
- Staff has concerns with issuance of \$30 to \$50 million in new public debt in 2019-2020 for a community facility at this site
- Consider selling all or a portion of the site in 2019
- Consider using a portion of the site to deliver new affordably-priced housing; perhaps arranged as townhouses, condominiums or co-ops, which are not currently being provided by the private sector

# Preliminary Recommendation

## – Process to Evaluate and Act



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- 1) Issue Request for Proposals in Spring 2019
- 2) Evaluate Proposals and negotiate terms in summer 2019
- 3) Take action in Fall 2019

**Any Request for Proposal must clearly define the expectations of the HRA:**

- How much land to be sold?
- What are preferred uses?
- How much public or open space must be provided?
- What is the minimum sale price?
- How will incremental taxes be used?

# Discussion



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## **HRA Members -**

What are your visions,  
goals and suggestions  
for the site?

How would you suggest  
proceeding in 2019?





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## Next Steps

Staff will prepare a recommendation based on these suggestions.

The recommendation will be presented for consideration at a future HRA meeting.





# 5146 Eden Avenue

Redevelopment Concepts Previously Investigated  
2012-2018

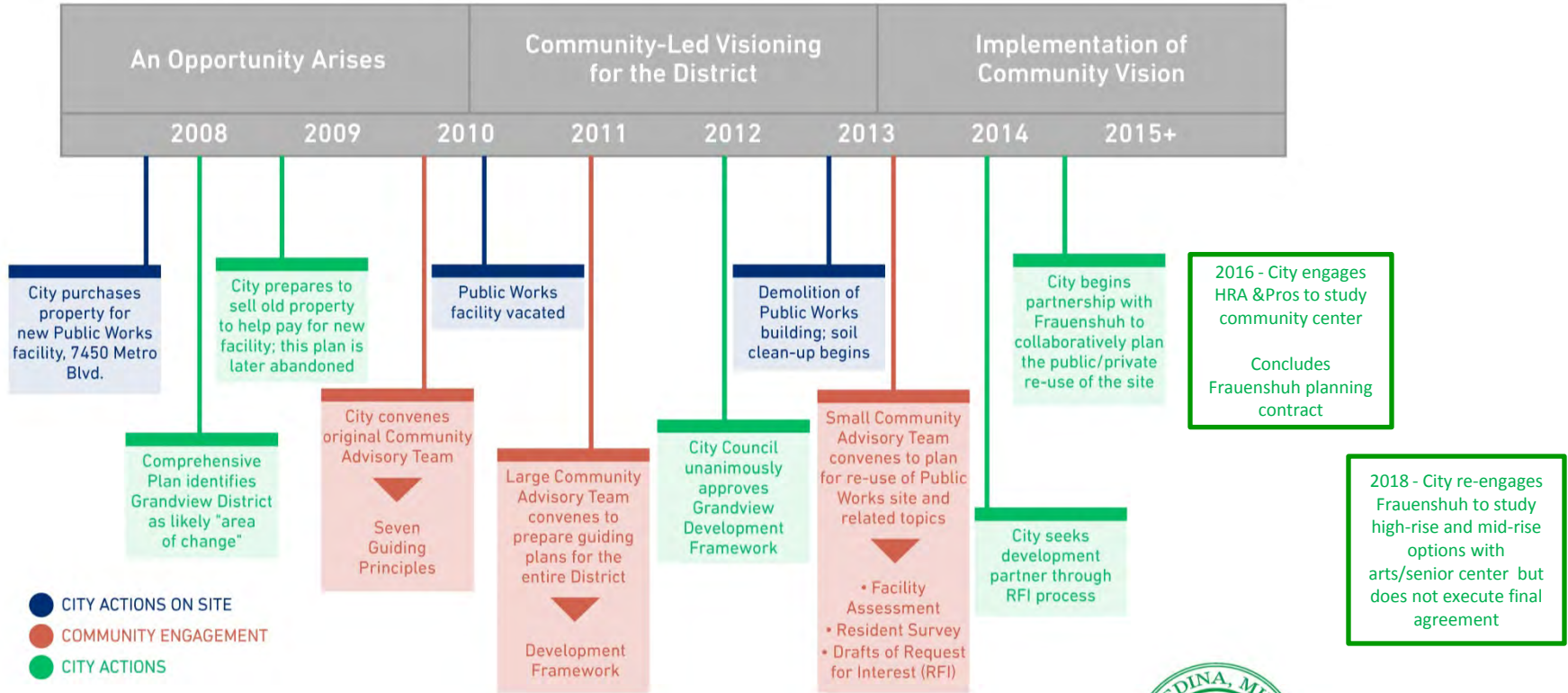


## \* SEVEN GUIDING PRINCIPLES

- 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

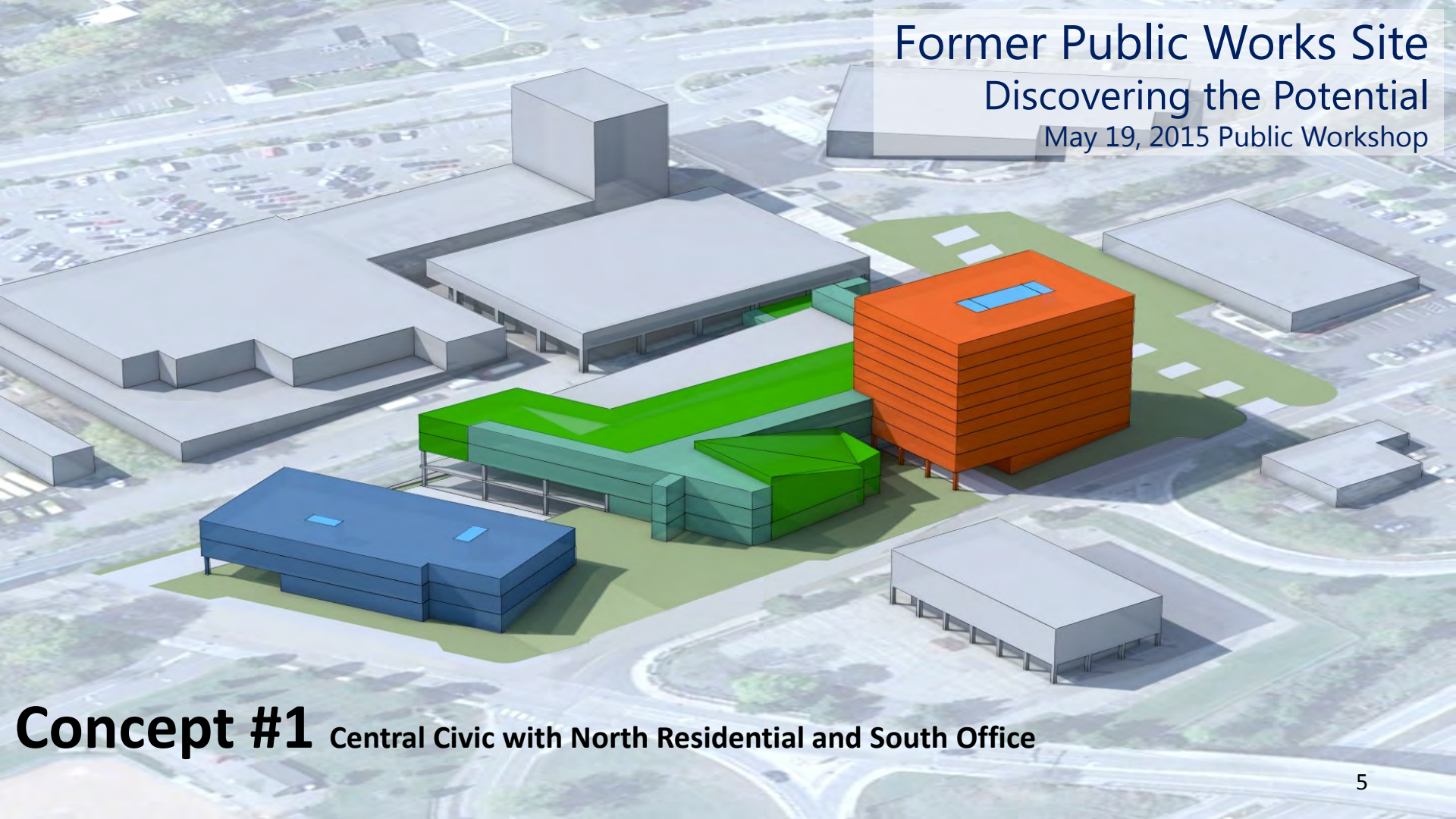
- 25k Sq.Ft. public building
- District parking garage
- Access to train tracks
- Multi-family residential



# Former Public Works Site

## Discovering the Potential

May 19, 2015 Public Workshop

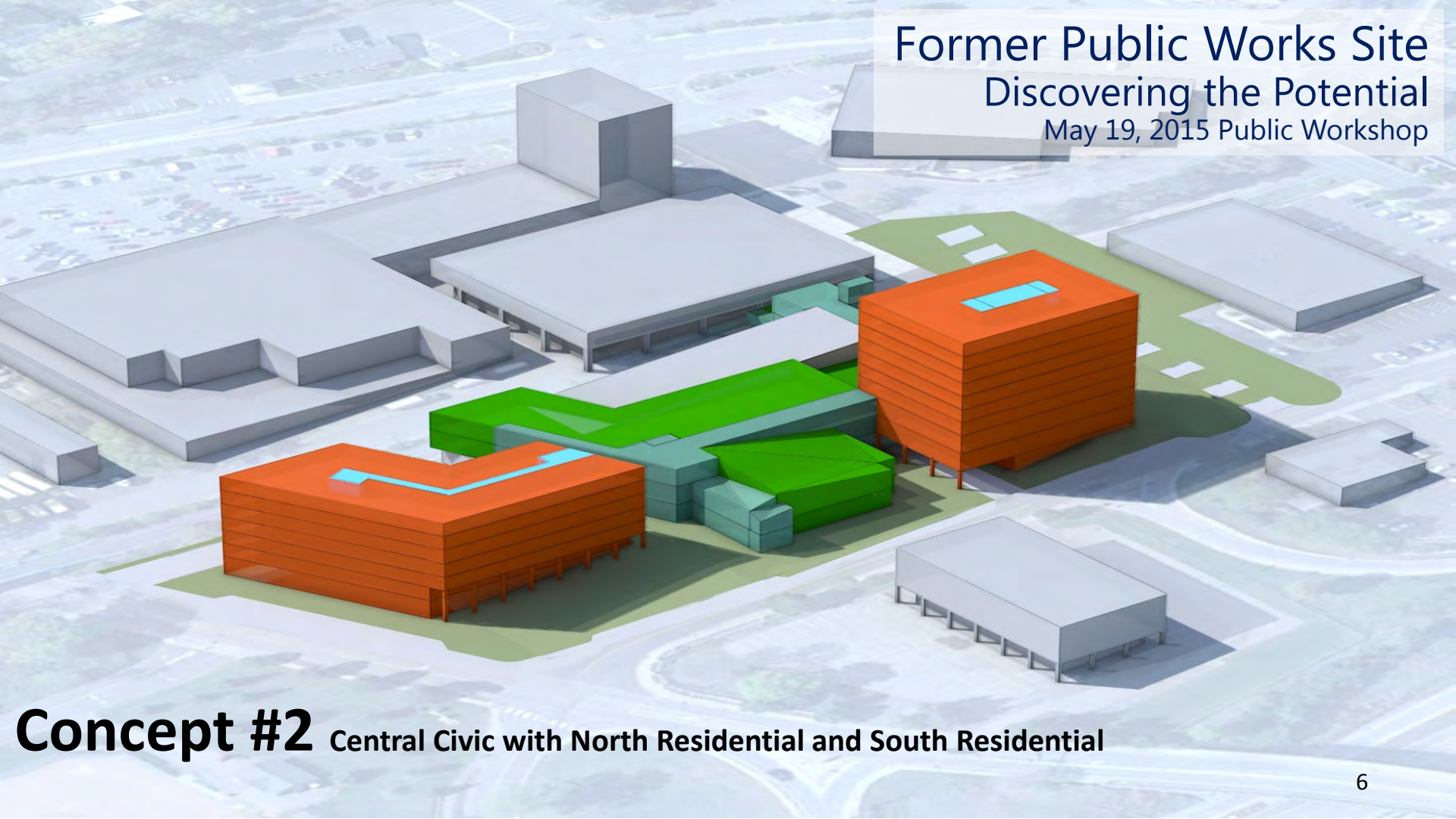


**Concept #1** Central Civic with North Residential and South Office

# Former Public Works Site

## Discovering the Potential

May 19, 2015 Public Workshop



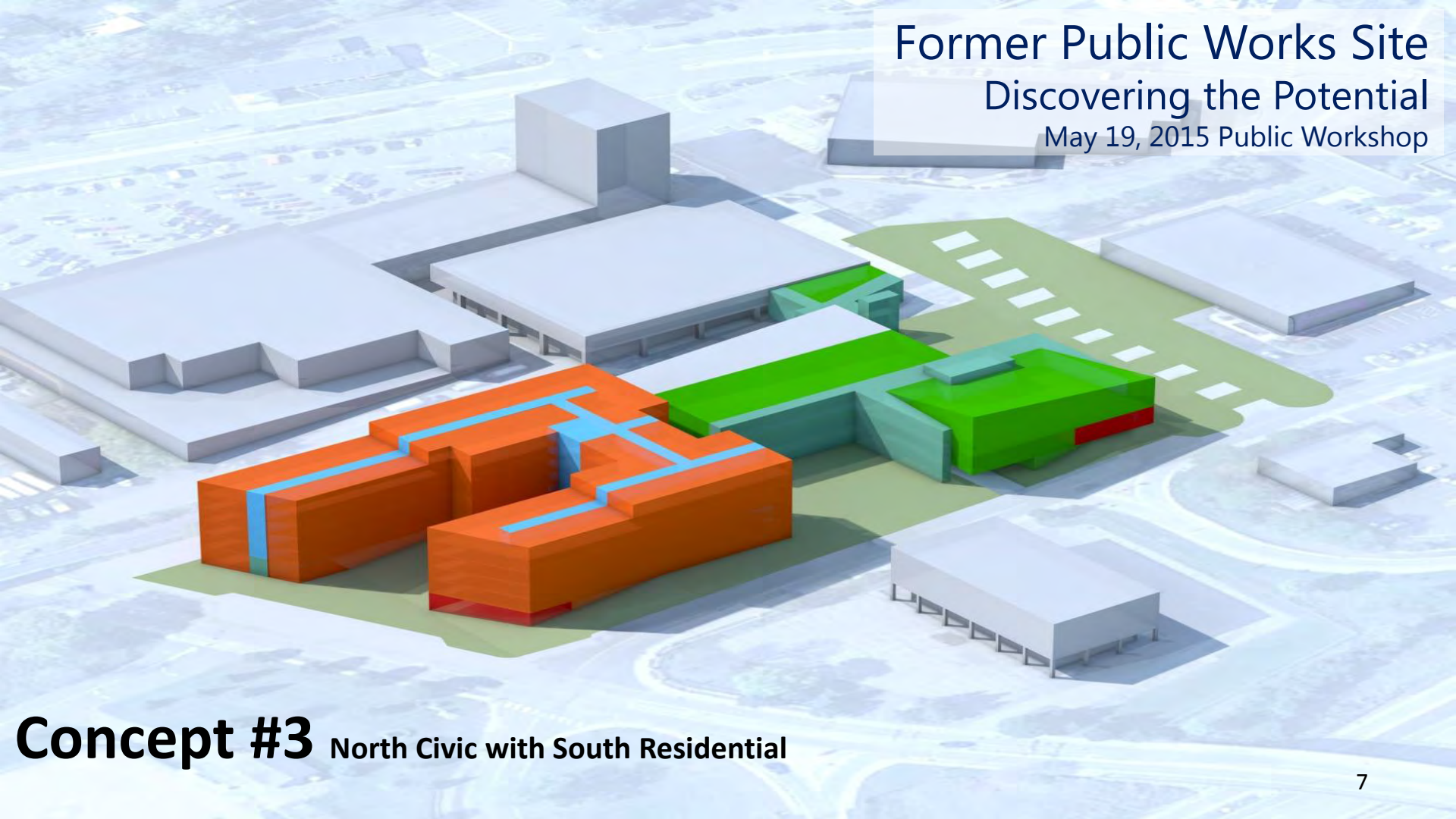
**Concept #2** Central Civic with North Residential and South Residential



# Former Public Works Site

## Discovering the Potential

May 19, 2015 Public Workshop



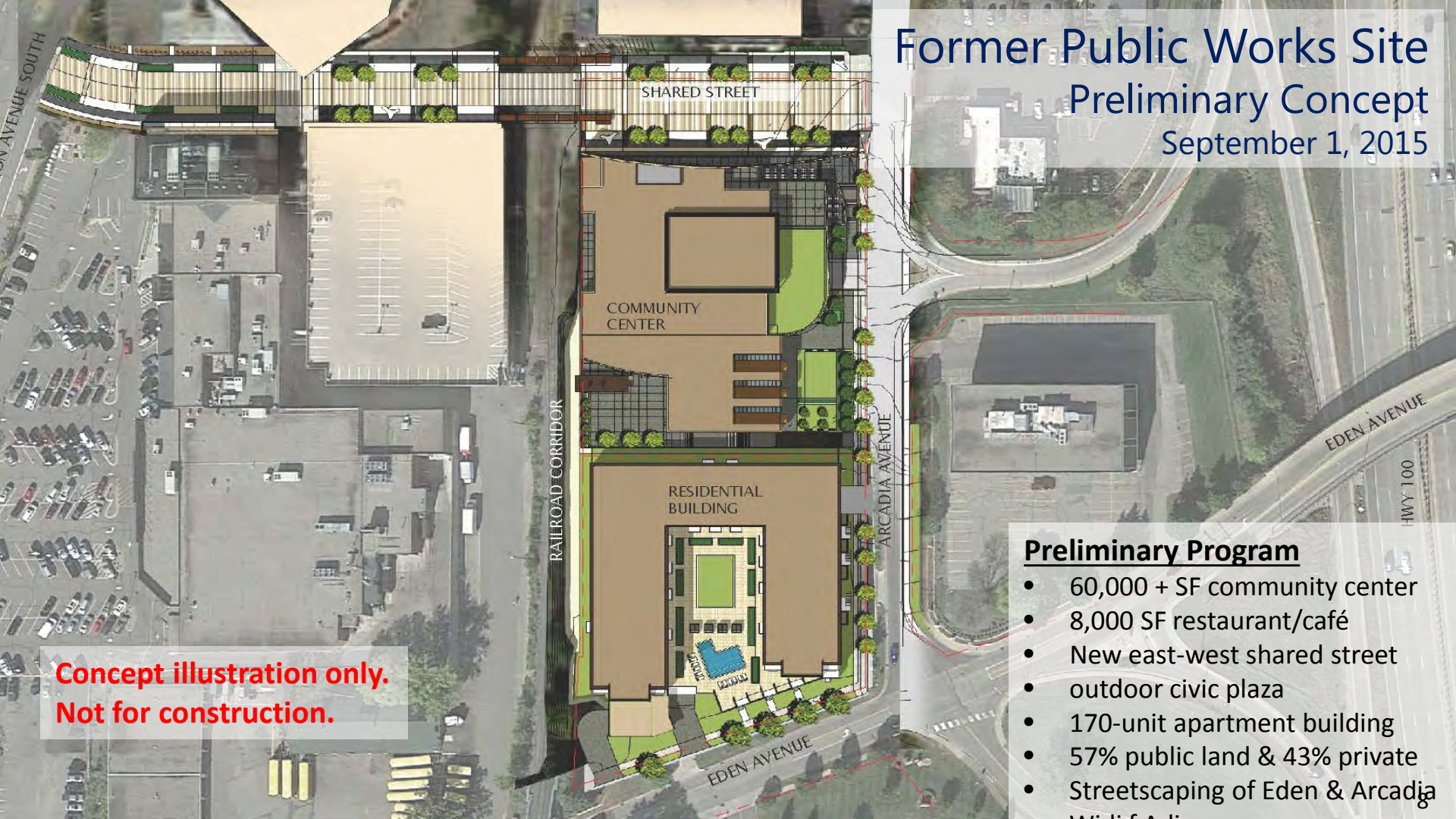
**Concept #3** North Civic with South Residential



# 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.**



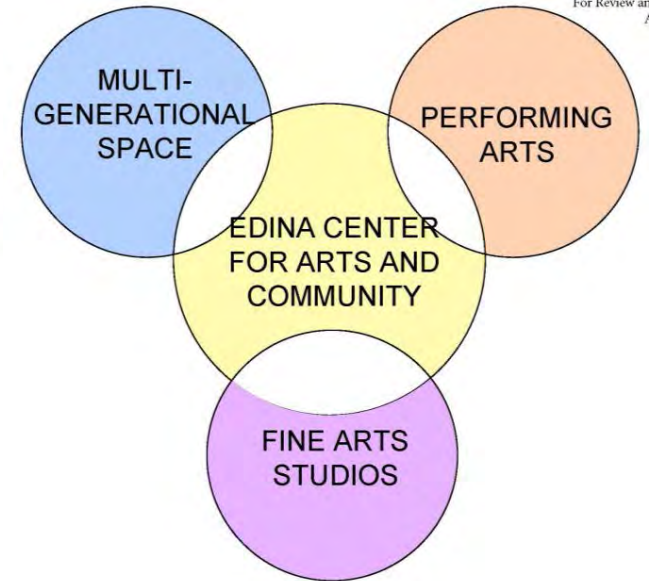
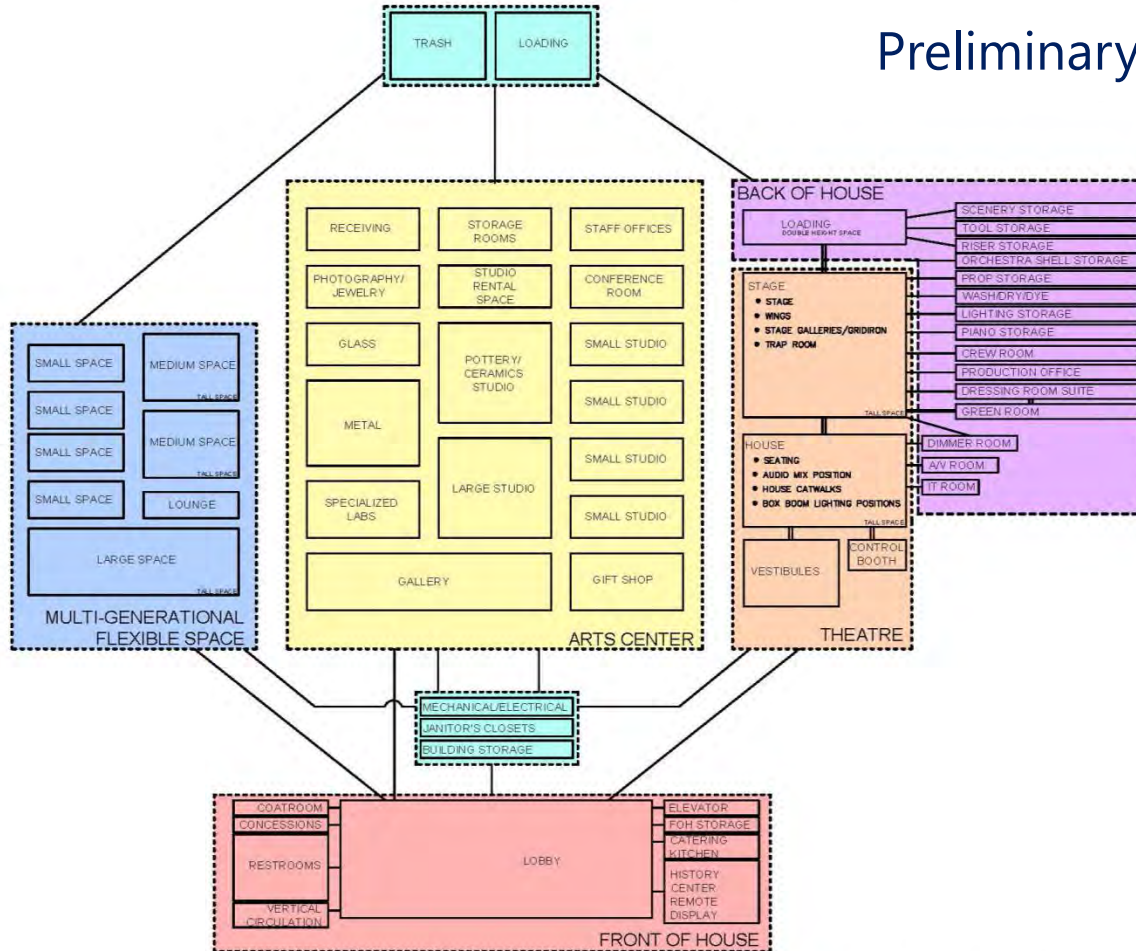
The hilly terrain presents challenges and opportunities. The existing excavation can be used to mask the public parking below the new community building.



# Former Public Works Site

## Preliminary Program for New Civic Facility

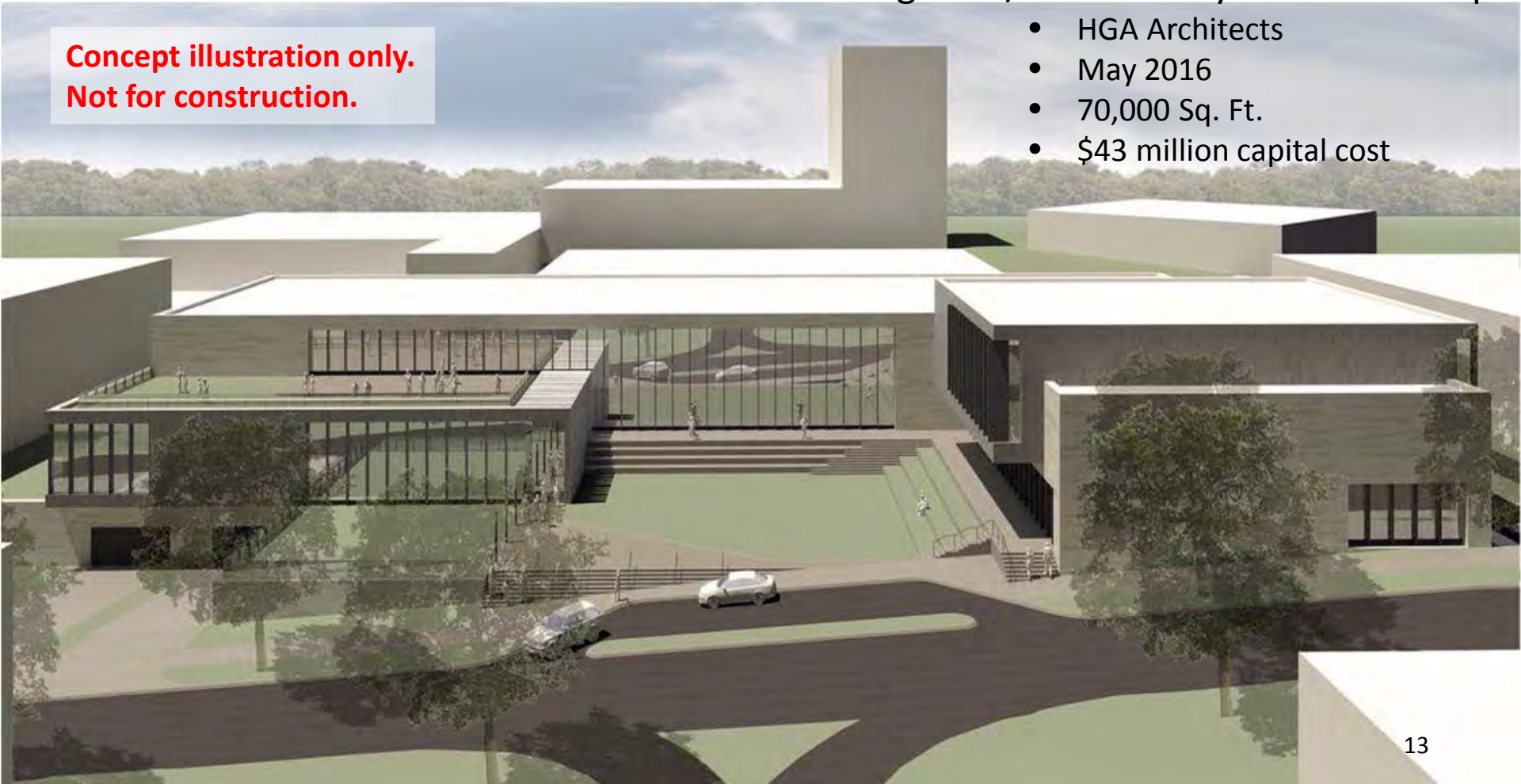
April 16, 2015



# 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

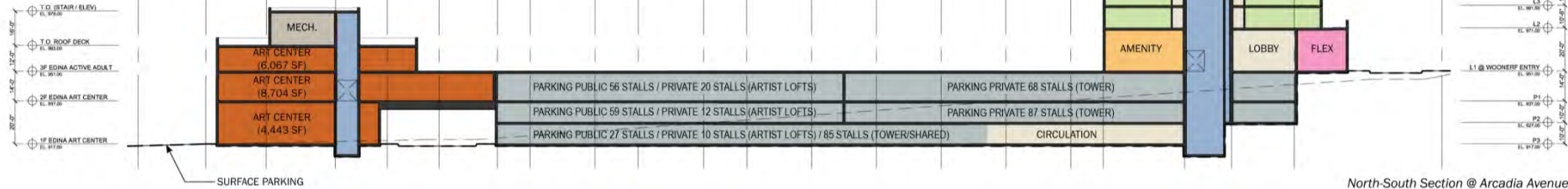
- Studied Jan-March 2018
- Residential High-Rise
- Art/Senior civic facility
- Artist/affordable lofts
- District parking
- Green rooftop park plaza

**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

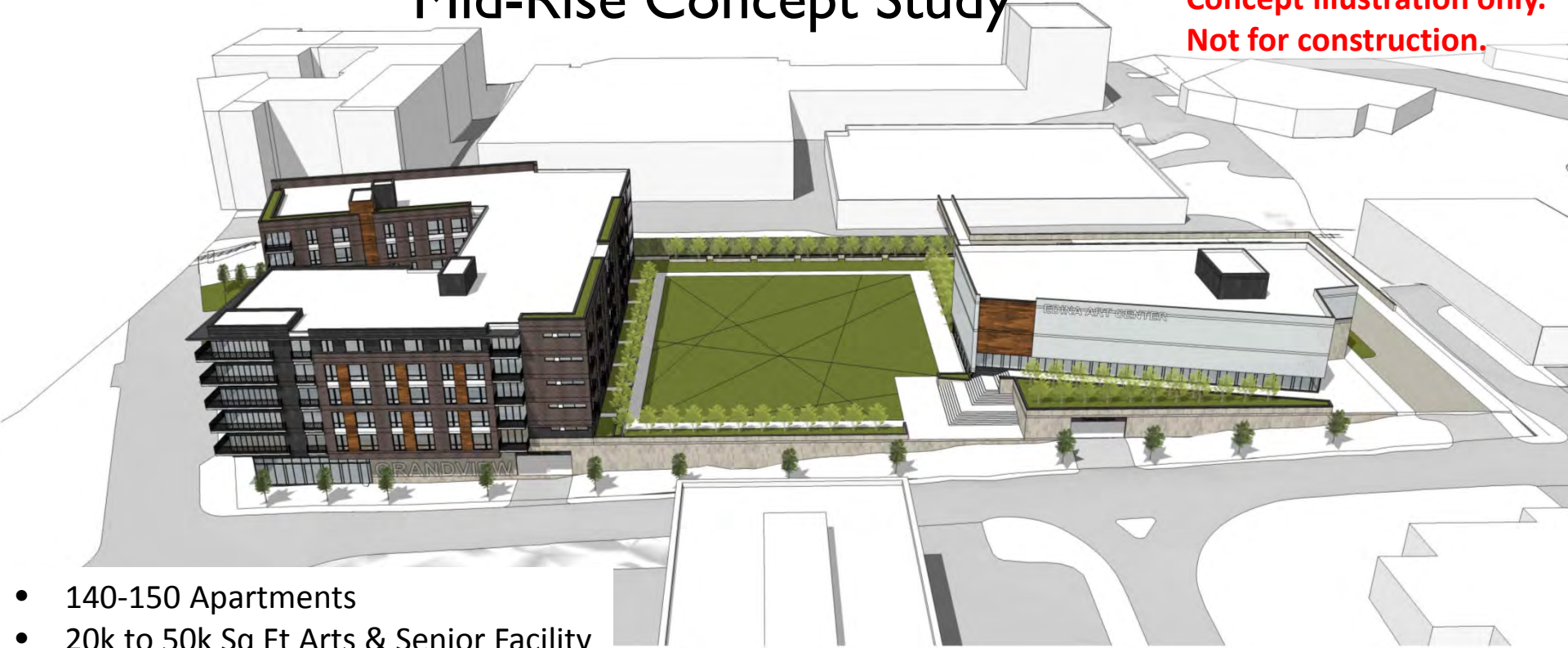
## Key

<span style="display:inline-block; width:15px; height:15px; background-color:orange;"></span> Amenity	<span style="display:inline-block; width:15px; height:15px; background-color:green;"></span> Arist Lofts	<span style="display:inline-block; width:15px; height:15px; background-color:gray;"></span> BOH/MEP
<span style="display:inline-block; width:15px; height:15px; background-color:lightgreen;"></span> Res. Tower	<span style="display:inline-block; width:15px; height:15px; background-color:orange;"></span> Art Center	<span style="display:inline-block; width:15px; height:15px; background-color:lightgray;"></span> Parking
<span style="display:inline-block; width:15px; height:15px; background-color:pink;"></span> Flex	<span style="display:inline-block; width:15px; height:15px; background-color:tan;"></span> Common Area	<span style="display:inline-block; width:15px; height:15px; background-color:blue;"></span> Core

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

# Mid-Rise Concept Study

Concept illustration only.  
Not for construction.

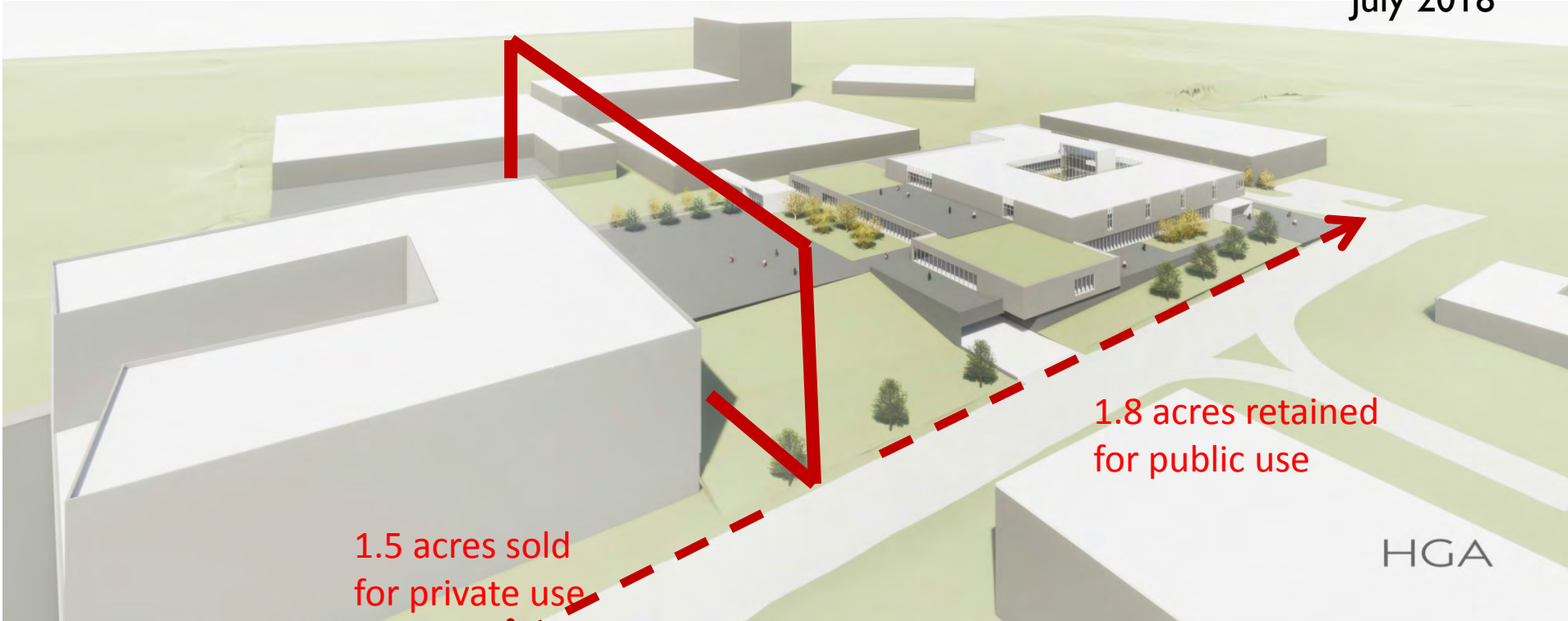


- 140-150 Apartments
- 20k to 50k Sq Ft Arts & Senior Facility
- Shared Parking
- May to September 2018



# 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

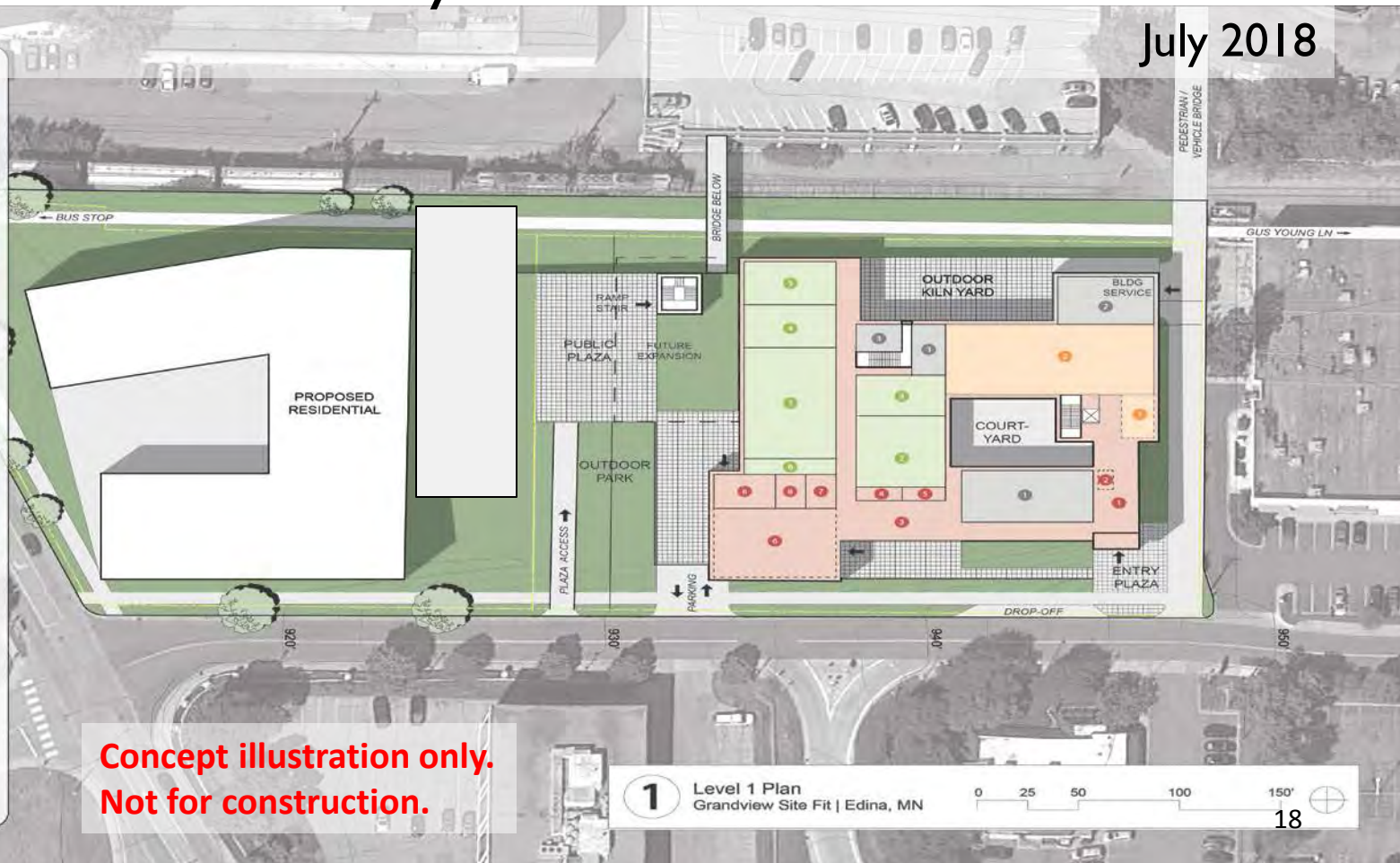
- 1 Lobby
  - 2 Reception
  - 3 Commons
  - 4 Coats
  - 5 Vending
- Food Service
- 6 Cafe Restaurant
  - 7 Catering Support
  - 8 Culinary Arts Instruction

## 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





Edina Housing and Redevelopment  
Authority  
Established 1974

**CITY OF EDINA**  
HOUSING & REDEVELOPMENT  
AUTHORITY  
4801 West 50th Street  
Edina, MN 55424  
[www.edinamn.gov](http://www.edinamn.gov)

**Date:** June 25, 2020

**Agenda Item #:** VIII.A.

**To:** Chair & Commissioners of the Edina HRA

**Item Type:**  
Other

**From:** Liz Olson, Administrative Support Specialist

**Item Activity:**  
Information

**Subject:** Correspondence

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**ACTION REQUESTED:**

None.

**INTRODUCTION:**

There has been no correspondence since the last meeting.



Edina Housing and Redevelopment  
Authority  
Established 1974

**CITY OF EDINA**  
HOUSING & REDEVELOPMENT  
AUTHORITY

4801 West 50th Street  
Edina, MN 55424  
[www.edinamn.gov](http://www.edinamn.gov)

**Date:** June 25, 2020

**Agenda Item #:** IX.A.

**To:** Chair & Commissioners of the Edina HRA

**Item Type:**  
Other

**From:** Bill Neuendorf, Economic Development Manager

**Item Activity:**  
Information

**Subject:** Project Update

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**ACTION REQUESTED:**

No action required; for informational purposes only.

**INTRODUCTION:**

Staff has prepared a summary of redevelopment projects of interest to the Housing and Redevelopment Authority. Staff is available to answer questions about these projects.

**ATTACHMENTS:**

Project Update June 2020

## HRA Redevelopment Project Update

June 25, 2020

	Address	Project Description	Status
44 <sup>th</sup> and 50 <sup>th</sup> & France	4500 France Ave.	Redevelopment of Edina Cleaner site and construction of “The Lorient” – a 3-4 story apartment building with street level commercial space and public parking	Construction is in progress. Completion anticipated Fall 2020.
	3925 Market St.	Redevelopment of the former Center Parking Ramp and construction of “Nolan Mains” apartments and the new “Center Ramp”	Construction substantially completed Nov 2019. TIF Certificate of Completion issued 1/31/2020. Residential units 75% occupied. Retail space approx. 40% leased.
	3930-3944 Market St.	Expansion of North Parking Ramp to include more public parking and first floor retail space	Construction was complete in October 2018.  The retail bays were sold to the Developer in October 2019. Basecamp Fitness opened March 2020. Soul Cycle build-out delayed due to COVID-19.
Grandview District	5146 Eden Ave.	Vacant site; formerly Edina Public Works	The future redevelopment of this site was discussed in January and May 2019. Actions were paused until the local housing market is better understood.  Staff will discuss timing, deadlines and direction in June 2020.
	NA	Reconstruction of the Interlachen Blvd and Vernon Ave. intersection	This project was completed in Fall 2019. Construction was paid for using TIF funds.
	NA	Improvements to public streets and parking structure	Staff is preparing scope and budget to make public improvements in 2021-2022 using TIF funds. Full proposal anticipated Q3 2020.

Address		Project Description	Status
Wooddale – Valley View	NA	Traffic signals at Wooddale and Valley View Road intersection (CIP #19-305)	This project was completed in Fall 2019. Construction was paid for using TIF funds.
	4416 Valley View Rd.	Redevelopment of vacant parcels, commercial site and single family houses into Edina Flats – 18-condominium units	The HRA sold two parcels to the developer in Spring 2018. Construction is nearly complete. Six units remain available for purchase as of 5/15/2020.  The developer indicates the 2-story building on Oaklawn will not be constructed at this time.
	4412 Valley View Rd.	Expansion of commercial building to accommodate new day care facility	New Horizons Day Care opened to the public in Spring 2020.
	4425 Valley View Rd.	Redevelopment of old day care into potential 3-story apartment with 21 units	Developer presented “sketch plan” concept to City Council and neighbors for input in Spring 2020
Greater Southdale Area	7001 York Ave.	Redevelopment of Hennepin County’s Southdale Regional Library site	The Service Center and Judicial Facility were relocated in 2016 and 2019, respectively.  Hennepin County intends to relocate the Southdale Regional Library to the Southdale Center Mall as an anchor in a multi-tenant expansion in 2021-2023.  The fate of this site will be determined by Hennepin County in the future, after the new Library is operational.
	7001-7025 France Avenue	US Bank intends to redevelop the 5+ acre site. A new bank would be constructed in addition to other market-driven elements.	City staff, Planning Commission and City Council offered non-binding comments to a prospective developer in Summer/Fall 2019. The developer indicated that TIF may be necessary to achieve the goals identified in the Greater Southdale Guidelines.  The property owner is seeking a new developer to submit a full proposal. It is likely that a future developer will request TIF.

Address		Project Description	Status
Greater Southdale Area, continued	6600-6800 France Avenue	The owner is considering a variety of possible improvements to the 22-acre site.	<p>The owners determined that the previously approved site plan is not feasible. They partnered with McGough to explore potential redevelopment paths and plan to hold a neighborhood meeting to get input.</p> <p>The developer indicates that structured parking and public realm improvements can be possible if the City/HRA is willing to use TIF to compensate for the added costs.</p> <p>Staff continues to work with the developer. An updated site plan is anticipated in 2020 or 2021.</p>
	3250 W. 66 <sup>th</sup> Street	Millennium Sixty Six Edina - The 3.5 acre site will be redeveloped into two apartment buildings. The first building has 227 units, including 11 affordable units.	<p>Construction began in summer 2019. Completion is anticipated in late 2020 or spring 2021.</p> <p>The second phase is anticipated to be constructed on the adjacent parcel in the future.</p>
	3200 Southdale Circle	The former Best Buy store was demolished and replaced with the new Aria Edina apartments.	The project was substantially completed in August 2019. This parcel is in the Southdale 2 TIF District, but no TIF monies are used on this project.
	250 Southdale Center	The former JC Penney anchor store was demolished and replaced with Lifetime Fitness, Lifetime Work and Lifetime Sport facilities along with retail space and a new entrance to the shopping mall.	<p>Lifetime Athletic, Lifetime Sport, and Lifetime Work held their grand opening December 2019. The opening of 3 new in-line stores is delayed due to COVID-19.</p> <p>This parcel is in the Southdale 2 TIF District, but no TIF monies are used on this project.</p>
	200 Southdale Center	The former Herberger anchor is vacant and expected to be redeveloped into a mixed-use building. The final combination of uses and layout is uncertain	<p>Hennepin County is interested in the site for a new Regional Library. Other parties have expressed interest in this site as well – including grocery and residential users.</p> <p>Submission of concept plans were anticipated in Spring 2020 but appear to be delayed due to COVID-19.</p> <p>This parcel is in the Southdale 2 TIF District, but TIF monies have not been discussed at this time.</p>

Address		Project Description	Status
Greater Southdale Area, continued	6801 France Ave.	Construction of a new RH Gallery store in the overflow parking lot.	<p>This project was completed in September 2019.</p> <p>This parcel is in the Southdale 2 TIF District, but no TIF monies are used on this project.</p>
	4040 West 70 <sup>th</sup> Street	The office building has been sold and is expected to be redeveloped for affordable senior housing.	<p>The Edina Housing Foundation acquired the site using funds loaned by the HRA. A development partner will be sought in Summer 2020.</p> <p>This parcel is in the Southdale 2 TIF District. TIF pooled funds were used to finance the purchase.</p>
	7008 Sandell	Preservation of 11-unit affordable apartment building	Aeon closed on the purchase of this building in July 2019. The HRA contributed \$350,000 towards the purchasing price using pooled funds from Southdale 2 TIF.
	3501 Galleria	The existing Gabberts anchor is anticipated to be redeveloped after the tenant moves to their new location.	The furniture store will close the Edina location in July 2020. No plans have been received at this time. Redevelopment appears to be delayed due to COVID-19.
	6950 France	An outdated office building was demolished and replaced with a new retail facility – the Shoppes at Estelle.	<p>Construction is underway for the anchor furniture tenant: Roche Bobois. Tenants are being sought for the remainder of the new building.</p> <p>This parcel is in the Southdale 2 TIF District, but no TIF monies are used on this project.</p>
	7200 and 7250 France Ave.	Demolition and redevelopment of two older office buildings	<p>Zoning approvals and TIF Agreements were completed in late 2018 and April 2019. The developer indicates that the approved plan (even with TIF financing) is not financially feasible. They have been unable to secure full financing.</p> <p>The developer intends to modify the site plan and return to seek City approval. Staff expects a new proposal in 2020.</p>
	3650 Hazelton	Construction of 18-story luxury high rise called The Bowers Residences.	Construction began in Spring 2020 by Greystar. This project is privately funded.
	4100 W. 76 <sup>th</sup> St.	Redevelopment of vacant office/studio to become 70-units of affordable housing by Aeon called The Sound on 76 <sup>th</sup> .	The HRA purchased the site in Fall 2019 and will sell it to the developer when full funding is secured in late Summer 2020. Construction is anticipated to begin Fall 2020.



Address		Project Description	Status
Pentagon Park	4815-4901 W. 77 <sup>th</sup> St. and 7710 Computer Ave.	Pentagon Village - Redevelopment of 12-acres of the Pentagon Park South property for retail, hotels and market-driven office/residential uses by Solomon Real Estate & Hillcrest joint venture.	<p>TIF Agreement was approved in October 2018 and construction began soon after. The HRA issued 3 TIF Notes on July 12, 2019 to reflect the \$18.1 million invested in the site work. Site work, road work and the parking garage is complete. The public plaza is complete.</p> <p>Construction of the two retail shells is nearly complete. Tenant build-out is delayed due to COVID-19. The construction of the Marriott hotel is delayed due to COVID-19. The extended stay hotel was not able to secure financing and the developer is exploring different options for that pad. The developer is also actively seeking tenants for the first office building.</p>
	4701 W. 77 <sup>th</sup> St.	Redevelopment of vacant office building	<p>A developer submitted a concept plan to demolish the existing building and construct a 6-story building with 2 levels of parking and 4 levels of apartments.</p> <p>Due to high site improvement costs, it does not appear that this concept is moving forward.</p>
70 <sup>th</sup> & Cahill	7075 Amundson	Former site of Waldorf Nevins dry cleaning facility – redeveloped as 62 affordable housing units by MWF Properties.	Edina Housing Foundation owns the vacant site. The HRA intends to acquire and resell to MWF Properties in June 2020. Construction is anticipated to begin in July 2020.