

**MINUTES
OF THE REGULAR MEETING OF THE
EDINA HOUSING AND REDEVELOPMENT AUTHORITY
NOVEMBER 16, 2023
7:30 A.M.**

I. CALL TO ORDER

Chair Hovland called the meeting to order at 7:30 a.m. then explained the processes created for public comment.

II. ROLL CALL

Answering rollcall were Chair Hovland, Commissioners Agnew, Jackson, and Risser.

Absent: Commissioner Pierce.

III. PLEDGE OF ALLEGIANCE

IV. MEETING AGENDA APPROVED - AS PRESENTED

Motion by Commissioner Jackson, seconded by Commissioner Agnew, approving the meeting agenda as presented.

Roll call:

Ayes: Agnew, Jackson, Risser, and Hovland

Motion carried.

V. COMMUNITY COMMENT

David Frenkel, 4510 Lakeview Drive, spoke about sending elected officials and staff to National League of Cities (NLC) meetings but not using the knowledge presented and encouraged using data offered by the NLC to help make decisions surrounding ADA-related topics.

Susan Lee, 6708 Point Drive, encouraged the Commission to set infrastructure priorities then spoke about the Grandview pedestrian bridge problems without prioritization of the project. She said the current project dead ended in a dated, non-ADA compliant parking ramp and created a bridge to nowhere. She said no thought was done on how to connect to the existing network and encouraged the Board to establish guidelines and publish their workplan so this didn't happen again as well as being transparent with the public.

VI. ADOPTION OF CONSENT AGENDA AS PRESENTED

Motion by Commissioner Jackson, seconded by Commissioner Agnew, approving the consent agenda as presented:

VI.A. MINUTES FROM REGULAR MEETING ON OCTOBER 6, 2023

VI.B. REQUEST FOR PURCHASE; PROFESSIONAL SERVICES FOR 50TH AND GRANGE IMPROVEMENTS, AWARDING THE BID TO THE RECOMMENDED LOW BIDDER, SHORT ELLIOT HENDRICKSON INC., \$246,000

Roll call:

Ayes: Agnew, Jackson, Risser, and Hovland

Motion carried.

VII. REPORTS AND RECOMMENDATIONS

VII.A. 2022 AFFORDABLE HOUSING COMPLIANCE REPORT – RECEIVED

Affordable Housing Development Manager Hawkinson shared the City had a contract with Affordable Housing Connections (AHC) to confirm and verify the affordable units in market rate developments were being rented at affordable rates to income qualified tenants per the new Multifamily Affordable Housing Policy. She said AHC had completed their audit of the 2022 files and submitted a summary with the primary purpose of the policy to provide housing in Edina that was

affordable to low-and moderate-income households. The audit began in early 2023 but due to multiple compliance issues that took time to resolve the report was just being made available now. She said there were currently eight market rate apartment buildings that included affordable units and of those two were still under construction so files were reviewed for the six occupied buildings and showed five buildings were in compliance. She said one building had historically not been in compliance with current standards but was in compliance with how the agreement was originally drafted. She shared about hiring AHC as a third-party consultant to undertake the compliance reviews then spoke about their role and the two areas for compliance work that included income eligible tenants and affordable rents. Ms. Hawkinson said the report concluded that all owners and property managers had every intention of complying but with turnover it had been a challenge. She said early agreements were not prescriptive and outlined how agreements had become increasingly defined and prescribed over time. She spoke about the policy guide that required how to verify income and what to include in rent and said although the guide was provided to everyone four developments were approved prior to the guide.

The Board asked questions and provided feedback.

VII.B. FORGIVABLE LOAN AGREEMENT WITH BUHL 3906, LLC – APPROVED

Economic Development Manager Neuendorf said this item pertained to public financial participation for the building owner to renovate a vacant commercial space at 3916 West 50th Street (lower level). A substantial investment was necessary to provide an accessible elevator or lift so the general public could access the lower level of the building. The attorneys at Dorsey & Whitney prepared a Loan Agreement to allow Edina's SPARC fund to reimburse the property owner for up to \$225,000 in qualified costs and if the terms of the agreement were satisfied the loan would be forgiven. He shared the experienced local developer was planning a \$1.1 million investment in Edina through a project that would create new jobs, enable new business, and increase tax base then outlined the financial gap and how Edina's SPARC program could provide funds to address the gap. He added the lack of an elevator had constrained use of the site in the past then outlined the site's existing conditions and proposed use that would include a kitchen, bar seating, and table/live music stage area. He said staff recommended approval of this agreement and sought authorization to implement the terms of the agreement.

Pete Deanovic, Buhl Investors, answered questions regarding the number of restrooms and access that the Caroline building had for appropriate access which would not be within a store.

The Board asked questions and provided feedback.

Motion by Commissioner Jackson, seconded by Commissioner Agnew, to approve forgivable loan agreement with 3906 Buhl, LLC and authorize staff to implement the terms of the agreement.

Rollcall:

Ayes: Agnew, Jackson, Risser, and Hovland

Motion carried.

VII.C. FRANCE AVENUE PEDESTRIAN CROSSING – PROJECT UPDATE – APPROVED

Mr. Neuendorf said this item pertained to the potential use of HRA funds (most likely incremental property taxes) to design and construct an extension of the Promenade trail system to extend the existing Promenade trail to two commercial redevelopment sites located at 7235, 7200 and 7250 France Avenue for better access to the park safely. This work would include either a broad underpass below France Avenue or a signature bridge above France Avenue. Both options would be designed in accordance with the MN Accessibility Code or ADA, as applicable. After review of multiple ideas and examples, staff recommended that a wide underpass be studied as the first option. If this option was determined to be infeasible, the second option is a signature bridge. He shared

several examples and said direction was requested from the HRA Board so that the developers could incorporate this type of design approach into their conceptual site plans. He outlined the criteria to consider that included a ped/bike route separated from vehicle traffic, continued example at Centennial Lakes and Promenade, accessible to people of all abilities, and others. Mr. Neuendorf said staff would present proposals to conduct additional design work for consideration and approval at a future HRA meeting.

The Board asked questions and provided feedback.

Motion by Commissioner Agnew, seconded by Commissioner Jackson, to authorize staff to study the feasibility of using HRA funding resources to design and construct a pedestrian crossing that spans above or below France Avenue to extend the promenade trail system to commercial properties at 7235, 7200 and 7250 France Avenue.

Rollcall:

Ayes: Agnew, Jackson, and Hovland

Nays: Risser

Motion carried.

VIII. EXECUTIVE DIRECTOR'S COMMENTS – Received

VIII.A. 5146 EDEN AVENUE – PROJECT UPDATE

IX. HRA COMMISSIONER COMMENTS – Received

X. ADJOURNMENT


Motion by Commissioner Jackson, seconded by Commissioner Agnew, to adjourn the meeting at 8:56 a.m.

Roll call:

Ayes: Agnew, Jackson, Risser, and Hovland

Motion carried.

Respectfully submitted,



Scott Neal, Executive Director