

**MINUTES
OF THE EDINA HOUSING AND REDEVELOPMENT AUTHORITY
HELD AT CITY HALL
MARCH 20, 2013
1:05 A.M.**

CALL TO ORDER

Following the March 19, 2013 Regular City Council Meeting, Chair Hovland called the HRA meeting to order at 1:05 a.m. on March 20, 2013

ROLLCALL

Answering rollcall were Commissioners Bennett, Brindle, Sprague, Swenson and Chair Hovland.

MINUTES OF THE REGULAR MEETING OF FEBRUARY 19, 2013 APPROVED

Motion made by Commissioner Swenson and seconded by Commissioner Bennett approving the Minutes of the Regular Meeting of the Edina Housing and Redevelopment Authority for February 19, 2013.

Ayes: Bennett, Brindle, Sprague, Swenson, Hovland
Motion carried.

RESOLUTION NO. 2013-04 FINDING FORMER PUBLIC WORKS STRUCTURE SUBSTANDARD ADOPTED

Economic Development Manager Neuendorf explained the Public Works facility located at 5146 Eden Avenue was intended to be cleared in order to eliminate a potential nuisance and to make the site more attractive for complete redevelopment. The demolition contract approved at the HRA's February 19, 2013 meeting was anticipated to be financed by the HRA with funds remaining from the previous Grandview TIF redevelopment district.

Mr. Neuendorf noted the Grandview Development Framework (approved April 2012) recommends that Tax Increment Financing (TIF) be considered to fund future improvements in the area. The first step in that process would be declaring one or more buildings to be substandard. After a building has been found to be substandard, the City has three years to establish a TIF District that includes the site of the substandard building.

Continuing, Mr. Neuendorf explained the former Public Works structure has been inspected to document its condition. The inspector determined that the vacant building was in poor condition and lacked numerous elements required of new buildings. The report noted a complete lack of accessibility features as well as a lack of life safety, fire protection systems and inadequate mechanical ventilation systems. The report concluded that "after inspecting and evaluating the building within the proposed TIF District on March 12, 2013, and applying current statutory criteria for a Redevelopment District it was their professional opinion that the building qualified as substandard.

Following a brief discussion, **Commissioner Bennett made a motion, seconded by Commissioner Sprague adopting Resolution No. 2013-04 finding the former Public Works structure located at 5146 Eden Avenue to be substandard within the meaning of Minnesota Statutes, Section 469.174, Subd. 10(b).**

Ayes: Bennett, Brindle, Sprague, Swenson, Hovland
Motion carried.

There being no further business on the Edina Housing and Redevelopment Authority Agenda, Chair Hovland declared the meeting adjourned at 1:07 a.m.

Respectfully submitted,

Scott Neal, Executive Director