

**MINUTES  
OF THE EDINA HOUSING AND REDEVELOPMENT AUTHORITY  
HELD AT CITY HALL  
APRIL 16, 2013  
11:00 P.M.**

**CALL TO ORDER**

Chair Hovland called the HRA meeting to order at 11:00 P.M.

**ROLLCALL**

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

**MINUTES OF THE REGULAR MEETING OF APRIL 5, 2013 APPROVED**

**Motion made by Commissioner Sprague and seconded by Commissioner Bennett approving the Minutes of the Special Meeting of the Edina Housing and Redevelopment Authority for April 5, 2013.**

Ayes: Bennett, Brindle, Sprague, Swenson, Hovland

Motion carried.

**RESOLUTION NO. 2013-06 PROFESSIONAL SERVICES FOR ACQUISITION OF 3930 WEST 49 ½ STREET APPROVED**

Economic Development Manager Neuendorf explained The Housing and Redevelopment Authority (HRA) previously entered into a purchase agreement to acquire the property at 3930 West 49-1/2 Street for a price not to exceed \$2,650,000. The purchase terms provided the HRA with a due diligence period to fully evaluate the property conditions. He stated that at the HRA's request, Barr Engineering conducted a Phase I Environmental Assessment and limited Phase 2 environmental testing. Evidence of contaminants related to dry cleaning operations was discovered on the site and the Seller has agreed to additional time to more fully evaluate the conditions.

Mr. Neuendorf stated soil contamination was not an unusual finding when redeveloping properties in an aging business district such as 50<sup>th</sup> and France. The purpose of the additional testing would be to fully understand the costs and time required to clean up the site. He added the costs of the environmental testing were the responsibility of the HRA and that based on the extent and nature of the contamination; the purchase price or acquisition terms could potentially be renegotiated.

Continuing, Mr. Neuendorf stated Barr Engineering proposed to conduct further testing to determine the extent of contamination. Once the full extent was known, a remediation plan could be developed in cooperation with the property owner and MPCA. He reported that to date, Barr has provided services valued at \$15,200. This additional scope would likely raise the full contract amount to \$30,600. The additional \$15,400 was requested to be authorized to allow for the development of a remediation plan. This final work, if needed, would be proposed to be authorized by the HRA Executive Director and would bring the total value of the contract to \$45,600.

The Commission asked questions relating to the testing and potential outcomes to which staff replied. Following a brief discussion, **Commission Brindle made a motion to adopt Resolution No. 2013-06 authorizing the Professional Services Agreement with Barr Engineering, authorizing the Chair and Executive Director to execute necessary documents, and authorizing the Executive Director to amend said agreement to a maximum amount of \$45,600 should that be deemed necessary.** Commissioner Sprague seconded the motion.

Ayes: Bennett, Brindle, Sprague, Swenson, Hovland

Motion carried.

***ENGINEERING SERVICES FOR HAZELTON ROAD IMPROVEMENTS***

Engineering Director Houle explained the Hazelton Road improvement project was initiated with the redevelopment of the adjacent Byerly's site. He noted staff worked with the adjoining property owners to develop a solution for the access points to their properties. Mr. Houle recommended that WSB & Associates, Inc. be hired as project engineers to prepare the feasibility study and preliminary design for the Hazelton Road improvements. Following a brief discussion, **Motion of Commissioner Swenson, seconded by Commissioner Sprague to authorize the Executive Director to engage WSB, Inc. for engineering services for the feasibility study and preliminary design for Hazelton Road improvements.**

Ayes: Bennett, Brindle, Sprague, Swenson, Hovland

Motion carried.

Chair Hovland declared the meeting adjourned at 11:04 p.m.

Respectfully submitted,

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Scott Neal, Executive Director