

**MINUTES  
OF THE EDINA HOUSING AND REDEVELOPMENT AUTHORITY  
HELD AT CITY HALL  
JUNE 18, 2013  
8:22 P.M.**

***CALL TO ORDER***

Chair Hovland called the HRA meeting to order at 8:22 P.M.

***ROLLCALL***

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

***APPROVAL OF MEETING AGENDA***

**Motion made by Commissioner Swenson, seconded by Commissioner Sprague approving the Meeting Agenda.**

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

***MINUTES OF THE REGULAR MEETING OF JUNE 4, 2013 APPROVED***

**Motion made by Commissioner Bennett and seconded by Commissioner Swenson approving the Minutes of the Special Meeting of the Edina Housing and Redevelopment Authority for June 4, 2013.**

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

***ENGINEERING SERVICES – HAZELTON ROAD***

Engineer Houle explained a proposal had been received from WSB & Associates, Inc. for engineering services for the final design and construction administration for the Hazelton Road improvements. The proposed combined fee for these services would be \$115,114; these costs will be funded through the Centennial Lakes Tax Increment Financing district.

Following a brief discussion, **Motion of Commissioner Swenson seconded by Commissioner Brindle authorizing the City Manager to enter into an agreement with WSB & Associates Inc. for engineering services for the final design and construction administration for the Hazelton Road improvements.**

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

***RESOLUTION NO. 2013- 10, AUTHORIZING SECOND AMENDMENT TO THE REAL ESTATE PURCHASE AGREEMENT FOR PROPERTY AT 3930 WEST 49-1/2 STREET***

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. This original agreement was modified on April 5, 2013 to provide adequate time to fully evaluate the environmental conditions of the property.

Continuing, Mr. Neuendorf stated, the HRA has engaged Barr Engineering to conduct additional soil and ground water testing at the site to identify the degree of contamination. Barr's findings indicated soil contamination in quantities not unusual for former dry cleaning sites. Barr also determined that contamination has not entered the ground water system. The HRA's and seller's environmental consultants have worked cooperatively to enroll the site with the MPCA and to plan for remediation of the soil contamination. On June 12, 2013, the MPCA provided a "No Association" letter declaring that

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the City, HRA and successive owners are not liable for contamination that occurred prior to taking title to the property.

Based on the relatively small degree of contamination and the agreement of the owners to pay for the remediation costs, it was recommended that the Edina HRA proceed with the closing prior to June 30th. The Second Amendment would establish an escrow fund to pay for remediation of hazardous materials, including professional services and fees paid to MPCA. Any remaining funds would be returned to the Seller when the HRA receives a "No Further Action" letter for the site. The Second Amendment also would compel the HRA to proceed expeditiously so that the site can be returned to a productive use.

After discussing suggestions for some language clarifications to both Resolution 2013-10 and the Second Amendment, **Commissioner Sprague made a motion, seconded by Commissioner Brindle to adopt Resolution No. 2013-10 authorizing the Second Amendment to Real Estate Purchase Agreement for the property at 3930 West 49 ½ Street.**

Ayes: Bennett, Brindle, Sprague, Swenson, Hovland

Motion carried.

Chair Hovland declared the meeting adjourned at 8:35 p.m.

Respectfully submitted,

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Scott Neal, Executive Director