

**MINUTES  
OF THE EDINA HOUSING AND REDEVELOPMENT AUTHORITY  
HELD AT CITY HALL  
AUGUST 6, 2013  
12:30 A.M.**

***CALL TO ORDER***

Chair Hovland called the HRA meeting to order at 12:30 A.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 JULY 17, 2013 APPROVED***

**Motion made by Commissioner Sprague, seconded by Commissioner Bennett approving the Minutes of the Special Meeting of the Edina Housing and Redevelopment Authority for July 17, 2013.**

Ayes: Bennett, Brindle, Sprague, Swenson, Hovland

Motion carried.

***CHANGE ORDER – PUBLIC WORKS BUILDING DEMOLITION AND DISPOSAL***

Engineer Houle explained the proposed change order was for the additional removal and disposal of petroleum contaminated soils from the old public works site. These soils were found near the south end of the building where an overflow fluid containment structure was located. The contaminated soils have been removed and transferred to a landfill. The extent of the contaminated soils at this location was determined during inspection by Braun Intertec staff. Braun Intertec was hired by the City to complete the environmental monitoring for the project.

Mr. Houle advised that State regulations required additional soil borings to ensure the limits were indeed found. Results of those tests are forthcoming. The change order would increase the original bid over 10%, which requires HRA approval. He said the total construction would increase to \$127,700.00. The project was funded from TIF funds associated with the Grandview TIF District.

**Motion made by Commissioner Swenson seconded by Commissioner Brindle approving the change order increasing the contract for the demolition and disposal of the former public works building.**

Ayes: Bennett, Brindle, Sprague, Swenson, Hovland

Motion carried.

***CHANGE ORDER – ENVIRONMENTAL STUDIES FOR 3930 WEST 49-1/2 STREET***

Economic Development Manager Neuendorf noted the HRA previously engaged Barr Engineering (Resolution 2013-06) to conduct an environmental assessment of the 3930 West 49 ½ Street site and limited soil and groundwater testing prior to acquisition. This work identified a limited degree of contamination from a previous dry cleaning operation as well as undocumented fill materials in the parking area. He said the proposed change order reflected the additional testing and documentation required to remediate the site and to secure a No Further Action letter from the MPCA.

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Mr. Neuendorf explained that after the MPCA approved the Response Action Plan, a contractor would be hired to remediate the site. The costs of the additional testing, studies and future excavation would be borne by the former property owner.

**Motion made by Commissioner Bennett seconded by Commissioner Brindle approving the change order increasing the contract with Barr Engineering to complete the environmental testing of 3930 West 49 ½ Street**

Ayes: Bennett, Brindle, Sprague, Swenson, Hovland

***RESOLUTION NO. 2013-12 AUTHORIZING USE OF TIF FUNDS – LB 71 FRANCE ADDTION (BYERLYS) DEVELOPMENT CONTRACT***

Economic Development Manager Neuendorf noted June 4, 2013, the City Council approved the redevelopment plans for the Byerly's site at 7171 France Avenue to allow for a new grocery store and three housing/retail buildings. The privately funded redevelopment will occur concurrently with three major public works projects:

- France Avenue sidewalk improvements, project number BA-404
- Hazelton Road improvements, project number BA-417 authorized 6-4-13
- Promenade Phase IV improvements, as conceived in the July 2007 Promenade Plan and designed per the 5-7-13 HRA authorization.

Mr. Neuendorf explained that to allow for efficient and coordinated construction, the developer would complete some improvements to the public infrastructure and be reimbursed by the City for that work. Conversely, the City would complete a few items that would traditionally be the developer's responsibility and be reimbursed by the developer. City staff has worked in partnership with the developer's staff and general contractor to determine a fair distribution of costs. The developer has agreed to share cost responsibility for several items that benefit their project as well as the general public.

He said TIF funds originating from the Centennial Lakes Tax Increment Financing District, located within the Southeast Edina redevelopment Project Area have been the anticipated funding source for these projects. Mr. Neuendorf stated the requested authorization would be limited to financing the finite portions of work performed as part of the Byerly's site redevelopment. He added separate authority would be sought when each of the other projects were put out to bid for construction in 2014.

**Motion made by Commissioner Sprague, seconded by Commissioner Bennett adopting Resolution No. 2013-12 authorizing use of TIF funds – LB 71 France Addition improvements as delineated by the development contract.**

Ayes: Bennett, Brindle, Sprague, Swenson, Hovland

Motion carried.

Chair Hovland declared the meeting adjourned at 12:35 a.m.

Respectfully submitted,

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Scott Neal, Executive Director