

**MINUTES
OF THE EDINA HOUSING AND REDEVELOPMENT AUTHORITY
HELD AT CITY HALL
NOVEMBER 4, 2013
8:48 p.m.**

CALL TO ORDER

Chair Hovland called the HRA meeting to order at 8:48 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 Bennett approving the Meeting Agenda.

Ayes: Bennett, Brindle, Sprague, Swenson, Hovland

Motion carried.

MINUTES OF THE REGULAR MEETING OF SEPTEMBER 17, 2013 APPROVED

Motion made by Commissioner Bennett, seconded by Commissioner Swenson approving the Minutes of the Meeting of the Edina Housing and Redevelopment Authority for September 17, 2013.

Ayes: Bennett, Brindle, Sprague, Swenson, Hovland

Motion carried.

DEMOLITION & DISPOSAL FORMER EDINA REALTY BUILDING, CONTRACT NO. ENG 13-20

Interim City Engineer Millner explained the contract would cover the cost for demolition, disposal and restoration of the former Edina Realty building at 3930 West 49 ½ Street. He stated the HRA acquired the property in June anticipating the expansion of public parking options at 50th Street and France Avenue. Mr. Millner stated four bids had been received with the lowest responsible bidder being Veit & Company for an amount of \$110,300.00. **Commissioner Swenson made a motion seconded by Commissioner Bennett awarding Contract ENG 13-20 to Veit & Company, Inc. in the amount of \$110,300.00.**

Ayes: Commissioners Bennett, Brindle, Sprague, Swenson, Hovland

Motion carried.

ENVIRONMENTAL SERVICES FOR 5146 EDEN AVENUE CHANGE OF SCOPE AUTHORIZED

Economic Development Manager Neuendorf noted the HRA engaged Barr Engineering (Resolution 2013-06) to conduct an environmental assessment and soil and groundwater testing of the former Edina Realty site prior to the Edina HRA's acquisition in June 2013. This work identified a limited degree of contamination from a previous dry cleaning operation as well as undocumented fill materials in the parking lot. Barr Engineering then prepared a Response Action Plan to remediate the site and prepare it for redevelopment.

Mr. Neuendorf explained the MN Pollution Control Agency (MPCA) approved the Response Action Plan in October which would allow the Edina HRA to move forward with demolition and redevelopment. He stated the proposed Change Order would allow Barr Engineering to oversee the demolition and soil remediation so that proper reports can be filed with the MPCA. The cost of this work was proposed at \$24,500, bringing the total cost of Barr Engineering's work to \$86,700. Most of these costs will be borne by the former property owner and funded by monies held in escrow when the Edina HRA closed on the property.

Motion made by Commissioner Swenson, seconded by Commissioner Sprague approving the Change Order with Braun Intertec for Environmental Services at 3930 West 49 ½ Street in the amount of \$24,500.00

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

AMENDMENT TO REDEVELOPMENT AGREEMENT WITH SIMON PROPERTIES SOUTHDAL CENTER

Mr. Neuendorf said the City of Edina and Edina HRA entered into the Southdale Redevelopment Agreement with Southdale Limited Partnership (aka Simon Properties, the mall owner) April 12, 2012. The owner subsequently completed the required improvements and, in fact, exceeded the minimum obligations of the agreement. Since the execution of the Redevelopment Agreement, the mall owner has split the ownership of the property among two closed related business entities. This ownership transfer was done to accommodate the development of the One Southdale Place apartments located at the southeast corner of the property.

He added the mall owner has requested that One Southdale Place apartments be removed from the scope of the Southdale Redevelopment Agreement and related Assessment Agreement since the shopping mall and apartments are owned and financed separately.

Mr. Neuendorf stated staff and legal counsel concur that this amendment would maintain the spirit of the original agreement and result in no negative impact to the City of Edina or Edina HRA. All obligations, including minimum assessment levels, would become the exclusive burden of the remaining Southdale Center property. For this reason, staff recommended that the Edina HRA approve and authorize the attached amendments.

Motion by Commissioner Sprague, seconded by Commissioner Swenson authorizing the amendments to the Redevelopment Agreement and the related Assessment Agreement with Simon Properties at Southdale Center

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

Chair Hovland declared the meeting adjourned at 8:54 p.m.

Respectfully submitted,

Scott Neal, Executive Director