

**MINUTES
OF THE WORK SESSION OF THE
EDINA CITY COUNCIL
HELD AT CITY HALL
JANUARY 8, 2013
5:07 P.M.**

Mayor Hovland called the meeting to order at 5:07 p.m. in the Council Chambers of City Hall. Answering rollcall were Members Bennett, Brindle, Swenson and Mayor Hovland. Member Sprague entered the meeting at 5:11 p.m.

Edina City Staff attending the meeting: Wayne Houle, City Engineer; Ari Klugman, City Manager Intern; Karen Kurt, Assistant City Manager; Debra Mangen, City Clerk; Scott Neal, City Manager; Bill Neuendorf, Economic Development Manager; Cary Teague, Community Development Director and John Wallin, Finance Director.

Mayor Hovland explained the purpose of the meeting was to review planning for the Housing and Redevelopment Authority.

Economic Development Manager Neuendorf stated topics to be covered during the work session included: 1) Investing Tax Increment Financing (TIF) assets-where, when and how to prioritize investments; 2) Public parking at 50th & France – costs borne by the City and costs borne by property owners and tenants; 3) Tools to stimulate actions – Grandview District, Pentagon Park area, other areas; 4) Funding public infrastructure – Hazelton Road conversion

The Council discussed with staff how projects to be funded with existing TIF proceeds could be selected. It was noted that many projects would be competing for funding including: the Greater Southdale Area Transportation Study, France Avenue sidewalks, France and Hwy 62 intersection, Hwy 62 pedestrian bridge, old Public Works building demolition, Hazelton Road roadway conversion, and 50th & France Parking Improvements. Members indicated preference for the use of funds for public infrastructure improvements that should stimulate private investment or support and attract successful industry clusters. The challenges and benefits of the possible areas for investment such as the Grandview District or Pentagon Park were discussed.

Also discussed were the ways that TIF assets could be used to aid funding public infrastructure possibly using a form of pay-go TIF assistance for extra-ordinary redevelopment costs. This would transfer risk to the developer. Members expressed the desire for public infrastructure to be a high priority for requested TIF investment. It was also noted that it would be desirable to have public control of any project that was commensurate with the public benefit.

Mayor Hovland declared the meeting adjourned at 6:45 p.m.

Respectfully submitted,

Minutes approved by Edina City Council, January 22, 2013.

Debra A. Mangen, City Clerk

James B. Hovland, Mayor