

**MINUTES
OF THE WORK SESSION OF THE
EDINA CITY COUNCIL
HELD AT CITY HALL
MARCH 18, 2014
5 P.M.**

Mayor Hovland called the meeting to order at 5:01 p.m. in the Community Room of City Hall.

ROLLCALL

Answering rollcall were Members Bennett, Brindle and Swenson and Mayor Hovland. Member Sprague arrived at 5:22 p.m.

Staff attending the meeting included: Jennifer Bennerotte, Communications & Technology Services Director; Chad Millner, Engineering Director; Scott Neal, City Manager; Bill Neuendorf, Economic Development Manager; and Cary Teague, Community Development Director. Consultants in attendance included Jay Lindgren of Dorsey & Whitney and Nick Anhut of Ehlers & Associates.

Mayor Hovland said the meeting would focus on three topics. The first part of the meeting would be spent reviewing and discussing the proposed Pentagon Park redevelopment and possible tax-increment financing assistance. Bike Edina would be the focus of the second part of the meeting. The latter part of the meeting would be spent in a joint session with the Transportation Commission.

PENTAGON PARK TAX INCREMENT FINANCING ASSISTANCE

Manager Neuendorf reviewed Pentagon Revival's plans for redevelopment of the 43-acre Pentagon Park site. The redevelopment was envisioned to be complete in five phases with up to two years between phases.

Because of the high costs of constructing new public streets and infrastructure, stabilizing the soil, extraordinary costs of demolition, hazardous material cleanup and structured parking, Pentagon Revival has requested Tax-Increment Financing (TIF) assistance. Proposed terms of assistance include:

- Developer to fund public roadway improvements with reimbursement from future taxes generated from the site.
- Each phase of development to have a separate TIF note.
- TIF note issued after costs are proven up and certificate of occupancy is in place.
- Developer to be reimbursed for interest at 6 percent.
- Terms of all payments no more than 26 years. (Later phases payable over 10 or 15 years.)

Council Members indicated their general support, agreeing that TIF assistance should be part of the negotiations in a development agreement should preliminary approvals for the project be granted during The Council's regular meeting at 7 p.m.

BIKE EDINA

Members of Bike Edina present included Sally Dunn, Jennifer Janovy, Larry Olson, Lori Richman and Brad Schaeppi. City of Edina Transportation Planner Mark Nolan also joined the meeting.

After introductions, Janovy provided an overview of Bike Edina's work to file an application to be recognized as a "Bicycle Friendly Community." Minneapolis and a handful of other Minnesota cities have been designated "Bicycle Friendly" communities. Minneapolis has a "gold" designation. All other Minnesota cities have bronze designations. Bike Edina was hopeful Edina will receive some sort of designation this spring.

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Janovy provided history and background on Bike Edina and suggested a change in organizational status may be in order. After a brief discussion, Council Members indicated their support for Bike Edina becoming a working group of the Transportation Commission, allowing Bike Edina to get City support and funds for certain projects. If Bike Edina does not want to become a working group of the Transportation Commission, members were directed to come back to the City Council with an alternative proposal.

EDINA TRANSPORTATION COMMISSION

The Council then met in joint session with the Transportation Commission. Commissioners in attendance included Emily Boettge, Surya Iyer, Jennifer Janovy, Tom LaForce, Paul Nelson, Larry Olson, Dawn Spanhake and Courtney Whited.

Council Members reviewed the Commission’s 2014 work plan and received overviews of use of the PACS Fund, process for implementing sidewalks and bicycle facilities and communications efforts.

There being no further business, Mayor Hovland adjourned the meeting at 6:53 p.m.

Respectfully submitted,

Jennifer Bennerotte, Communications &
Technology Services Director

Minutes approved by Edina City Council, April 1, 2014

James B. Hovland, Mayor