



**To:** Members of the Edina Housing & Redevelopment Authority **Agenda Item #:** VI.

**From:** Bill Neuendorf  
Economic Development Manager

**Action**  
**Discussion**  
**Information**

**Date:** May 17, 2013

**Subject:** Resolution No. 2013- 07, Requesting The City Council Of The City Of Edina Call For A Public Hearing On The Proposed Modification To The Southeast Edina Redevelopment Plan, And The Proposed Establishment Of The Grandview 2 Tax Increment Financing District, A Redevelopment

District.  
**Action Requested:**

Adopt Resolution.

### **Information / Background:**

One of the keys to attracting redevelopment to the Grandview District is financing public improvements. Due to the age and condition of many of the buildings, the area has strong potential to be a successful Tax Increment Financing District. The incremental taxes created by new development are essential to pay for the numerous public improvements envisioned in the 2012 Grandview Development Framework.

This resolution takes the first step towards the potential creation of a new TIF District by requesting that the City Council schedule a public hearing to discuss the scope, nature and impact of such a district.

Ehlers and Associates, the City's and HRA's public finance advisors will provide assistance in developing the potential TIF plan. The costs associated with developing the TIF Plan will be paid for by the HRA with remaining funds available from the original Grandview TIF District. The fee is anticipated to be less than \$15,000 depending on the number of parcels included in the District.

### **Attachments:**

Resolution No. 2013-07

**EDINA HOUSING AND REDEVELOPMENT AUTHORITY  
CITY OF EDINA  
COUNTY OF HENNEPIN  
STATE OF MINNESOTA**

**RESOLUTION NO. 2013-07**

**RESOLUTION REQUESTING THE CITY COUNCIL OF THE CITY OF EDINA CALL FOR A PUBLIC HEARING ON THE PROPOSED MODIFICATION TO THE SOUTHEAST EDINA REDEVELOPMENT PLAN, AND THE PROPOSED ESTABLISHMENT OF THE GRANDVIEW 2 TAX INCREMENT FINANCING DISTRICT, A REDEVELOPMENT DISTRICT.**

BE IT RESOLVED, by the Board of Commissioners (the "Board") of the Edina Housing and Redevelopment Authority (the "HRA") as follows:

WHEREAS, the HRA and City Council ("Council") of the City of Edina, Minnesota ("City") previously established a redevelopment plan and a redevelopment project designated as the Southeast Edina Redevelopment Plan (the "Redevelopment Plan") pursuant to Minnesota Statutes, Sections 469.001 through 469.047, inclusive, as amended, in an effort to encourage the development and redevelopment of certain designated areas within the City; and

WHEREAS, the HRA is proposing the establishment of the Grandview 2 Tax Increment Financing District, all pursuant to and in accordance with Minnesota Statutes, Sections 469.174 through 469.1799 and Sections 469.001 to 469.047, inclusive, as amended; and

NOW, THEREFORE BE IT RESOLVED by the Board as follows:

1. The HRA hereby requests that the Council call for a public hearing on July 16, 2013, to consider the proposed Modification to the Redevelopment Plan (the "Redevelopment Plan Modification"), the proposed establishment of the Grandview 2 Tax Increment Financing District, a redevelopment district, and adoption of a Tax Increment Financing Plan ("TIF Plan") therefore, (the Redevelopment Plan Modification and the TIF Plan are referred to collectively herein as the "Plans"), and cause notice of said public hearing to be given as required by law.
2. The HRA directs the Executive Director to transmit copies of the Plans to the Planning Commission of the City and requests the Planning Commission's written opinion indicating whether the proposed Redevelopment Plan Modifications and TIF Plan are in accordance with the Comprehensive Plan of the City, prior to the date of the public hearing.

3. The Executive Director of the HRA is hereby directed to submit a copy of the Plans to the Council for its approval.
4. The HRA affirms the transmission of the Plans to the county and the school district in which the Grandview Tax Increment Financing District is located no later than June 14, 2013.
5. Staff and consultants are authorized and directed to take all steps necessary to prepare the Plans and related documents and to undertake other actions necessary to bring the Plans before the Council.

Approved by the Board on May 21, 2013.

Attest: \_\_\_\_\_

Ann Swenson, Secretary

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James B. Hovland, Chair

STATE OF MINNESOTA)  
 COUNTY OF HENNEPIN) SS  
 CITY OF EDINA )

CERTIFICATE OF EXECUTIVE DIRECTOR

I, the undersigned duly appointed and acting Executive Director for the Edina Housing and Redevelopment Authority do hereby certify that the attached and foregoing Resolution is a true and correct copy of the Resolution duly adopted by the Edina Housing and Redevelopment Authority at its Regular Meeting of May 21, 2013, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_

Scott Neal, Executive Director