

For Discussion only



Housing and
Redevelopment Authority
Established 1974

Edina HRA Discussion Item		03-2016	
City / HRA Objective	Work in partnership with Hennepin County to redevelop Hennepin County/Southdale Regional Library site at 70 th and York		
Vision Edina Page	Pgs 7, 9, 10	Work Plan Item	Focused Redevelopment #6
Description of Project	<p>Hennepin County is actively relocating the services provided at 70th and York to better serve their users. The customer service facility will move in May 2016. The Courts facility will likely move in 2018. The County is committed to keeping a regional library in the Southdale area. They have asked Edina to provide assistance in preparing and issuing a Request For Proposals (RFP) to seek mixed-use redevelopment on the site. Upon completion, the users will have a modern library facility and much of the property will be returned to the tax rolls.</p> <p>HRA to serve as Redevelopment Planning Manager on behalf of Hennepin County (property owner). City staff to work with consultants and advisors to create a community engagement program to understand the preferences and concerns of stakeholders in Edina, Richfield and surrounding service area of regional library. Local input would influence the content of a Request for Proposals (RFP) issued to the real estate community on behalf of Hennepin County. City staff would then evaluate the proposals and present to the property owner for selection. Edina HRA role limited to redevelopment manager whereas City of Edina role is regulatory.</p>		
Location	8+ acre parcel located at 70 th Street and York Avenue, southeast corner		
Estimated Costs	\$30,000 to \$40,000		
Funding Source(s)	Out of pocket expenses, borrowed from Centennial Lakes TIF Fund with reimbursement upon project completion. The HRA would charge Hennepin County a lump sum amount for staff resources devoted to this effort.		
Timeframe	HRA role begins Summer 2016 with likely completion in December 2017. Actual design and construction will then begin.		
Misc. Staff Comments	Attachments summarize the steps and timeline currently anticipated.		
Date Discussed	April 19, 2016 Work Session		
Direction Provided to Staff	Continue to work with Hennepin County.		
Next Step(s)	Staff will prepare partnership/service contract for full consideration.		

Prepared: 4-12-2016
Updated: 4-20-2016