

# Council Connection



## Upcoming meetings:

- Human Rights & Relations Commission, 7 p.m. Sept. 24
- Arts & Culture Commission, 4 p.m. Sept. 26
- City Council, 7 p.m. Oct. 1
- Heritage Preservation Board, 7 p.m. Oct. 8
- Park Board, 7 p.m. Oct. 8
- Planning Commission, 7 p.m. Oct. 9

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## We'd like to hear from you ...

If you have any comments, call Communications & Technology Services Director Jennifer Bennerotte at 952-833-9520. The text of this publication will be available online at [www.EdinaMN.gov](http://www.EdinaMN.gov).



## A summary of the Sept. 17 Edina City Council meetings

### Council tables action on Southdale Medical Office expansion

The Council reviewed the site plan and held a public hearing on a proposed expansion of the Southdale Medical Office building.

Silver Oak Development on behalf of IRET Properties is proposing to build a four-story, 60,000-square-foot medical office expansion and parking ramp expansion to the existing 273,000-square-foot Southdale Medical Office building located at 6525-6545 France Avenue. The new addition would be located on the south side of the existing building and west of the existing parking ramp.

The expansion would require variances. Two Parking Ramp Setback Variances would be required, as would a Parking Stall Variance from 1,715 spaces to 1,577 spaces.

The Council continued action until Oct. 1.

### Council sells bonds

The City sold \$9.39 million in bonds to pay for the new Braemar Golf Dome and ongoing street reconstruction projects and to refinance a bond issue for the Public Works and Park Maintenance Facility.

Recently reaffirmed triple-A bond ratings helped ensure that the City's debt came with the lowest possible interest rate. Wells Fargo Bank purchased the majority of the bonds.

The City of Edina is one of just a few communities in the state with "triple A" bond ratings from two top agencies. Independent bond-rating agencies Standard & Poor's and Moody's Investors Service recently affirmed their

high bond ratings for Edina. In 2000, Moody's Investors Service gave the City of Edina its highest rating, Aaa. In 2002, Standard & Poor's upgraded Edina's general obligation bond rating to AAA, its highest rating.

The agencies reaffirmed their ratings prior to the bond sale – which is no small feat. Other cities' bond ratings have recently been downgraded, including the City of Minneapolis'.

### Council reviews sketch plan

The Council reviewed a sketch plan to a proposed redevelopment of the Borofka's Furniture Store site (formerly Wickes Furniture) and five single-family homes on Xerxes Avenue.

A developer is requesting consideration of a proposal to tear down the existing commercial building at 6725 York Ave. and the five single-family homes. The developer would then build a six-story, 273-unit upscale apartment building with 22,289 square feet of retail space on the first level. A parking lot is proposed in front of the retail store on York Avenue, with underground parking for residents. Surface spaces would be available along the north and south lot lines for resident guests. The loading area for the supermarket or deli on the first floor would be at the rear of the retail building and south side of the apartment building.

The redevelopment would require four amendments to the City's Comprehensive Plan and rezoning to Planned Unit Development.

Council Members gave the developer non-binding feedback on the proposal. The developer must now decide how to incorporate that feedback into any fu-

ture formal development proposal.

### Council moves forward with eminent domain

The City is moving forward with plans to obtain property at 50th & France to expand public parking.

The 50th & France business district is hampered by a shortage of parking during peak shopping and dining hours. For several years, the City has studied how to provide additional parking for the shared use of the local community, including employees, customers and neighborhoods. A 2011 report from Walker Parking Consultants indicates that hundreds of additional parking spaces are needed at 50th & France.

The Hooten Cleaners & Launderers property at 3944 W. 49 1/2 St. is located immediately adjacent to the existing North Parking Ramp, which could be expanded to the west to provide approximately 50 to 75 new spaces.

The owners of the dry-cleaners recently retired and closed the business with the intent of repurposing the building. Despite many conversations since late 2012, the parties have not been able to agree on a purchase price.

An updated appraisal was recently completed and will be used in another attempt to negotiate a fair purchase price for the site. If that attempt is unsuccessful, the City intends to move forward with eminent domain.

The City expects the negotiation and acquisition process to take several months.