



EDINA MINNESOTA

City Council Work Session Meeting Agenda

February 5, 2026, 8:00 AM

Edina City Hall, Mayor's Conference Room, 4801 W. 50th St.



Accessibility Support:

The City of Edina wants all residents to be comfortable being part of the public process. If you need assistance in the way of hearing amplification, an interpreter, large-print documents or something else, please call 952-927-8861 at least 72 hours in advance of the meeting.

1. Call to Order

2. Roll Call

3. Meeting Topics

- 3.1. Motion to move to closed session as permitted by M.S. 13D.05, Subd. 3 to discuss sale of real estate
- 3.2. Closed Session: Discussion on Sale of Real Estate at 5146 Eden Avenue
- 3.3. Motion to Move Back into Open Session

4. Adjournment



Item Number: 3.1

Department: Administration

Item Activity: Discussion

Prepared By: Sharon Allison, City Clerk

Item Title: Motion to move to closed session as permitted by M.S. 13D.05, Subd. 3 to discuss sale of real estate

Action Requested:

Adopt motion as stated.

Information/Background:

This motion must be adopted to legally close the meeting.

Supporting Documentation:

None



Item Number: 3.2

Department: Community Development

Item Activity: Discussion

Prepared By: Bill Neuendorf, Economic Dev Mgr

Item Title: Closed Session: Discussion on Sale of Real Estate at 5146 Eden Avenue

Action Requested:

No action require; for discussion purposes only.

Information/Background:

This item pertains to the potential sale of real estate located at 5146 Eden Avenue. City staff continues to negotiate terms of a sale to the team consisting of Hempel Real Estate, Monarch Development Partners and Jester Concepts. Staff will provide an update on the negotiations.

Resources/Financial Impacts:

This property has been tax-exempt and owned by the City or HRA since 1962. Sale of this property will result in one-time revenue when the transaction closes. Conversion of the land from a vacant tax-exempt property to an occupied taxable property will increase Edina's tax base for decades.

Relationship to City Policies/Plans/Budget Pillars:

Selling this land for a private use will increase the tax base, thus strengthening the foundation of the community. The creation of new privately owned development will contribute to a livable city. Edina's Comprehensive Plan and Grandview Development Framework are two of the guiding policy documents applicable to this site.



Strong Foundation



Livable City

Values Impact:



Stewardship

Selling this land for private development will increase the property tax base, restore the vacant land to a productive use and bring vibrancy to this area.

Supporting Documentation:

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1. NON-PUBLIC: 5146 Eden Ave - Negotiation Update
2. NON-PUBLIC: 5146 Eden Ave - Summary of Original Proposals
3. Request for Proposals for 5146 Eden Ave (Board Portal)



Item Number: 3.3

Department: Administration

Item Activity:

Prepared By: Sharon Allison, City Clerk

Item Title: Motion to Move Back into Open Session

Action Requested:

Adopt the motion as stated.

Information/Background:

This motion is necessary to exit the closed session.

Supporting Documentation:

None