



# EDINA MINNESOTA

## Housing & Redevelopment Authority Meeting Agenda

April 16, 2026, 7:30 AM

Edina City Hall, Council Chambers, 4801 W. 50th St.



### **Participate in the meeting:**

Watch the meeting on cable TV or [YouTube.com/EdinaTV](https://www.youtube.com/EdinaTV).

Provide feedback during Community Comment by calling 312-535-8110. Enter access code 2866 312 1973. Password is 5454. Press \*3 on your telephone keypad when you would like to get in the queue to speak. A staff member will unmute you when it is your turn to speak.

### **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. Pledge of Allegiance**

#### **4. Approval of Meeting Agenda**

#### **5. Community Comment**

During "Community Comment," the Chair will invite residents to share issues or concerns that are not scheduled for a future public hearing. Items that are on tonight's agenda may not be addressed during Community Comment. Individuals must limit their comments to three minutes. The Chair may limit the number of speakers on the same issue in the interest of time and topic. Individuals should not expect the Chair or Commissioners to respond to their comments tonight. The Chair will respond to questions raised during Community Comments at the next meeting.

#### **6. Adoption of Consent Agenda**

All agenda items listed on the Consent Agenda will be approved by one motion. There will be no separate discussion of items unless requested to be removed by a Commissioner. If removed the item will be considered immediately following the adoption of the Consent Agenda. (Favorable roll call vote of majority of Commissioners present to approve, unless otherwise noted in consent item.)

6.1. Minutes from March 5, 2026

#### **7. Reports/Recommendations**

7.1. Professional Services Agreement for Revenue Analysis and Development Scenario Projections

7.2. Proposed Promenade Extension / France Avenue Pedestrian Crossing - Project Update

**8. Executive Director Comments**

8.1. SPARC Program - Status Update

**9. HRA Member Comments**

**10. Adjournment**



**Item Number:** 6.1

**Department:** Community Development

**Item Activity:** Action

**Prepared By:** Miriam Laredo-Fuentes, Administrative Support Specialist

**Item Title:** Minutes from March 5, 2026

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**Action Requested:**

Approve Minutes from March 5, 2026

**Information/Background:**

Not Applicable

**Supporting Documentation:**

1. HRA Minutes: March 5, 2026



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**Item Number:** 7.1

**Department:** Community Development

**Item Activity:** Action

**Prepared By:** Stephanie Hawkinson, Affordable Housing Development Manager, Addison Lewis, Community Development Coordinator

**Item Title:** Professional Services Agreement for Revenue Analysis and Development Scenario Projections

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**Action Requested:**

Approve Professional Services Agreement for Revenue Analysis and Development Scenario Projections with Urban3

**Information/Background:**

When 4401 76th Street West was selected for the new Fire Station 2 in 2022, it was acknowledged that the site was large enough to accommodate the fire station and provided an opportunity to develop the excess land on the southern portion, referred to as the outlot. The City purchased the property for \$15.3 million with the understanding that the site would be subdivided to allow the new fire station to be constructed in phase one and the outlot would be developed as phase two.

On October 16, 2025, staff proposed drafting a Request for Proposals for a residential development based on the guided land use in the Comprehensive Plan, HRA work sessions on affordable housing, and the budget pillars and values. At that time, the HRA requested that staff return with an analysis of what uses would result in the greatest short term and long term land value.

As the City is about to begin an update to the Comprehensive Plan, staff believe it would also be beneficial to assess the fiscal impact of land use generally in the City to help inform future land use planning decisions. Urban3 is a consulting firm that specializes in this kind of analysis and would be well suited to assist the City in the decision-making process for the Fire Station 2 outlot, as well as provide a fiscal analysis of the City's land use generally. Urban3 are experts in land value economics, property tax analysis, and community design. Staff have worked with Urban3 to develop a proposal that would provide the City with an analysis of five development scenarios for the Fire Station 2 outlot, including sale price for the land and ongoing property tax revenue. Urban3 would also conduct an analysis of city-wide land use, which will provide insight on the relative economic potency of different land uses and development patterns, which will be helpful in future land use planning discussions, such as the Comprehensive Plan.

**Resources/Financial Impacts:**

The proposed contract is for \$43,801, which would utilize HRA funds.

**Relationship to City Policies/Plans/Budget Pillars:**

The proposed contract with Urban3 is intended to help the City make the best long-term decision for the Fire Station 2 site and help to inform land use decisions city-wide.



Livable City

**Values Impact:**



Stewardship

This work will provide the City with insight into how land use decisions impact the City's tax base.

**Supporting Documentation:**

Documents marked with "Board Portal" do not meet [ADA Web Content Accessibility Guidelines \(URL\)](#) and are not included in the public packet. To request a board portal document, please [submit a data request \(URL\)](#).

1. Professional Services Agreement with Urban3
2. Urban3 Revenue Analysis & Projections (Board Portal)



**Item Number:** 7.2

**Department:** Community Development

**Item Activity:** Discussion

**Prepared By:** Chad Millner, Director of Public Works and City Engineer, Bill Neuendorf, Economic Dev Mgr

**Item Title:** Proposed Promenade Extension / France Avenue Pedestrian Crossing – Project Update

**Action Requested:**

None; discussion only.

**Information/Background:**

The HRA & City have been exploring ways to expand and improve the Edina Promenade in the Greater Southdale Area for nearly 20 years. This effort began with the conversion of the gravel and sand pits into the vibrant mixed-use Centennial Lakes area that includes, office, retail, and housing centered around a public park and public trail system.

The next potential area of expansion is in the westerly direction to better connect the South Cornelia and Parklawn neighborhoods (west of France Ave.) with the Centennial Lakes and Promenade neighborhoods (east of France Ave.)

Most recently, this concept has been explored since 2023 when privately owned properties in this area became poised for complete redevelopment, including re-design of outdoor public spaces.

A public Open House was held on Monday April 6 to share information about the potential project and collect additional input from the surrounding neighbors and the broad Edina community. At this event, graphics and renderings created in 2025 were shared. This information has been posted on the BetterTogetherEdina website since spring 2025. The presentation is attached to this staff report.

**PURPOSE:** The purpose of today's discussion is to share a summary of public input, identify potential positive and negative aspects of this proposal and identify any further questions from the HRA regarding the HRA's involvement in the financing of this public improvement project.

**OPTIONS TO CONSIDER:** Staff seeks discussion from the HRA Board regarding how to proceed.

- **Option 1a** – Proceed with preliminary design and budget preparation with the intention to construct in phases in the near future
- **Option 1b** – Proceed with preliminary design and budget preparation and delay decision-making whether or not to proceed to the future
- **Option 2** – Do not study this concept further

**HRA OBJECTIVES:** This proposal directly addresses four objectives from SE Edina Redevelopment

Project Plan that was prepared in 1977 to guide and direct the long term redevelopment planning for the Greater Southdale Area:

- Support multi-modal transportation strategies and secure public improvements in the Redevelopment Project Area
- create increased opportunities for pedestrian and bicycle pathways and improved connections between neighborhoods
- Increase capacity of streets, roadways, bridges, and transit facilities to support growth that will occur in the foreseeable future. Provide and secure payment for transportation improvements, including pedestrian crossings
- Create desirable and unique character through quality land use alternatives and high-quality design

**EXISTING CONDITIONS:** The need for improved pedestrian crossing of France Avenue in this general vicinity was identified in the 2007 Edina Promenade Urban Design Plan.

**ALTERNATIVES EXPLORED:** In 2023, staff and consultants explored several different manners to improve pedestrian mobility in this area. These were collected in a “Scrapbook of Ideas” document. Alternates included: traffic calming strategies such as enhanced street crossing, elimination of traffic lanes, and separation of through lanes from local lanes, over-the-road options like bridges with stairs, ADA ramps, and/or elevators, and under the road options like tunnels, concourses and underpasses. During the design review of the private development projects, consideration of both underpasses and bridges were taken into consideration when determining placement of the new buildings and the new public realm spaces.

**RECOMMENDED DESIGN ALTERNATIVE:** Based on the topography that exists on both sides of France Avenue and the approved site plans, an underpass that is integrally woven into both of the site plans was recommended instead of a bridge. In 2023, the HRA approved a contract to prepare a Feasibility Report on the underpass approach. If the underpass was deemed to be infeasible, the consultant was directed to study an over the road bridge instead.

The November 2024 Feasibility Report identified that the underpass strategy could be feasible to design and construct.

**INTEGRATION INTO ADJACENT SITE PLANS:** Orion Investors, is the real estate developer who is actively constructing the two new buildings at 7200 and 7250 France Avenue. This site plan includes a 60 foot wide plaza area that could function as the access point for a structure to cross France Avenue. This developer will need direction from the HRA soon regarding the built conditions of the public easement area.

Enclave, the real estate developer working on 7235 France Avenue had a delay in site acquisition. They acquired the property in February 2026 and are prepared to move forward with the first phases of redevelopment. This site also includes wide public easements to accommodate public plazas. These areas could also function as the access point for the pedestrian structure that crosses France Avenue.

**DESIRABLE OUTCOMES:** If successfully implemented, this concept can deliver on some of the multi-modal goals identified in the HRA Objectives as well as some of the goals in the City’s Comprehensive Plan. It is noted that this is not a simple project, nor an inexpensive project. It is transformational in nature and will serve Edina for generations.

**COMMUNITY INPUT:** Ideas, concerns and suggestions that have been collected from the community have been generally consistent during the conceptual study. The 2025 Quality of Life survey included a general question about pedestrian improvements in this general location. 70 percent of responders strongly or somewhat support this goal.

The comments received during the recent Open House were similar to those collected online and in person in the earlier stages of concept development.

- Most people express support safe pedestrian routes along and across France Avenue
- Most people show concern for City spending and reasonable property taxes
- Younger families tend to support this type of project more than older residents
- Concerns about cost control and financing can be addressed during the design process
- Concerns about personal safety (including security, vandalism and bicycle/pedestrian conflicts) can be addressed during the design process
- Concerns about maintenance costs can be addressed during the processes of applying for grants and during the County permit review process

### **ESTIMATED PROJECT COST**

The November 2024 Feasibility Report (Appendix A-10) included an initial budget as follows.

\$0 M land acquisition

\$4.225 M - bridging structures and retaining walls

\$1.5 M - architectural elements and finishes

\$ 660k - water and sewer improvements

\$ 500k - private utility relocation

\$1.2 M - street and sidewalk reconstruction

\$3.0 M - landscape and streetscape

\$1.0 M - traffic control and phasing

**\$12.085 M - Estimated sub-total of construction costs**

\$2.417 M - add 20% contingency

\$5.076 M - add 35% for design, engineering, legal, construction administration

**\$19.578 M- Estimated Total Cost**

### **ANTICIPATED PROJECT FUNDING**

Preliminary funding strategy relies on new taxes paid by adjacent commercial properties supplemented by state and regional transportation programs. These are estimates only; intended to illustrate the overall strategy.

\$0 - general property taxes collected from residents

\$500k - site work performed by commercial properties (part of their site work)

\$0 - federal transportation programs

\$3M - state programs

\$3M - County and Met. Council transportation programs

\$12.1 M - estimated incremental (new) property taxes collected from new projects at adjacent commercial properties (7200, 7250 & 7235 France Ave.)

**\$19.6 - Total Financing**

**POSSIBLE STRATEGIES TO MOVE FORWARD:** Neither the HRA or the City is obligated to pursue this concept or to construct this proposed project. This concept has been explored due to the unique opportunity to integrate a new pedestrian route into major new redevelopment projects and to use the new property taxes paid from those properties as the primary source of funding.

Access to the land is embedded in the contractual obligations between the real estate developers, HRA and City. Public easements will be formally secured in phases as each site is completed. These easements are provided at no cost to the City or HRA.

There are a variety of ways to consider moving forward with this concept. Each manner requires additional detail so that a more detailed budget can be prepared and design details can be better understood by both the City and County.

Considering the integration with private development, this project can be split into three components that combine to deliver the Promenade Extension: (a) the westerly plaza and access area located at 7200 & 7250 France Avenue, (b) the easterly plaza and access area located at 7235 France Avenue, and (c) the pedestrian and roadway improvements in the public right of way. The actual construction methods, phasing and sequencing have not been developed at this time. Thinking about the project in these three components would allow productive conversations with the core stakeholders and funders.

#### **FURTHER STUDY NEEDED**

The high level Feasibility Report did not identify any red flags and provided a cost estimate that was intended to be high to avoid financial surprises in the near future.

Additional engineering detail is needed in order to refine the cost estimate, apply for necessary permits, and pursue outside funding to supplement the primary funding from the adjacent commercial properties.

Staff recommends proceeding to the 30% design or Preliminary Engineering phase. An Request for Proposal (RFP) was issued in Fall 2025 and several competitive bids were received. Further action on this engineering contract was intentionally delayed as the HRA waited for the private developer to secure the 7235 France Avenue site which is their notice of their intent to proceed with redevelopment. With the developer securing site control, staff now recommends that the HRA and City consider whether or not to proceed.

#### **SUMMARY AND DIRECTION NEEDED FROM HRA AND CITY COUNCIL**

This concept has been studied at a high level. The 2007 Study identified the need for improvement. In 2023, an underpass was identified as the preferred alternative if deemed feasible. The 2024 Feasibility Report did not identify any red flags that would prevent this project from being constructed.

Staff seeks discussion from the HRA Board and future direction from the City Council regarding how to proceed:

- **Option 1a** – Proceed with preliminary design and budget preparation with the intention to construct in phases in the near future
- **Option 1b** – Proceed with preliminary design and budget preparation and delay decision-making whether or not to proceed to the future
- **Option 2** – Do not study this concept further

**Resources/Financial Impacts:**

Staff is overseeing the exploration of this concept as part of their regular duties. In the future, if this project would be approved for design and construction, staff would hire appropriate professionals to prepare construction plans, build the project and oversee construction. An analysis of cost and funding sources would take place as part of the preliminary engineering work.

If the project is approved for construction, capital funds will be needed to build the project. Likely sources of funds include: Centennial Lakes TIF Fund, 72nd & France #2 TIF Fund, 72nd & France #3 TIF Funds and transportation-related grants secured from external sources.

After completion of the project, staff resources from Engineering, Parks, Police and Fire Departments will be needed to monitor, patrol and clean the area as part of their regular duties. Public Works and Engineering Departments will be needed to monitor and provide regular maintenance and repairs as part of their regular duties.

**Relationship to City Policies/Plans/Budget Pillars:**

This proposed project improves non-motorized connections between neighborhoods that are separated by a wide and busy county road. Improvements like this contribute to a more livable city by creating new options that are not currently available and improve the overall quality of life for residents, employees and visitors.



Livable City

**Values Impact:**



Equity

This project provides new travel options for pedestrian and bicyclists while retaining existing routes for drivers. This project is located at the boundary of Edina's two most populous census tracts. Compared to Edina as a whole, residents in these census tracts tend to be older in age, lower in household income, with higher percentages of disabilities.



Health

This project provides an alternative to driving. It enables pedestrian and bicycle access whether for liesure, fitness or commuting to work or errands.



Stewardship

This type of project transforms mobility in the most densely populated area of Edina and will serve nearby residents and visitors for generations.



Sustainability

This project improves mobility for vehicles and modes that have a dramatically smaller carbon footprint compared to typical motorized vehicles.

### **Supporting Documentation:**

Documents marked with "Board Portal" do not meet [ADA Web Content Accessibility Guidelines \(URL\)](#) and are not included in the public packet. To request a board portal document, please [submit a data request \(URL\)](#).

1. Summary of Comments from April 6, 2026 Open House
2. France Ave Pedestrian Crossing Presentation
3. Staff Presentation HRA France Ave Underpass Update 4-16-2026



**Item Number:** 8.1

**Department:** Community Development

**Item Activity:** Information

**Prepared By:** Bill Neuendorf, Economic Dev Mgr

**Item Title:** SPARC Program – Status Update

**Action Requested:**

None, information only.

**Information/Background:**

This is a quarterly status report on the ongoing use of the SPARC program to support business investment in Edina. The focus of this update is current and future projects.

Projects Under Construction

1. Americana Restaurant (formerly Barrio) – The contractor is actively constructing the new second floor addition. The project is on track to open in Fall 2026.
2. Coders Clubhouse – The contractor is actively building out the tenant space for this new business. Construction is on track to open in late spring 2026.
3. JJs Poke & Noodles – The contractor is actively building out the tenant space for this expanding business. Construction is on pace to open in summer 2026.

Future Projects

City staff is in active conversations with several small businesses that seek to expand in Edina. If any of these businesses are a good fit for the program, staff will present formal proposals in the upcoming months.

City staff is also in communication with Enclave Development to monitor their construction schedule at the 7235 France Avenue site. The use of SPARC was anticipated on this site in order to minimize the size of a future TIF pay-as-you-go Note. Staff will present additional information in the future after more detail is available about the schedule.

**Resources/Financial Impacts:**

Not applicable

**Relationship to City Policies/Plans/Budget Pillars:**

The SPARC program intends to stimulate and support business investment in Edina. The stabilization and growth of the tax base strengthens the property tax base. Creation of new jobs, new services and new housing makes for a more livable and vibrant community.



Strong Foundation



Livable City

**Values Impact:**



Equity

The SPARC program provides support to small businesses to allow growth and expansion.



Stewardship

The SPARC program is a reimbursement-based process. This ensures that the work is completed before funds are provided to the developer, contractor or business owner.



Sustainability

The SPARC program supports remodeling and construction that abides (or exceeds) the minimum requirements of applicable codes and standards. These new materials and systems tend to be much more efficient than the old systems they replace.

**Supporting Documentation:**

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None