



# EDINA MINNESOTA

## City Council Meeting Agenda

June 2, 2026, 7:00 PM

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 2630 199 5168. 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 Mayor 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 Mayor may limit the number of speakers on the same issue in the interest of time and topic. Individuals should not expect the Mayor or Council to respond to their comments tonight. The City Manager will respond to questions raised during Community Comments at the next meeting.

##### **5.1. City Manager's Response to Community Comments**

#### **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 Council Member. If removed the item will be considered immediately following the adoption of the Consent Agenda. (Favorable roll call vote of majority of Council Members present to approve, unless otherwise noted in consent item.)

##### **6.1. Minutes: Work Session and Regular, May 5, 2026**

- 6.2. Payment of Claims
- 6.3. Purchase Request: DriSteem Electric Humidifier for City Hall and Police
- 6.4. Purchase Request: City Owned Parking Ramp Condition Assessments
- 6.5. Sustainable Building Policy Amendment #2
- 6.6. Bag Fee Policy Report
- 6.7. Purchase Request: Change Order for Professional Services for Wooddale Avenue Bridge
- 6.8. Purchase Request: 50th & France Paver Replacement
- 6.9. Purchase Request: Change Orders #1-4 Construction Services for Hennepin County Library and Senior Center Exterior Improvements
- 6.10. Purchase Request: Streetlights for Woodland Road & Brookview Avenue
- 6.11. Receive Petition for Stop Controls at Garrison Lane/Ashcroft Lane and St. Johns Avenue
- 6.12. Purchase Request: Braemar Golf Dome Parking Lot Expansion Construction
- 6.13. Purchase Request: Braemar Golf Dome Parking Lot Expansion Construction Oversight
- 6.14. Purchase Request: Braemar Park EV Charging Stations at Braemar Golf Dome
- 6.15. Waive Permit Fees Braemar Park Braemar Golf Dome Parking Lot Expansion
- 6.16. Purchase Request: Yorktown Master Planning
- 6.17. Purchase Request: Recreation Enterprise Digital Advertising Services
- 6.18. Purchase Request: Change Order to Braemar Ice Arena Pre-construction Services
- 6.19. Purchase Request: Braemar Ice Arena Phase 2 Rink Improvements
- 6.20. Waive Permit Fees for Braemar Ice Arena Phase 2 Rink Improvements
- 6.21. Purchase Request: Institution Community Work Crew Contract

6.22. Cancellation of the Scheduled TEFRA Public Hearing for the 2026B Sales Tax Revenue Bonds

6.23. Purchase Request: Microsoft Enterprise Agreement Change Order

6.24. Purchase Request: Fiber Expansion at Centennial Lakes Park

6.25. Purchase Request: 2026 Toyota Grand Highlander Hybrid

6.26. Purchase Request: 2026 Kia Sorento Hybrid

6.27. Special Use Permit to Serve Alcohol on City Property at the Edina Art Fair, June 5-7

## **7. Special Recognitions and Presentations**

7.1. League of Minnesota Cities to Recognize City Manager Scott Neal

## **8. Public Hearings**

During "Public Hearings," the Mayor will ask for public testimony after staff and/or applicants make their presentations. The following guidelines are in place to ensure an efficient, fair, and respectful hearing; limit your testimony to three minutes and to the matter under consideration; the Mayor may modify times, as deemed necessary; avoid repeating remarks or points of view made by previous speakers. The use of signs, clapping, cheering or booing or any other form of verbal or nonverbal communication is not allowed.

8.1. Zoning Ordinance Amendment, Preliminary Rezoning & Site Plan for 4200 76<sup>th</sup> Street West (Salvation Army)

A. Ordinance 2026-8: Amending Chapter 36, Article VIII, Division 8, Section 36-609

B. Resolution 2026-27: Rezoning & Site Plan

8.2. Comprehensive Plan Amendment, Site Plan and Variances for 6016 Vernon Ave, EV Charging Station

A. Resolution 2026-28: Comprehensive Plan Amendment

B. Resolution 2026-29: Site Plan and Variances

## **9. Reports/Recommendations**

9.1. Resolution 2026-30: Accepting Donations

9.2. Recommendation to Limit In-Person Primary Election Voting to the 18-Day Early Voting Period

**10. Manager's Comments**

10.1. Quarterly Financial Report and Strategic Plan Updates – Q1 2026

**11. Mayor and Council Comments**

**12. Adjournment**



---

**Item Number:** 5.1

**Department:** Administration

**Item Activity:** Information

**Prepared By:** Sharon Allison, City Clerk

**Item Title:** City Manager's Response to Community Comments

---

**Action Requested:**

None, information only.

**Information/Background:**

Responses to questions posed during Community Comment at the last meeting were posted on the [City's website \(URL\)](#). City Manager Neal will provide summaries of those responses during the meeting.

**Supporting Documentation:**

None



**Item Number:** 6.2

**Department:** Finance

**Item Activity:** Action

**Prepared By:** Pa Thao, Finance Director

**Item Title:** Payment of Claims

**Action Requested:**

Approve claims for payment

**Information/Background:**

For security purposes and to meet [ADA Web Content Accessibility Guidelines \(URL\)](#), the detailed claims reports are not included in the public packet but they are available to City Council through a secure Board Portal. To request the claims reports, please [submit a data request \(URL\)](#).

**List of Payment Claims:**

1. Check Register Claims Pre-List Dated 2026.04.30 Total \$666,616.00 (1011)
2. Check Register Claims Pre-List Dated 2026.05.01 Total \$3,151,286.54
3. Check Register Claims Pre-List Dated 2026.05.08 Total \$1,576,666.88
4. Check Register Claims Pre-List Dated 2026.05.15 Total \$1,268,917.77
5. Check Register Claims Pre-List Dated 2026.05.22 Total \$1,133,439.44 pdf



**Item Number:** 6.3

**Department:** Public Works

**Item Activity:** Action

**Prepared By:** Noah Silver, Electrical Supervisor

**Item Title:** Purchase Request: DriSteem Electric Humidifier for City Hall and Police

**Action Requested:**

Approve Purchase Request for DriSteem Electric Humidifier for City Hall and Police from Gilbert Mechanical for \$39,268.00.

**Requisition Number:** 12600143

**Vendor:** Gilbert Mechanical

**Equipment Status:** Replacement

**Funding Source:** Building Operations Budget and Sustainability Fund

**Cost:** \$39,268.00

**Information/Background:**

The existing building humidifier is past its service life. The humidifier maintains proper humidity levels throughout the City Hall and Police building. Proper humidity levels prevent static electricity from developing, affecting electronic equipment. In addition, the building occupant's comfort and respiratory health are improved. The new electric humidifier will replace an existing natural gas unit, supporting the City's sustainability goals of reducing greenhouse gas emissions.

**Resources/Financial Impacts:**

This replacement is within the City Hall operations budget and the Sustainability fund. The City of Edina will operate and maintain the new humidifier unit.

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

This aligns with the Comprehensive Plan and Edina's Climate Action Plan.



Strong Foundation



Reliable Service



Livable City



Better Together

**Values Impact:**



Health

Proper humidity levels promote respiratory health and ensures building occupants are comfortable.



Sustainability

This replacement supports Edina's Climate Action Plan to reduce community-wide greenhouse gas emissions by 45% by 2030.



Stewardship

Capital assets and infrastructure systems are managed to minimize risk and sustain service levels to be safe and reliable.

**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 \(URL\)](#).

None



**Item Number:** 6.4

**Department:** Public Works

**Item Activity:** Action

**Prepared By:** Derik Otten, Facility Manager

**Item Title:** Purchase Request: City Owned Parking Ramp Condition Assessments

**Action Requested:**

Approve Purchase Request for City Owned Parking Ramp Condition Assessments with Kimley-Horn Associates for \$27,500.

**Requisition Number:** 12600139

**Vendor:** Kimley-Horn Associates

**Equipment Status:** NA

**Funding Source:** Operating Budget

**Cost:** \$27,500

**Information/Background:**

This is required for parking ramp operating permits for the 3 City-Owned Parking Ramps.

**Resources/Financial Impacts:**

This work is funded from the operating budget.

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



Strong Foundation



Reliable Service

**Values Impact:**



Stewardship

Conducting periodic condition assessments of City-owned facilities allows staff to plan and budget for long-term maintenance projects and eliminates for emergency repairs.

**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 \(URL\)](#).

None



**Item Number:** 6.5

**Department:** Public Works

**Item Activity:** Action

**Prepared By:** Marisa Bayer, Sustainability Manager

**Item Title:** Sustainable Building Policy Amendment #2

**Action Requested:**

Approve amendment #2 to the Sustainable Building Policy.

**Information/Background:**

Edina's Sustainable Building Policy was adopted in 2021, creating sustainable building requirements for private developments that seek city funding or land use incentives, and for City projects.

To alleviate confusion on certain policy aspects, staff drafted an amended policy to:

- Create a new Definitions section for key terms.
- Update the term "Edina Overlay" to "Edina Universal Requirements" to avoid confusion with the use of "overlay" in the zoning code.
- Establish a process for how fractional EV-installed and EV-ready spaces are calculated, and how exceeding EV-installed requirements will count toward EV-ready compliance.
- Update the name of the US Department of Energy's Efficient New Homes Program, formerly known as "Zero Energy Ready Homes."
- Update Enterprise Green Communities section numbers to reflect 2026 criteria numbering for energy efficiency standards.
- Update LEED's bird collision deterrence point references.
- Add clarification that parking facilities not included in the scope of the project do not have to comply with EV requirements if documentation is submitted to the Sustainability Division.

Staff believe these changes provide necessary clarification in the document for policy compliance and resolve areas of confusion brought up by development teams. There are no changes to the policy requirements or applicability. This is the second amendment to the policy.

**Resources/Financial Impacts:**

None.

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

The Sustainable Building Policy was adopted in 2021 to advance Edina's Climate Action Plan goals and strategies. Sustainable investments in our built environment result in a strong foundation and livable city.



Strong Foundation



Livable City

**Values Impact:**

Sustainability

This policy is an action from the Climate Action Plan. Sustainable building standards reduce greenhouse gas emissions, increase energy efficiency, leverage renewable energy, conserve water, and use sustainable building materials.

**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. Sustainable Building Policy, Amendment #2



- City Council
- City-Wide
- Department

Approved: 11/16/2021  
Revised: 06/02/2026

## Sustainable Building Policy

Edina is dedicated to building a sustainable environment where current and future generations benefit from clean air and water, climate and community resiliency, and access to nature. In particular, the City recognizes the risks of climate change and has set a goal to reduce greenhouse gas emissions 45% by 2030. Since the built environment is a significant contributor to Edina's greenhouse gas footprint, it is important that new developments are built to minimize emissions and environmental impact during construction, as well as the operation of buildings. Developments that seek City funding or land use incentives can join the City in these goals and meet set established sustainable building requirements. As such, the City of Edina adopts the following Sustainable Building Policy:

### DEFINITIONS

*Affordable unit* means housing serving residents at or below 60% AMI for rental buildings and at or below 80% AMI for for-sale buildings.

*Edina Universal Requirements* mean specific measurable standards that New Construction and Major Renovations must meet regardless of sustainable building rating system.

*EV Installed* means a designated parking space with installed electric vehicle supply equipment that at a minimum provides Level 2 charging.

*EV Ready* means a designated parking space that has sufficient electrical capacity installed in the space with a branch circuit or other means as permitted by Minnesota Electrical Code and can support the installation of an electric vehicle charging station providing at a minimum Level 2 charging at a later date.

*Level 2 Charging* means charging equipment supplied by 208/240 volts electric service.

*Major renovation* means renovation work performed on an existing building or portion thereof consisting of at least 10,000 square feet (gross) for non-municipal buildings and 2,500 square feet (gross) for municipal buildings, and requiring installation of new mechanical, ventilation, or cooling systems, or the replacement of such systems.

*New construction* means the planning, design, construction, and commissioning of a new building; or an addition of at least 10,000 square feet to an existing building if such addition requires installation of new mechanical, ventilation, or cooling systems.

*Parking Facilities* means parking lots, garages, ramps, or decks within or adjacent to the building that are used for parking motor vehicles.

*Sustainable Building Rating System* means any of the following:

1. US Green Building Council's LEED building construction or operations; Certified Silver, Gold or Platinum.
  - a. US Green Building Council's SITES Certification can be used in tandem with LEED for suitable public facilities.
2. State of Minnesota's B3 Guidelines; Certified Compliant.
3. Enterprise's Green Communities; Certified.
4. Green Business Certification Inc.'s Parksmart; Certified Silver or Gold.
5. US Department of Energy's Efficient New Homes Program.

## POLICY REQUIREMENTS

New Construction or Major Renovations to which this policy applies are required to 1) be certified under one of the eligible Sustainable Building Rating Systems, and 2) meet the standards set forth in the Edina Universal Requirements. Applicable versions of the Sustainable Rating Systems and Edina Universal Requirements include the most recent or current iteration of a rating system in existence at the time of development application.

1. Be certified under an eligible Sustainable Building Rating System at the listed level.
2. Meet the Edina Universal Requirements.
  - a. Building greenhouse gas emission predictions.
    - i. Calculate and report to Sustainability Division using agreed upon methodology.
  - b. Electric vehicle charging capability.
    - i. A minimum of 5% of total parking stalls must be EV Installed.
      1. EV Installed stalls that exceed the minimum requirement will count toward satisfying the requirements for EV Ready stalls.
    - ii. A minimum of 10% of total parking stalls must be EV Ready.
    - iii. When the calculation of percent of parking stalls results in a fractional parking space, it shall be rounded up to the next whole number.
  - c. Energy efficiency standard.
    - i. For 1–4-unit residential projects: Follow US Department of Energy's Efficient New Homes Program.
    - ii. For all other residential and commercial projects: Follow B3 Sustainable Building 2030 Energy Standard.
    - iii. For residential projects with at least one affordable unit, equivalent credits in Enterprise Green Communities may be permitted: Achieve a combination of 5.2a and 5.3 for New Construction, or 5.2b and 5.3 for Major Renovation.
  - d. Bird-safe glazing.
    - i. For projects seeking certification under a sustainable rating system other than LEED:
      1. Complete and submit B3 Bird Safe Calculator Worksheet based on building design to determine nearness to compliance.
      2. Submit a memo cataloging threats and quantifying the cost of mitigation using B3's Bird-Safe Case Study Narrative Report Template.

3. Follow MN B3 Part S.5.E, Lights Out Management Procedure, including registering your building with MN Audubon's free Lights Out Program.
  4. At 12-month review, report bird strikes using B3's Bird Monitoring Worksheet.
- ii. For projects seeking LEED certification: Achieve the Innovation Bird Collision Deterrence point for New Construction, or Light Pollution and Bird Collision Reduction point for Major Renovation.
    - I. LEED projects can choose to meet the requirements under 2.d.i as an alternative pathway to complying with the bird-safe glazing universal requirement.

## APPLICABILITY

This Policy applies to New Construction and Major Renovation projects, including:

1. Public facilities owned or operated by the City of Edina or the Edina Housing and Redevelopment Authority (HRA), and facilities of which the City or HRA are, or will become, the sole tenant.
2. Private or other public facilities that meet at least one of the following conditions:
  - a. Are rezoned with Planned Unit Development (PUD) District zoning.
  - b. Receive financial assistance from the City of Edina or the HRA, including:
    - i. Tax Increment Financing (TIF);
    - ii. HRA Funds;
    - iii. Metropolitan Council Livable Communities Grant;
    - iv. Housing Improvement Area;
    - v. Affordable Housing Trust Fund;
    - vi. Conduit Bonds;
    - vii. Land write-downs below market value; and
    - viii. Other funds that are available to the City of Edina and Edina HRA.

Notwithstanding the above, financial assistance does not include environmental remediation funds, such as the following:

- i. Department of Employment and Economic Development (DEED) Cleanup and Investigation Grants;
- ii. Met Council Tax Base Revitalization Account (TBRA) Contamination Cleanup Grants; and
- iii. Met Council TBRA Site Investigation Grants.

For New Construction projects not building parking facilities or Major Renovation projects not modifying the existing parking facilities or disturbing the ground where parking facilities are located, the *Edina Universal Requirement* for electric vehicle charging capability is automatically waived. Documentation must be submitted to the Sustainability Division during policy compliance checks demonstrating that parking facilities are not in scope or part of the development and permit application. If parking facilities come into project scope, projects will be required to comply with the electric vehicle charging capability requirement.

## COMPLIANCE

1. For any project to which this policy applies, compliance is a condition of receipt of Financial Assistance or Planned Unit Development approval.
2. Buildings will demonstrate ongoing compliance with this Policy to advance to the next stage of construction or operation, including necessary permit issuance.
3. Equivalent substitute standards may be utilized at the discretion of the Sustainability Division.
4. Applicable portions of this Policy are contingent upon availability of programs at utility companies, sustainable rating system organizations, and rating system compliance verification organizations.
5. The requirements of this Policy may be waived, in whole or in part, by the City Council after consideration of the advantages and disadvantages of a waiver, and upon demonstration by the Sustainability Division of a compelling public purpose.
6. This Policy may be amended or discontinued without prior notice.

Amendment approved: June 02, 2026

Effective date: June 02, 2026

Originally adopted: November 16, 2021; Amendment #1: April 1, 2022



**Item Number:** 6.6

**Department:** Public Works

**Item Activity:** Information

**Prepared By:** Marisa Bayer, Sustainability Manager

**Item Title:** Bag Fee Policy Report

**Action Requested:**

Receive report.

**Information/Background:**

The Edina City Council adopted Ordinance 2023-18 to establish a 5 cent carryout bag fee for most retail merchants, which applies to plastic bags, compostable plastic bags, paper bags and reusable bags. Businesses are required to self-report both the total number of bags distributed and the total value of the bag fees collected. There is no penalty for not reporting.

The ordinance has been effective since July 1, 2024, and the City currently has 18 months worth of reporting data from 74 unique businesses. Forty-three businesses submitted data both years.

At the April 7, 2026, Council meeting, Council members requested additional analysis on the bag fee reporting data to determine if there is a decrease in the total number of bags being distributed in Edina. Staff completed a comparison analysis focused on 34 businesses who submitted data both years to provide a more representative sample of year-to-year changes and observations of operational and customer behavior changes.

**Resources/Financial Impacts:**

No fiscal or capacity impact. Information only.

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

The carryout bag fee ordinance is one action supporting the Climate Action Plan goal to reduce waste.

**Values Impact:**



Sustainability

Reducing waste and adopting sustainable behavior changes like bringing your own bag while shopping, supports Edina's Climate Action Plan.

**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. Bag Fee Analysis Staff Report
2. Bag Fee Data Business List





# Staff Report

**Date:** 06/02/2026  
**To:** Mayor and City Council  
**From:** Marisa Bayer, Sustainability Manager  
**Subject:** Carryout Bag Fee Analysis

## Introduction & Overview

To understand the impact of the carryout bag fee, a comparison analysis focused on 34 businesses (three grocery stores and 31 retail stores) who submitted data both years to provide a more representative sample of year-to-year changes and observations of operational and customer behavior changes.

For the grocery stores and retail stores in the analyzed data set, the estimated total monthly number of bags and average monthly number of bags distributed per store decreased from 2024 to 2025. These decreases demonstrate there is likely some change in store operations (e.g., prompting customers if they would like a bag) and customer behaviors (e.g., bringing a bag).

Assuming the data is directionally accurate, there is a high variability in the reporting data and low confidence in the accuracy and completeness of the data:

- The accuracy of the reporting data is affected by the data being self-reported. Self-reported data lacks reliability and can be impacted by reporting biases like social desirability, where a business submits data because they are expected to even if inaccurate, or submits data that shows a decrease in bags distributed assuming that's the desired outcome of the reporting. Examples of unreliable data in the data set include businesses reporting distributing zero or one bag, reporting the same value both years or reporting values that show almost a 100% decrease in bags distributed.
- The accuracy of the reporting data is also affected by the lack of ordinance enforcement, where businesses might not consistently adhere to the ordinance (i.e., tracking and charging for each carryout bag), so may be under-reporting the actual number of bags distributed. This has been observed in anecdotal conversations with City staff, City commissioners and residents who have shared that businesses did not charge for their carryout bag(s) during a transaction, either because they were never prompted to or were advised that the policy did not apply to their transaction (e.g, thinking the fee does not apply to paper bags).
- The completeness of the reporting data is affected by the low number of businesses reporting. Several retailers who are assumed to distribute a high number of carryout bags did not submit data, such as Target and Walgreens, which would influence the monthly bag distribution numbers. In addition, most retailers at Southdale Mall and the Galleria did not submit data. Of the estimated 300 retailers in Edina, only 69 submitted data (23% reported).



### Data Analysis

To understand the impact of the carryout bag fee, the analysis focused on 34 of 43 businesses who submitted data both years to provide a more accurate year-to-year change and observation of operational and customer behavior changes. Because of anomalies in the self-reported data, such as reporting the same value each year or a 100% increase in bags distributed, nine retail businesses who submitted data for both years were not included in this analysis.

#### Grocery Store Trends

Three grocery stores submitted data both years, providing a more consistent look at changes to in-store operations and customer behaviors. Both the total monthly bags distributed and the average monthly bags distributed per store decreased from 2024 to 2025. Looking at each individual store, two grocery stores saw a decrease from 2024 to 2025 for monthly bags distributed, and one saw an increase from 2024 to 2025.

Table 1. Bag Fee Reporting Data and Comparison for Grocery Stores with 18 Months of Data (n=3)

Grocery Stores	2024	2025	2024 to 2025 Change
<b>Total Monthly Bags Distributed</b>	166,526	150,506	-10%
<b>Average Monthly Bags Distributed per Business</b>	55,509	50,169	-10%

#### Retail Store Trends

Thirty-one retail stores submitted data both years in the analyzed data set. Similar to grocery stores, both the total monthly bags distributed and the average monthly bags distributed per store decreased from 2024 to 2025, but at a higher rate than grocery stores.

Table 2. Bag Fee Reporting Data and Comparison for Retail Stores with 18 Months of Data (n=31)

Retail Stores	2024	2025	2024 to 2025 Change
<b>Total Monthly Bags Distributed</b>	13,333	8,412	-37%
<b>Average Monthly Bags Distributed per Business</b>	430	271	-37%

Staff completed an additional task to scrub the data for retail stores because of the range of values and annual changes in the dataset of 31. Staff removed retail businesses whose monthly estimated bags distributed increased or decreased more than 25% from 2024 to 2025. This resulted in 17 retail businesses being removed. This smaller dataset (Table 3) still shows a decrease from 2024 to 2025 in the monthly bags distributed, but at a smaller rate than the dataset with 31 stores (Table 2) that is more consistent with the grocery store sector (Table 1).



Table 3. Bag Fee Reporting Data and Comparison for Retail Stores with 18 Months of Data, Scrubbed (n=14)

<b>Retail Stores</b>	<b>2024</b>	<b>2025</b>	<b>2024 to 2025 Change</b>
<b>Total Monthly Bags Distributed</b>	5,096	4,641	-9%
<b>Average Monthly Bags Distributed per Business</b>	364	331	-9%

# Submitted Carryout Bag Fee Data

This list includes all businesses who self-reported bag distribution data.

“2024 Bags” represents July 1–December 31, 2024, and “2025 bags” represents January 1–December 31, 2025. To estimate the count of monthly bags distributed, the 2024 values were divided by 6 and the 2025 values were divided by 12. The monthly change was only calculated for businesses who submitted data for both reporting cycles.

“Yes” in the “Included in Analysis” column indicates a business was included in the comparison analysis summarized in the June 2, 2026 Staff Report. An asterisk (\*) denotes businesses removed during the secondary scrub for retail stores with a 25% or higher increase or decrease in monthly bags.

Business Name	Business Address	Business Classification	2024 Bags	2025 Bags	Monthly Estimate, 2024	Monthly Estimate, 2025	2024 to 2025 Monthly Change	Included in Analysis
Advanced Skin Therapeutics	6525 Barrie Road	Retail	83	149	14	12	-10%	
Allure Intimate Apparel	3400 Galleria Edina MN	Retail	5,000	-	833	-	-	
Anderson Dentalcare	3925 W 50th St, Suite 104	Retail	124	-	21	-	-	
Art Frame of Edina MN	5111 Gus Young Lane	Retail	-	250	-	21	-	
Aveda	1855 Southdale Center	Retail	-	2,553	-	213	-	
Bean Plus Ro, LLC	4506 Valley View Rd	Retail	1,200	-	200	-	-	
Blick Art Materials	3867 Gallagher Drive	Retail	6,341	12,764	1,057	1,064	1%	Yes
bluebird boutique	3909 W 50th Street	Retail	500	1,000	83	83	0%	
Chuck & Don's	6821 York Avenue S	Retail	-	2,635	-	220	-	
Coccinella	4946 France Ave S	Retail	-	1,701	-	142	-	
Cos Bar Edina	3905 W 50th St	Retail	-	4,184	-	349	-	
Cub Foods Southdale	6775 York Avenue S	Grocery	380,162	651,560	63,360	54,297	-14%	Yes
CVS Pharmacy	6905 York Avenue S	Retail	-	35,500		2,958	-	
Dalana Space, LLC	6804 Cheyenne Trail	Retail	20	-	3	-	-	
Dermatology Specialists	3316 West 66th Street	Retail	147	69	25	6	-76%	
Droolin' Moose	4545 77th Street West	Retail	-	1,560	-	130	-	
DUGO	3939 Market St	Retail	839	1,773	140	148	6%	Yes

<b>Business Name</b>	<b>Business Address</b>	<b>Business Classification</b>	<b>2024 Bags</b>	<b>2025 Bags</b>	<b>Monthly Estimate, 2024</b>	<b>Monthly Estimate, 2025</b>	<b>2024 to 2025 Monthly Change</b>	<b>Included in Analysis</b>
East West Girl	3933 Market St	Retail	1,936	2,970	323	248	-23%	Yes
Edina Skin Care Specialists	7450 France Ave, Suite 230	Retail	130	-	22	-	-	
Evereve Incorporated	6800 France Ave S, Suite 700	Retail	3,450	1,232	575	103	-82%	Yes*
Faribault Mill	3922 W 50th Street	Retail	-	1	-	0	-	
Fashion Avenue	4936 France Ave S	Retail	1,762	3,563	294	297	1%	Yes
Fawbush's	3585 Galleria	Retail	2,047	4,533	341	378	11%	Yes
Finish Line	2120 Southdale Center #A	Retail	-	9,505	-	792	-	
Flirt Boutique	3927 Market Street	Retail	1,800	1,600	300	133	-56%	Yes*
Games by James	1930 Southdale Center	Retail	3,167	5,252	528	438	-17%	Yes
GEAR Running Store	4406 France Ave S	Retail	127	-	21	-	-	
goGLOW	7493 France Ave S	Retail	200	200	33	17	-50%	
Goodnight Moon	4388 France Avenue S	Retail	-	1,000	-	83	-	
Great Clips	5125 Gus Young Lane	Retail	158	126	26	11	-60%	Yes*
grethen house	4930 France Avenue S	Retail	4,786	4,556	798	380	-52%	Yes*
Harriet and Alice	3922 W 50th St	Retail	762	1,470	127	123	-4%	Yes
Hobo	3490 Galleria	Retail	838	1,450	140	121	-14%	Yes
J Crew	1150 Southdale Center	Retail	2,677	5,154	446	430	-4%	Yes
JB Hudson	3555 Galleria	Retail	2,520	3,000	420	250	-40%	Yes*
Jerry's Do It Best Hardware	5115 Vernon Avenue S	Retail	-	6,060	-	505	-	
Jerry's Foods Edina	5101 Vernon Avenue S	Grocery	469,730	822,100	78,288	68,508	-12%	Yes
Jett Beauty	3940 West 50th Street	Retail	23	61	4	5	34%	
Jos A. Bank	6380 Rogerdale Road	Retail	3,750	2,420	625	202	-68%	Yes*
Kowalski's Edina Market	324 Southdale Center	Grocery	149,263	332,408	24,877	27,701	11%	Yes
lululemon	10 Southdale Center, Suite 2585B	Retail	-	70,000	-	5,833	-	
lululemon 50th & France	3914 W 50th St	Retail	4,800	5,000	800	417	-48%	Yes*

<b>Business Name</b>	<b>Business Address</b>	<b>Business Classification</b>	<b>2024 Bags</b>	<b>2025 Bags</b>	<b>Monthly Estimate, 2024</b>	<b>Monthly Estimate, 2025</b>	<b>2024 to 2025 Monthly Change</b>	<b>Included in Analysis</b>
LUNDS & BYERLYS (LUND FOOD HOLDINGS, INC.)	7171 France Ave S	Grocery	172,777	-	28,796	-	-	
LUNDS & BYERLYS (LUND FOOD HOLDINGS, INC.)	3945 W 50th St	Grocery	180,457	-	30,076	-	-	
Lush Handmade Cosmetics	3915 W 50th Street	Retail	1,490	2,787	248	232	-6%	Yes
Madewell	1562 Southdale Center	Retail	2,114	7,636	352	636	81%	Yes*
MADEWELL	3510 Galleria, Space 3464	Retail	7,052	7,838	1,175	653	-44%	Yes*
Mainstream Boutique of Edina	7523 France Ave S	Retail	322	654	54	55	1%	Yes
Massage Envy	7101 France Ave S	Retail	1,080	75	180	6	-97%	
Melly	3327 Galleria	Retail	1,000	7,000	167	583	250%	
Oliver Taylor & Company	3939 W 69th St, Suite #28	Retail	5	-	1	-	-	
Pacifier	4942 France Ave S	Retail	1,050	3,462	175	289	65%	Yes*
PARACHUTE HOME INC	3165 Galleria	Retail	138	-	23	-	-	
Pathway Books and Music	6901 Normandale Road	Retail	264	326	44	27	-38%	Yes*
Pumpz	3511 Galleria	Retail	326	-	54	-	-	
PXG	10 Southdale Center, Suite 2180C	Retail	-	0	-	0	-	
Ragstock	10 Southdale Center, #2015	Retail	-	485	-	40	-	
SENTi	3922 West 50th Street	Retail	756	1,296	126	108	-14%	Yes
Serge + Jane	4532 France Ave S	Retail	750	700	125	58	-53%	Yes*
shop in the city	3921 Market St.	Retail	-	39	-	3	-	
Sloane's on 44th	4388 France Avenue S, #100	Retail	318	202	53	17	-68%	Yes*
Spalon Montage	3909 Market Street	Retail	6	2,200	1	183	1,8230%	
Talbots	3936 W. 50th Street	Retail	1,748	-	291	-	-	
The Men's Wearhouse	6380 Rogerdale Road	Retail	12,500	2,491	2,083	208	-90%	Yes*
The Metropolitan Clinic	7300 France Ave S	Retail	161	212	27	18	-34%	Yes*
Tiffany and Company	10 Southdale Center, Suite 2754	Retail	-	791	-	66	-	

<b>Business Name</b>	<b>Business Address</b>	<b>Business Classification</b>	<b>2024 Bags</b>	<b>2025 Bags</b>	<b>Monthly Estimate, 2024</b>	<b>Monthly Estimate, 2025</b>	<b>2024 to 2025 Monthly Change</b>	<b>Included in Analysis</b>
TimeScape USA LLC	6800 France Ave S, Suite 173	Retail	150	-	25	-	-	
Trail Mark	3265 Galleria	Retail	4,380	7,072	730	589	-19%	Yes
Twill, Inc	3295 Galleria	Retail	3,257	4,950	543	413	-24%	Yes
Vernon Avenue BP	5209 Vernon Avenue	Retail	100	100	17	8	-50%	
Victoria's Secret	10 Southdale Center	Retail	-	11,777	-	981	-	
Vivront	4948 France Ave S	Retail	2,153	2,179	359	182	-49%	Yes*
Walgreens	4916 France Ave S	Retail	5,400	-	900	-	-	
Whole Foods Market	7401 France Ave S	Grocery	-	427,200	-	35,600	-	
Yeti Coolers	3510 Galleria	Retail	1,800	2,273	300	189	-37%	Yes*



**Item Number:** 6.7

**Department:** Public Works

**Item Activity:** Action

**Prepared By:** Chad Millner, Director of Public Works and City Engineer

**Item Title:** Purchase Request: Change Order for Professional Services for Wooddale Avenue Bridge

**Action Requested:**

Approve Purchase Request for a Change Order for Professional Services for Wooddale Avenue Bridge with SEH for \$48,500.

**Requisition Number:** 12400273

**Vendor:** Short Elliot Hendrickson

**Equipment Status:** NA

**Funding Source:** Municipal State Aid, PACS, Water, Storm and Sanitary Utility Funds.

**Cost:** \$48,500

**Information/Background:**

Discussions on rehabilitation or replacement of this bridge started in 2020. It took many years to get approval to fully replace this bridge with the state historical regulators. We have approval to replace this bridge with a newer, wider bridge that provides more space for cyclists and pedestrians. This change order covers changes to the scope of work for the final design because of the historical bridge. Final plans are in for signature with the state. This change order also covers the cost of applying for grant funding. Grant funding success will determine when this project will occur. If grant applications are successful, a replacement is tentatively scheduled for 2029 in the CIP.

**Resources/Financial Impacts:**

This project is funded from a variety of sources including Municipal State Aid, PACS, Water, Storm and Sanitary Utility Funds.

Original Contract \$278,574

Change Order \$48,500

Revised Contract \$327,074

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

This project aligns with the Comprehensive Plan, Pedestrian & Bicycle Master Plan and Climate Action Plan and is included in the Capital Improvement Plan.



Strong Foundation



Better Together

**Values Impact:**

Engagement

Community members have provided opinions as the design process continued.



Stewardship

Replacing aging infrastructure at the appropriate time is sound asset management practice.

**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 \(URL\)](#).

None



**Item Number:** 6.8

**Department:** Public Works

**Item Activity:** Action

**Prepared By:** Jon Darsow, Facilities Project Manager

**Item Title:** Purchase Request: 50th & France Paver Replacement

**Action Requested:**

Approve Purchase Request for paver and concrete replacement at 50th & France District with All Around Concrete for \$58,895.00

**Requisition Number:** 12600161

**Vendor:** All Around Concrete

**Equipment Status:** N/A

**Funding Source:** General Fund

**Cost:** \$58,895.00

**Information/Background:**

This project is to replace pavers that are past their useful life and make walkways safer for foot traffic in the district.

**Resources/Financial Impacts:**

This project will be funded by special assessments to the 50th and France District.

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



Strong Foundation



Livable City



Better Together

**Values Impact:**



Engagement

The 50th and France District support infrastructure replacements.



Stewardship

Replacing aging infrastructure at the appropriate time is sound asset management practice.

**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 \(URL\)](#).

None



**Item Number:** 6.9

**Department:** Public Works

**Item Activity:** Action

**Prepared By:** Jon Darsow, Facilities Project Manager

**Item Title:** Purchase Request: Change Orders #1-4 Construction Services for Hennepin County Library and Senior Center Exterior Improvements

**Action Requested:**

Approve Purchase Request for Change Orders #1-4 for Construction Services at Hennepin County Library and Senior Center Exterior Improvements with ACME Tuckpointing Restoration for \$10,408.

**Requisition Number:** 12600035

**Vendor:** Acme Tuckpointing Restoration

**Equipment Status:** N/A

**Funding Source:** CIP

**Cost:** \$10,408.00

**Information/Background:**

There have been water intrusion issues at this facility in recent years. The city has made corrections to resolve those issues and this work will continue the efforts to maintain this building, and its exterior envelope. This change order covers coping stone head joints with backer rod and sealants. Removal and replacement of additional brick, and removal of the HC flag pole and concrete base.

**Resources/Financial Impacts:**

Original Contract \$95,320.00

Change Orders \$10,408.00

Revised Contract \$105,728.00

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



Strong Foundation



Reliable Service



Livable City



Better Together

**Values Impact:**



Equity

These repairs on the exterior of the building will provide a sound water tight structure and prolong the life of this facility.



Stewardship

Providing preventative maintenance to aging infrastructure is sound asset management practice.

**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 \(URL\)](#).

None



**Item Number:** 6.10

**Department:** Public Works

**Item Activity:** Action

**Prepared By:** Noah Silver, Electrical Supervisor

**Item Title:** Purchase Request: Streetlights for Woodland Road & Brookview Avenue

**Action Requested:**

Approve Purchase Request for Streetlights for Woodland Road & Brookview Avenue from Xcel Energy for \$22,138.39.

**Requisition Number:** 12600154

**Vendor:** Xcel Energy

**Equipment Status:** Replacement

**Funding Source:** Street Lighting Regular Professional and Contracted Services

**Cost:** \$22,138.39

**Information/Background:**

The existing streetlights on Woodland Rd. and Brookview Ave. are past their service life. The seven (7) new Xcel Energy streetlights will be installed and maintained by Xcel Energy.

**Resources/Financial Impacts:**

This replacement is within the streetlight operations budget and part of the City's street lighting replacement plan. Xcel Energy will operate and maintain the new streetlights.

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

This aligns with the Comprehensive Plan and the City's street lighting replacement plan.



Strong Foundation



Reliable Service



Livable City



Better Together

**Values Impact:**



Stewardship

Capital assets and infrastructure systems are managed to minimize risk and sustain service levels to be safe and reliable.

**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 \(URL\)](#).

None



---

**Item Number:** 6.11

**Department:** Public Works

**Item Activity:** Action

**Prepared By:** Andrew Scipioni, Transportation Planner

**Item Title:** Receive Petition for Stop Controls at Garrison Lane/Ashcroft Lane and St. Johns Avenue

---

**Action Requested:**

Receive the petition and refer to the Engineering Division for consideration.

**Information/Background:**

See attached petition.

**Supporting Documentation:**

1. Petition Received May 6, 2026



**City of Edina, Minnesota**  
**CITY COUNCIL**  
 4801 West 50<sup>th</sup> Street • Edina, Minnesota 55424  
 (952) 927-8861 • (952) 927-7645 FAX • (612) 927-5461 TDD

**DATE RECEIVED:**  
**5/6/2026**

# PETITION TO THE CITY COUNCIL

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> SIDEWALK             | <input type="checkbox"/> ALLEY PAVING                                    | <input type="checkbox"/> WATER MAIN                          |
| <input type="checkbox"/> STORM SEWER          | <input type="checkbox"/> SANITARY SEWER                                  | <input type="checkbox"/> STREET LIGHTING                     |
| <input type="checkbox"/> CURB AND GUTTER ONLY | <input type="checkbox"/> PERMANENT STREET SURFACING WITH CURB AND GUTTER | <input checked="" type="checkbox"/> OTHER: <u>Stop Signs</u> |

To the Mayor and City Council:

The persons who have signed this petition ask the City Council to consider the improvements listed above to the locations listed below.

Replace yield signs with stop signs on Garrison Ln and Ashcroft Ln at the intersection of St Johns Ave

LOCATION OF IMPROVEMENT BY STREET NAME	between	ADDRESS	and	ADDRESS
LOCATION OF IMPROVEMENT BY STREET NAME	between	ADDRESS	and	ADDRESS
LOCATION OF IMPROVEMENT BY STREET NAME	between	ADDRESS	and	ADDRESS
LOCATION OF IMPROVEMENT BY STREET NAME	between	ADDRESS	and	ADDRESS

**IMPORTANT NOTE: THE PERSONS WHO HAVE SIGNED THIS PETITION UNDERSTAND THAT THE CITY COUNCIL MAY ASSESS THE COSTS OF THESE IMPROVEMENTS AGAINST THE PROPERTIES BENEFITING FROM THE IMPROVEMENTS IN AMOUNTS DETERMINED BY THE COUNCIL AS AUTHORIZED BY CHAPTER 429, MINNESOTA STATUTES.**

PROPERTY OWNER'S SIGNATURE	OWNER'S NAME (PRINTED)	PROPERTY ADDRESS (PRINTED)
<u>[Signature]</u>	<u>Clifton Murphy</u>	<u>6325 Saint Johns Ave</u>
<u>[Signature]</u>	<u>Maggie Murphy</u>	<u>6325 Saint Johns Ave</u>
<u>[Signature]</u>	<u>Adam Kelly</u>	<u>6200 St Johns Ave</u>
<u>[Signature]</u>	<u>ERIK THOMAS</u>	<u>6201 ST JOHNS AVE</u>
<u>[Signature]</u>	<u>SARAH MELANDER</u>	<u>4443 Garrison Lane</u>

This petition was circulated by:

<u>Abby Markerson</u>	<u>6312 St Johns Ave</u>	<u>763-234-0875</u>
NAME	ADDRESS	PHONE

There is space for more signatures on the back.

PROPERTY OWNER'S SIGNATURE

OWNER'S NAME (PRINTED)

PROPERTY ADDRESS (PRINTED)

*Allison Olfelt*

Allison Olfelt

4435 Garrison

*Dan Olfelt*

Dan Olfelt

4435 Garrison

*Shawn Godfrey*

Shawn Godfrey

4500 W 64th St

*ARI MALEK*

ARI MALEK

6321 St. Johns Ave.

*Jennifer Bottem*

Jennifer Bottem

4516 Garrison Ln.

*Lee Bottem*

Lee Bottem

4516 Garrison Ln

*Katherine Doehl*

Katherine Doehl

4508 W 64th St

*Emily Nichol*

Emily Nichol

4208 St. Johns Ave

*Pirinka Tuttle*

Pirinka Tuttle

6305 Concord Ave

*Mitchell Tuttle*

Mitchell Tuttle

6305 Concord Ave

*Jodi L. Kelly*

Jodi L. Kelly

6200 St Johns Ave

*Caroline Kelly*

Caroline Kelly

6200 St. Johns Ave

*Laura Engen*

Laura Engen

4517 Garrison Ln.

*Marshall Engen*

Marshall Engen

4517 Garrison Ln

*CONNIE CARRINO*

CONNIE CARRINO

4509 GARRISON LN.

*JEFF MILLER*

JEFF MILLER

4509 GARRISON LANE

*SCOTT NELSON*

SCOTT NELSON

4505 Garrison Lane

*Bonnie Nelson*

Bonnie Nelson

4505 Garrison Lane

*Kimberly Moore*

Kimberly Moore

6313 Saint Johns Ave

*Jonathan Moore*

JONATHAN MOORE

6313 St. Johns Ave

*Lisa Kolden*

Lisa Kolden

6308 St Johns Ave

\* Request 4 way stop at noted intersection

This petition was circulated by:

*Abby Malkerson*  
NAME

6312 St Johns Avenue  
ADDRESS

763-234-0875  
PHONE

The Minnesota Data Practices Act requires that we inform you of your rights about the private data we are requesting on this form. Under the law, your telephone number is private data. This petition when submitted will become public information. There is no consequence for refusing to supply this information.

You may attach extra pages with signatures.

APRIL 2008

\* Stop sign @ St. Johns too! 4 way stop!

PROPERTY OWNER'S  
SIGNATURE

OWNER'S NAME  
(PRINTED)

PROPERTY ADDRESS  
(PRINTED)

*[Handwritten signature]*

Sanja Petersen  
Emiko Miller

6316 Saint Johns Ave  
6317 St Johns Ave

*[Handwritten signature]*

Jackie Brand

6329 St Johns Ave

*[Handwritten signature]*

Meredith Sealberg

4905 Nancy Ln

*[Handwritten signature]*

Sarah Travis

4432 Garrison Ln

*[Handwritten signature]*

Mallory Thomas

6201 St. Johns

*[Handwritten signature]*

Ellen Weston

4501 Garrison Ln

*[Handwritten signature]*

Courtney Obbink

4509 Nancy Lane

This petition was circulated by:

*Abby Malkerson*  
NAME

6312 St Johns Ave  
ADDRESS

763-234-0875  
PHONE

*The Minnesota Data Practices Act requires that we inform you of your rights about the private data we are requesting on this form. Under the law, your telephone number is private data. This petition when submitted will become public information. There is no consequence for refusing to supply this information.*

You may attach extra pages with signatures.



**Item Number:** 6.12

**Department:** Parks & Recreation

**Item Activity:** Action

**Prepared By:** Rachel DeVries, Park Planner

**Item Title:** Purchase Request: Braemar Golf Dome Parking Lot Expansion Construction

**Action Requested:**

Approve Purchase Request for Braemar Golf Dome Parking Lot Expansion Construction with Northwest Asphalt for \$830,037.31

**Requisition Number:** 12600167

**Vendor:** Northwest Asphalt Inc

**Equipment Status:** New

**Funding Source:** LOST Capital

**Cost:** \$830,037.31

**Information/Background:**

Braemar Park master plan identified several updates, enhancements, and replacements of amenities park wide. Site improvements including trailhead parking and pickleball were identified. Staff studied feasibility options for these improvements throughout the park and determined the best area for addition was to site adjacent to the Braemar Golf Dome Parking lot. Improvements were designed to address safety and maximize recreational potential while balancing the need to minimize tree impacts and hard surfaces. This is the full construction package to be completed by Fall of 2026.

**Resources/Financial Impacts:**

Project funded through local option sales tax (LOST)

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



Strong Foundation



Reliable Service



Livable City



Better Together

**Values Impact:**



Engagement

Project engaged through Master Plan process. A pickleball survey was also conducted during engagement.



Equity

Braemar Park brings accessible recreation to the SW quadrant.



Health

Addition of new recreational activities promoting physical and social health.



Stewardship

Maximization of services and investments by expanding users.



Sustainability

Minimizing impacts to natural resources and reduction of hard surfaces.

**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 \(URL\)](#).

None



**Item Number:** 6.13

**Department:** Parks & Recreation

**Item Activity:** Action

**Prepared By:** Rachel DeVries, Park Planner

**Item Title:** Purchase Request: Braemar Golf Dome Parking Lot Expansion Construction Oversight

**Action Requested:**

Approve Purchase Request for Braemar Golf Dome Parking Lot Expansion Professional Services with Short Elliot Henderickson Inc (SEH) for \$156,120.

**Requisition Number:** 12400158

**Vendor:** Short Elliot Hendrickson

**Equipment Status:** New

**Funding Source:** LOST Capital

**Cost:** \$156,120

**Information/Background:**

At 500 acres Braemar Park attracts both residents and regional visitors to its numerous recreational opportunities often utilizing Braemar Boulevard/ Hilary Lane for access. The Braemar Park Master Plan identified upgrades for this critical road network to support multi-modal transportation and increase bike and pedestrian safety. This includes increasing off street parking and sightlines.

SEH, through their master services contract will implement construction oversight during the Braemar Golf Dome parking lot expansion. Parking, pickleball, biking, and pedestrian upgrades are supported by local option sales tax funding.

**Resources/Financial Impacts:**

Local Option Sales Tax Funding. CIP P&R23208

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

This is part of Braemar Park Master Plan.



Strong Foundation



Reliable Service



Livable City



Better Together

**Values Impact:**



Engagement

Engagement was a part of the Braemar Park Master Planning process.



Health

Addition of pickleball court surfacing will promote physical fitness and social play. Improved safety for parking lot and park users.



Stewardship

Staff is maximizing recreational potential of spaces to better utilize Braemar Park and offer additional services to residents and visitors.



Sustainability

Staff is looking at minimization of hard surfaces and optimization of spaces.

**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 \(URL\)](#).

None



**Item Number:** 6.14

**Department:** Parks & Recreation

**Item Activity:** Action

**Prepared By:** Rachel DeVries, Park Planner

**Item Title:** Purchase Request: Braemar Park EV Charging Stations at Braemar Golf Dome

**Action Requested:**

Approve Purchase Request for EV charging stations at Braemar Golf Dome with Carbon Day EV Charging for \$34,202.

**Requisition Number:** 12600156

**Vendor:** Carbon Day EV Charging

**Equipment Status:** New

**Funding Source:** Conservation & Sustainability Fund

**Cost:** \$34,202

**Information/Background:**

As part of the Braemar Park Master Plan implementation, improvements are being made at the Braemar Golf Dome Parking lot. This parking lot expansion allows the opportunity to add public EV charging stations for park users. These stations will be available to users of the Braemar Golf Dome, Pickleball Courts, and Hiking and Biking Trailhead users. These stations will have year-round usage with winter dome patrons, spring and fall trail users, and summer pickleball users. Three ChargePoint stations will be purchased for a total of 5 EV parking spots. Stations are available for public use but also compatible with Edina's green fleet.

**Resources/Financial Impacts:**

Conservation & Sustainability Fund

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

Providing EV charging is in alignment with the City's Comprehensive Plan and Climate Action Plan.



Strong Foundation



Reliable Service

**Values Impact:**



Stewardship

City of Edina's public EV charging pricing model is structured so that costs incurred to own and operate the charger are covered by the station's users.



Sustainability

Public EV charging aligns with Edina's Climate Action Plan goals to increase charging access across Edina, promote EV ownership, and

reduce transportation emissions with low- and zero-emissions 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 \(URL\)](#).

None



**Item Number:** 6.15

**Department:** Parks & Recreation

**Item Activity:** Action

**Prepared By:** Rachel DeVries, Park Planner

**Item Title:** Waive Permit Fees Braemar Park Braemar Golf Dome Parking Lot Expansion

**Action Requested:**

Waive permit fees for Braemar Park, Braemar Golf Dome Parking Lot Expansion Construction estimated at \$12,488.85.

**Requisition Number:**

**Vendor:**

**Equipment Status:**

**Funding Source:**

**Cost:**

**Information/Background:**

The City has the authority to waive building fee permits for municipal building projects. By doing so, the City is able to set aside the amount that would have been spent on the fees to instead add value to the overall project, cover potential future change orders, or make the project more affordable by reducing the total project cost. The total estimated building permit fees for this portion of the project is \$12,488.85.

Building Permit Fees Estimated	\$7,569.00
Plan Review Fees Estimated	\$4,919.85
Total Waived Fees Estimated	\$12,488.85

Work Scope included in Permitting includes Construction Supervision, Mobilization, Demolition, Excavation, Grading, Stormwater Infrastructure, Paving, Lighting, and other labor and materials required to implement Braemar Golf Dome Parking Lot Expansion Bid documents.

**Resources/Financial Impacts:**

Project funded by Local Option Sales Tax.

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



Strong Foundation

**Values Impact:**



Stewardship

Waiving Permit Fees allows for value to be invested into projects and infrastructure

**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 \(URL\)](#).

None



**Item Number:** 6.16

**Department:** Parks & Recreation

**Item Activity:** Action

**Prepared By:** Rachel DeVries, Park Planner

**Item Title:** Purchase Request: Yorktown Master Planning

**Action Requested:**

Approve Purchase Request for Yorktown Master Planning Professional Services with Confluence for \$37,200.

**Requisition Number:** 12600158

**Vendor:** Confluence

**Equipment Status:** Replacement

**Funding Source:** CIP

**Cost:** \$37,200

**Information/Background:**

Yorktown Park located in the Promenade neighborhood bordering Richfield is one of Edina's smallest parks. With the removal of Fire Station 2 on this parkland, this small area park requires a study to determine vision and future needs. This study evaluates existing recreational features including skate park, community gardens, and regional trail link. This project would be the funding required to vision and engage with the community for the creation of the Yorktown Park Master Plan. This will be done in conjunction with the City of Richfield with their Park Systems Master Planning and Adams Hill Park Master Planning.

**Resources/Financial Impacts:**

CIP Item P&R25103

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

Master Plan process ensures sustainability and project longevity by reducing project waste. This process promotes smart and strategic growth. Existing infrastructure is no longer operational (skate park, fire station). Framework of trails exist but space has additional recreational potential that has not been identified.



Strong Foundation



Reliable Service



Livable City



Better Together

**Values Impact:**



Engagement

This project would engage community on collaboration level to create park infrastructure and amenities that support community needs. Infrastructure improvements will be based off evaluated needs both from inspections but also community identified programming needs.



Equity

Improvements promote outdoor recreation and both physical and mental health by making recreation more accessible to all. Engagement will focus on accessibility and removal of barriers for recreation and park usage.



Health

Design will incorporate gathering spaces that encourage community well-being and support programming opportunities.



Stewardship

Improvements would be designed to meet park and programming needs while minimizing environmental impacts and maximizing energy efficiencies and opportunities.



Sustainability

Planned improvements would exceed sustainability standards to help CAP goals and initiatives. Project would be subject to sustainable building policy. Improvements would be designed to meet park and programming needs while minimizing environmental impacts and maximizing energy efficiencies and opportunities.

**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. Yorktown\_Proposal (Board Portal)



**Item Number:** 6.17

**Department:** Parks & Recreation

**Item Activity:** Action

**Prepared By:** Kersten McManamon, Marketing Manager

**Item Title:** Purchase Request: Recreation Enterprise Digital Advertising Services

**Action Requested:**

Approve purchase request for recreation enterprise digital advertising services with Star Tribune Media for \$74,100.

**Requisition Number:** 2026/12600163

**Vendor:** Star Tribune Media

**Equipment Status:** Service Contract

**Funding Source:** Enterprise Operating Expense

**Cost:** \$74,100

**Information/Background:**

This is a contract for digital services through Star Tribune's digital advertising network, Advantage for Edinborough Park, Edina Liquor, Edina Art Center, Braemar Golf Course and Braemar Golf Dome, Edina Aquatic Center and Centennial Lakes Park. All facilities aside from Braemar Golf Dome will be completed during fiscal year 2026, with the Braemar Golf Dome contract running through March of 2027.

**Resources/Financial Impacts:**

This service contract is allocated to the Edinborough Park, Edina Liquor, Edina Art Center, Braemar Golf Course and Braemar Golf Dome, Edina Aquatic Center and Centennial Lakes Park operating budgets.

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

Digital tactics include streaming audio, search engine marketing, targeted email, geofencing and display advertising. Key performance indicators for the program holistically are click through rates, website visits, time spent on site, foot traffic/attendance, and class sign ups.



Strong Foundation



Reliable Service



Livable City



Better Together

**Values Impact:**



Engagement

Audience and target segments are tailored by facility and campaign outcome but overall target is Edina residents and those just outside its borders.



## Stewardship

Key performance indicators for the program holistically are click through rates, website visits, time spent on site, foot traffic/attendance, and class sign ups.

### **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 \(URL\)](#).

None



**Item Number:** 6.18

**Department:** Parks & Recreation

**Item Activity:** Action

**Prepared By:** Perry Vetter, Parks & Recreation Director

**Item Title:** Purchase Request: Change Order to Braemar Ice Arena Pre-construction Services

**Action Requested:**

Approve purchase request for pre-construction services to the Braemar Ice Arena Construction Manager at Risk contract for pre-construction services for \$137,000 with Knutson Construction.

**Requisition Number:** 2025 12500219

**Vendor:** Knutson Construction Services

**Equipment Status:** New

**Funding Source:** LOST Funded Project

**Cost:** \$137,000.00

**Information/Background:**

Braemar Ice Arena, 7600 Ikola Way, is planning the expansion portion of the Braemar Park master plan. Previously, the City of Edina entered into a contract with Knutson Construction for Construction Manager at Risk services for the renovation and expansion on June 3, 2025. This change order to pre-construction services will allow Knutson to advance the early services for shop drawings and related engineering work to procure precast wall panels that will be used in the expansion portion of this project. This allows the design detail portion to remain on track for the future enclosure work of the north rink development.

**Resources/Financial Impacts:**

This is being funded by the Local Option Sales Tax referendums that occurred in 2022 and 2023 that provided \$45.2M for the project.

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

The Braemar Park Master Plan was adopted by the Edina City Council in 2018 and amended in 2022.



Strong Foundation



Reliable Service



Livable City



Better Together

**Values Impact:**



Engagement

This project is one portion of the overall Braemar Park Master Plan and Braemar Ice Arena renovation and expansion project.



Equity

This project directly impacts the Edina High School, Edina Hockey Association, Braemar City of Lakes Figure Skating Club, Breakaway Academy, General Sports, Ikola Cup members and Da Beauty League feedback.



Health

The primary focus for this project is to improve and expand for all users as an athlete first facility.



Stewardship

This project replaces existing capital assets with new and more reliable infrastructure.



Sustainability

This project will provide needed upgrades to the physical capital infrastructure that will operate more efficiently, saving energy, reducing carbon use and support aspects of the Climate Action Plan.

### **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 \(URL\)](#).

None



**Item Number:** 6.19

**Department:** Parks & Recreation

**Item Activity:** Action

**Prepared By:** Perry Vetter, Parks & Recreation Director

**Item Title:** Purchase Request: Braemar Ice Arena Phase 2 Rink Improvements

**Action Requested:**

Approve Purchase Request for Braemar Ice Arena Phase 2 Construction Improvements with All American Ice LLC for \$4,053,742.00

**Requisition Number:** 12600157

**Vendor:** All American Ice LLC

**Equipment Status:** Replacement

**Funding Source:** LOST Capital

**Cost:** \$4,053,742.00

**Information/Background:**

This purchase is in support of the Braemar Park Master Plan and the Braemar Ice Arena renovation and expansion project. The request includes a 240 Ton Ammonia Refrigeration System to support the West and South Rink Refrigeration System. This system includes two compressor packages linked for redundancy and includes ten flow pumps, waste heat system exchanger, snow melting systems (reusing waste heat) in the equipment rooms, microprocessors and all electrical power and control wiring. This is purchase is full package including equipment, supplies, installation and removal of existing systems in the West and East rink condenser rooms. These improvements were part of the infrastructure plans as identified in the project needs summary for capital asset replacement. Approval of this request would allow work to begin after the current hockey season in April 2027 and be ready for ice making in September for the 2027 hockey season.

**Resources/Financial Impacts:**

This project is to improve and expand Braemar Ice Arena by improving the quality of the ice, adding a fourth indoor rink and improving the user experience with a focus on being an athlete first facility. This is being funded by the Local Option Sales Tax referendums that occurred in 2022 and 2023 that provided \$45.2M for the project.

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

The Braemar Park Master Plan was adopted by the Edina City Council in 2018 and amended in 2022.



Strong Foundation



Reliable Service



Livable City



Better Together

**Values Impact:**



Engagement

This project is one portion of the overall Braemar Park Master Plan and Braemar Ice Arena renovation and expansion project.



Equity

This project directly impacts the Edina High School, Edina Hockey Association, Braemar City of Lakes Figure Skating Club, Breakaway Academy, General Sports, Ikola Cup members and Da Beauty League feedback.



Health

The primary focus for this project is to improve and expand for all users as an athlete first facility.



Stewardship

This project replaces existing capital assets with new and more reliable infrastructure.



Sustainability

This project will provide needed upgrades to the physical capital infrastructure that will operate more efficiently, saving energy, reducing carbon use and support aspects of the Climate Action Plan.

**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 \(URL\)](#).

None



**Item Number:** 6.20

**Department:** Parks & Recreation

**Item Activity:** Action

**Prepared By:** Perry Vetter, Parks & Recreation Director

**Item Title:** Waive Permit Fees for Braemar Ice Arena Phase 2 Rink Improvements

**Action Requested:**

Waive Permit fees for Braemar Ice Arena Phase 2 Rink Improvements in the amount of \$65,526.73.

**Information/Background:**

The City has the authority to waive building fee permits for municipal building projects. By doing so, the City is able to set aside the amount that would have been spent on the fees to instead add value to the overall project, cover potential future change orders, or make the project more affordable by reducing the total project cost. The total estimated building permit fees for this portion of the project is \$65,526.73.

Permit fees were calculated based on Commercial Mechanical Permit fee calculator. Calculation based on value of work for Braemar Ice Arena Phase 2 work including MEP and construction associated with new refrigeration system including pumps, treatment, piping, fluids, exhaust, and electrical, as well as demo, tie ins, and upgrades to existing systems for compatibility.

Building Permit Fee Estimate	\$52,421.38
Plan Review Fee Estimate	\$13,105.35
Total Estimate	\$65,526.73

It is important for the City Council to determine if these project's building permit fees will be waived so that staff is able to prepare project budgets with the most accurate information available.

**Resources/Financial Impacts:**

Project funded by Local Option Sales Tax.

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

CIP P&R 23207



Strong Foundation



Reliable Service

**Values Impact:**



Equity

Project reduces barriers for players and spectators



Health

Project support physical health and promotes safety for players and spectators.



Stewardship

Upgrades promote sustainable maintenance needs.



Sustainability

Project support sustainability and energy efficiency goals of City and State.

**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 \(URL\)](#).

None



**Item Number:** 6.21

**Department:** Parks & Recreation

**Item Activity:** Action

**Prepared By:** Perry Vetter, Parks & Recreation Director

**Item Title:** Purchase Request: Institution Community Work Crew Contract

**Action Requested:**

Approve two-year Institution Community Work Crew contract with the State of Minnesota for \$216,300.

**Requisition Number:** 2026/12600164

**Vendor:** State of Minnesota

**Equipment Status:** Service Contract

**Funding Source:** Operational Funds

**Cost:** \$216,300.00

**Information/Background:**

The Institution Community Work Crew program has provided manual labor for various aspects of City of Edina projects and maintenance across multiple departments within city operations. Examples include buckthorn and invasive species removal, tree removal, snow and ice control, sports dome installation, right-of-way maintenance, general cleaning and additional high labor tasks.

**Resources/Financial Impacts:**

Costs associated with the contract are shared between the Public Works/Engineering Department and Parks & Recreation Department operational budgets.

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

The work completed through the Institution Community Work Crew program supports a range of City services that contribute to maintaining public infrastructure, parks and natural resources, safe transportation corridors, and clean public spaces. These efforts advance community goals related to service delivery, environmental stewardship, and maintaining high-quality public amenities for residents.

The City Council has included in its legislative platform support for the removal of constitutional language permitting involuntary servitude as punishment for a crime. The recommendation to continue the program reflects the current operational needs and community impacts of the work being performed, while also recognizing the importance of ongoing discussion about adopted policy positions and community values over time.



**Values Impact:**

Equity

The ICWC program and its operational policy is set by the State of Minnesota. The City has included this issue on its legislative platform, reinforcing our commitment to fair and humane treatment of incarcerated people while recognizing the opportunity the ICWC program creates for hands-on job and basic skills training.



Stewardship

Due to the compensation structure of the ICWC program set by the State of Minnesota, the City can complete necessary tasks and projects that would otherwise require additional staffing or contracting costs at a much higher cost than the ICWC program.

**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 \(URL\)](#).

None



**Item Number:** 6.22

**Department:** Finance

**Item Activity:** Action

**Prepared By:** Pa Thao, Finance Director

**Item Title:** Cancellation of the Scheduled TEFRA Public Hearing for the 2026B Sales Tax Revenue Bonds

**Action Requested:**

Cancel TEFRA public hearing related to the 2026B Sales Tax Revenue Bonds scheduled for June 2, 2026.

**Information/Background:**

As part of its regular meeting agenda May 5, the Council approved a resolution to schedule a bond sale for June 16 for the issuance of approximately 1\$2,240,000 in General Obligation Sales Tax Revenue Bonds, Series 2026B to finance various ongoing sales tax projects as authorized by the City’s special Sales Tax Legislation. Portions of the proceeds were expected to be applied to costs of projects used for the benefit of qualified 501(c)(3) organizations in addition to the general public. In order to preserve tax-exemption for the proposed issue in compliance with Section 147(f) of the Internal Revenue Code of 1986, as amended (the “Code”), the resolution authorized staff to schedule a public hearing to be held June 2, 2026 to identify the said projects and the benefiting tax-exempt organizations.

Discussions with Parks & Recreation, Ehlers and the City’s bond attorneys at Dorsey & Whitney since that time have reviewed additional user agreements at Braemar Arena. They recommend that the proposed bond issue should instead be designated as taxable to allow flexibility to consider additional private use agreements and continued discussions on potential naming rights and advertising revenues within the arena facility.

Based on this recommendation, staff determined to cancel the June 2 public hearing as it would no longer be necessary. The sale of Bonds will continue to be scheduled for June 16th when competitive bids will be presented to the City Council for award and final approval.

**Resources/Financial Impacts:**

No impact

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



Strong Foundation

**Values Impact:**



Engagement

This item was originally developed with a scheduled public TEFRA hearing in mind, and although the hearing is no longer required, the transparent review process and communication to Council continue to support an informed, engaging, and welcoming community.

**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 \(URL\)](#).

None



**Item Number:** 6.23

**Department:** IT

**Item Activity:** Action

**Prepared By:** Ryan Browning, IT Director

**Item Title:** Purchase Request: Microsoft Enterprise Agreement Change Order

**Action Requested:**

Approve Purchase Request for a change order for years 2 and 3 of our Microsoft Enterprise Agreement from LOGIS (Insight) for \$45,314.44.

**Requisition Number:** 12500149

**Vendor:** LOGIS (Insight)

**Equipment Status:** New

**Funding Source:** I.T. Budget

**Cost:** \$45,314.44

**Information/Background:**

This is a request for purchase for a change order for years two and three of our Microsoft Enterprise Agreement. This increase is due to an increase in licenses related to email security and retention, process automation, Copilot capabilities and Teams Rooms licensing.

**Resources/Financial Impacts:**

This purchase consists of an increase of \$19,056.39 in 2026 and \$26,258.05 in 2027 for a total estimated expenditure of \$45,314.44. It will be paid for from the I.T. budget and is within budget. Staff recommends that the City proceed with this purchase.

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

Reliable Service: Expanding licenses for email security, retention, automation, Copilot, and Teams Rooms helps maintain dependable, modern digital services that support staff and community needs.



Reliable Service

**Values Impact:**



Stewardship

The I.T. Department works with all staff to ensure we are getting the most from our Microsoft Enterprise Agreement.

**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 \(URL\)](#).

None



**Item Number:** 6.24

**Department:** IT

**Item Activity:** Action

**Prepared By:** Ryan Browning, IT Director

**Item Title:** Purchase Request: Fiber Expansion at Centennial Lakes Park

**Action Requested:**

Approve Purchase Request for the expansion of our fiber network at Centennial Lakes Park from LOGIS for \$73,318.00.

**Requisition Number:** 12600160

**Vendor:** LOGIS

**Equipment Status:** New

**Funding Source:** IT Budget

**Cost:** \$73,318.00

**Information/Background:**

This purchase funds the installation of two additional fiber runs to connect the CLP maintenance building and the CLP clubhouse to the City's fiber network. These connections will deliver improved reliability, speed, and security, while the increased bandwidth will accommodate the addition of security cameras. Because fiber offers a substantially longer service life than the current wireless solution, this investment is expected to reduce costs over time.

**Resources/Financial Impacts:**

This purchase will enhance service quality at Centennial Lakes Park and reduce staff workload by eliminating the need for ongoing wireless equipment replacements and troubleshooting. The cost will be funded through the IT Budget, is within the budget, and staff recommends moving forward.

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

**Strong Foundation:** This project strengthens the City's technology infrastructure by replacing a less reliable wireless connection with long-lasting fiber service to key park facilities.

**Reliable Service:** The additional fiber connections will improve speed, reliability, and security while supporting increased bandwidth needs, such as security cameras.



Strong Foundation



Reliable Service

**Values Impact:**



Stewardship

Fiber provides a longer service life than the current wireless solution, making this a wise long-term investment that can reduce costs over time.



Sustainability

By investing in durable infrastructure with a longer useful life, the project supports long-term planning and reduces the need for more frequent replacement or maintenance. This new connection will use less power.

**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 \(URL\)](#).

None



**Item Number:** 6.25

**Department:** Police

**Item Activity:** Action

**Prepared By:** Ryan Schultz, Lieutenant

**Item Title:** Purchase Request: 2026 Toyota Grand Highlander Hybrid

**Action Requested:**

Approve the Purchase Request for a 2026 Toyota Grand Highlander.

**Requisition Number:** 2026/12600166

**Vendor:** Nation Auto Fleet Group

**Equipment Status:** Replacement

**Funding Source:** Equipment Replacement Budget

**Cost:** \$44,286.44

**Information/Background:**

Purchase request for a 2026 Toyota Grand Highlander AWD Hybrid for \$44,286.44 from Nation Auto Fleet Group. This 2026 Toyota will replace a 2019 Toyota Highlander that is due for replacement. This purchase will be funded from the equipment replacement budget and is within budget.

**Resources/Financial Impacts:**

This purchase will be funded out of equipment replacement and is within budget.

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



Reliable Service

**Values Impact:**

**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 \(URL\)](#).

None



**Item Number:** 6.26

**Department:** Police

**Item Activity:** Action

**Prepared By:** Ryan Schultz, Lieutenant

**Item Title:** Purchase Request: 2026 Kia Sorento Hybrid

**Action Requested:**

Approve Purchase Request for 2026 Kia Sorento.

**Requisition Number:** 2026/12600155

**Vendor:** Bloomington Luther Kia

**Equipment Status:** Replacement

**Funding Source:** Equipment Replacement Budget

**Cost:** \$37,020

**Information/Background:**

This 2026 Kia Sorento Hybrid will replace a 2019 Toyota Rav4 that is due for replacement. This purchase will be funded out of equipment replacement and is within budget.

**Resources/Financial Impacts:**

This purchase will be funded out of equipment replacement and is within budget.

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



Reliable Service

**Values Impact:**

**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 \(URL\)](#).

None



---

**Item Number:** 6.27

**Department:** Administration

**Item Activity:** Action

**Prepared By:** Sharon Allison, City Clerk

**Item Title:** Special Use Permit to Serve Alcohol on City Property at the Edina Art Fair, June 5-7

---

**Action Requested:**

Approve special use permit for Pajarito to serve alcohol on city property during the Edina Art Fair.

**Information/Background:**

Pajarito has applied for a Special Permit to Use City Property to serve alcohol at Nolan Mains Plaza for the Edina Art Fair scheduled for June 5-7, 2026. Pajarito will provide alcohol service using their State-issued Alcohol Caterer's Permit. Pajarito meets all requirements in City Code Section 24-346 and staff recommends approval of the permit.

**Supporting Documentation:**

None



---

**Item Number:** 6.28

**Department:** Administration

**Item Activity:** Action

**Prepared By:** Scott Neal, City Manager

**Item Title:** Out-of-State Travel for Mayor Hovland

---

**Action Requested:**

Approve out-of-state travel for Mayor Hovland for June 4-7, 2026, to attend the U.S. Conference of Mayor's 94th Annual Meeting in Long Beach, CA.

**Information/Background:**

Mayor Hovland requests approval from the City Council, per the City's Elected Official Out-of-State Travel Policy, to attend the U.S. Conference of Mayor's 94th Annual Meeting in Long Beach, CA, from June 4-7. The estimated cost is \$3,500. The City Manager has confirmed that sufficient funds for this expense are included in the City's 2026 budget.

**Supporting Documentation:**

None



---

**Item Number:** 7.1

**Department:** Administration

**Item Activity:** Information

**Prepared By:** Sharon Allison, City Clerk

**Item Title:** League of Minnesota Cities to Recognize City Manager Scott Neal

---

**Action Requested:**

None; information only.

**Information/Background:**

Executive Director Luke Fischer and LMC Board President Wendy Berry to recognize City Manager Neal for his years of service on the LMC Board of Directors and congratulate him on his retirement. Manager Neal served from 2023-2026 (term ending in June).

**Supporting Documentation:**

None



---

**Item Number:** 8.1

**Department:** Community Development

**Item Activity:** Action

**Prepared By:** Cary Teague, Community Development Director

**Item Title:** Zoning Ordinance Amendment, Preliminary Rezoning & Site Plan for 4200 76<sup>th</sup> Street West (Salvation Army)

---

**Action Requested:**

Close the public hearing at noon on Sunday, June 7, 2026 and continue action to the June 16, 2026 City Council meeting.

**Information/Background:**

The Salvation Army is proposing to remodel and reuse the existing 28,000 square foot building at 4200 76<sup>th</sup> Street West into an 18,425 square foot Salvation Army retail store with a 9,434 square foot warehouse and indoor drop off. There are no plans to alter the site plan or exterior of the existing building. The request requires the following:

1. Zoning Ordinance Amendment to allow secondhand stores to exceed 2,500 square feet in size in the PCD-Planned Commercial District.
2. Rezoning the site from PID, Planned Industrial District to a PCD, Planned Commercial District.
3. Site Plan Review.

Staff supports the Planning Commission recommendation to amend the Ordinance to allow secondhand stores to exceed 2,500 square feet in the PCD-2 and PCD-3 Districts, and leave the restriction on the size requirement in the PCD-1 District.

**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. Staff Report to Planning Commission, May 13, 2026
2. Proposed Plans
3. Applicant Narrative (Board Portal)
4. Traffic and Parking Study (Board Portal)
5. Staff Presentation



**Date:** May 13, 2026

**To:** Planning Commission

**From:** Cary Teague, Community Development Director

**Subject:** Zoning Ordinance Amendment, Rezoning & Site Plan – 4200 76<sup>th</sup> Street West - (Salvation Army)

Staff Recommendation: Approval of the Zoning Ordinance Amendment, Rezoning and Site Plan for Salvation Army.

### Information/Background:

The Salvation Army is proposing to remodel and reuse the existing 28,000 square foot building at 4200 76<sup>th</sup> Street West into an 18,425 square foot Salvation Army retail store with a 9,434 square foot warehouse and indoor drop off. There are no plans to alter the site plan or exterior of the existing building. The request requires the following:

1. Zoning Ordinance Amendment to allow secondhand stores to exceed 2,500 square feet in size in the PCD-Planned Commercial District.
2. Rezoning the site from PID, Planned Industrial District to a PCD, Planned Commercial District.
3. Site Plan Review.

## SUPPORTING INFORMATION

### Surrounding Land Uses

Northerly: Multi-family Condominiums; Zoned PRD-4, Planned Residential District and guided High Density Residential.

Easterly: Multi-family Apartments; Zoned PUD, Planned Industrial and guided Office-Residential.

Southerly: LA Fitness & the Edina Fire Station; Zoned PID, Planned Industrial and guided Office-Residential.

Westerly: Office/Bank; Zoned PID, Planned Industrial and guided Office-Residential.

### Existing Site Features

The subject property is 2 acres in size, contains a single-story office building built in 1969 with a large surface parking lot.



# The CITY of EDINA

CITY GOALS:



Strong Foundation



Reliable Service



Livable City



Better Together

## Planning

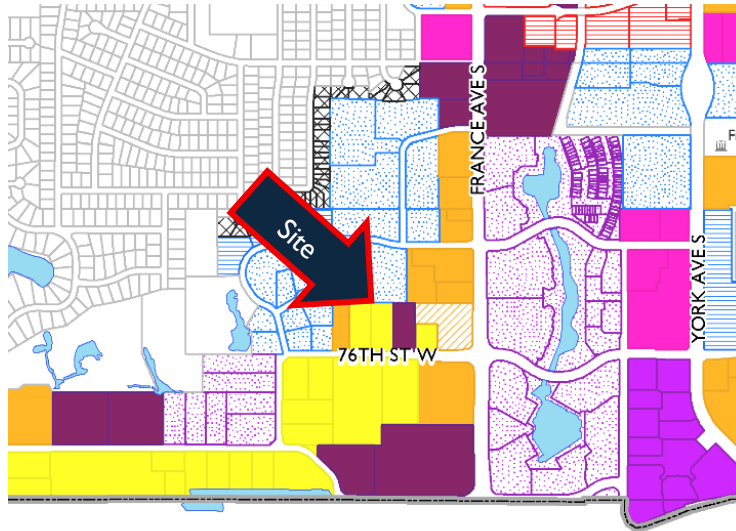
Guide Plan designation:  
Zoning:

OR, Office Residential  
PID, Planned Industrial

## Issues/Considerations:

## Rezoning

As demonstrated below there is a mixture of zoning districts on this portion of 76<sup>th</sup> Street. The property to the east is a multifamily residential PUD; to the south is property zoned PID but consist of an Edina Fire Station and LA fitness (similar to a commercial use, but allowing in PID); and to the west is a bank zoned PID (banks are also allowed in a commercial zoning district). The proposed use would be consistent with the existing uses on the block.



Per Section 36-216 of the City Code, the Commission may recommend approval by the council based upon, but not limited to, the factors below.

### ***Is consistent with the comprehensive plan.***

The proposed rezoning is consistent with the Comprehensive Plan. The Comprehensive Plan guides this site for OR, Office Residential land uses. The following page describes the land use, development character and density. Limited retail is considered a secondary use.



# The CITY of EDINA

CITY GOALS:



Strong Foundation



Reliable Service



Livable City



Better Together

Categories	Description, Land Uses	Development Character and Guidelines	Density and Intensity
OR Office Residential	<p>Transitional areas along major thoroughfares or between higher intensity districts and residential districts. Many existing highway-oriented commercial areas are anticipated to transition to this more mixed-use character.</p> <p>Primary uses are offices, attached or multifamily housing. Secondary uses: Limited retail and service uses (not including "big box" retail), limited industrial (fully enclosed), institutional uses, parks and open space.</p>	<p>Upgrade existing streetscape and building appearance, improve pedestrian and transit environment.</p> <p>Encourage structured parking and open space linkages where feasible; emphasize the enhancement of the pedestrian environment.</p>	20 – 75 residential dwelling units/acre

The Salvation Army is not a big-box retailer. It is a non-profit charitable organization that operates thrift stores rather than large-format retail superstores.

***Will not be detrimental to properties surrounding the tract.***

The site plan and building would not change. The existing building would be utilized as well as the existing parking lot. Landscaping will be added to enhance the site. There are several uses in the area that are somewhat similar to retail, including a bank to the west and a health club to the south.

***Will not result in an overly intensive land use.***

The building size would remain the same, a large portion would be used for storage and drop off. The parking requirements would be met. A traffic and parking study was done by Stantec and concludes that the existing roadways would support the project, and there would be enough parking. (See page 7-1 in the attached traffic study.) The proposed secondhand store and donation drop off would generate less traffic than the existing LA fitness located across the street.

***Will not result in undue traffic congestion or traffic hazards.***

Traffic study was done by Stantec and concludes that the existing roadways can support the project. (See attached traffic study.)

***Conforms to the provisions of this section and other applicable provisions of this Code.***

Assuming the change to the Zoning Ordinance to allow the proposed use, the project would conform to the PCD-2 ordinance standards. The side yard setback is an existing condition.



***Provides a proper relationship between the proposed improvements, existing structures, open space and natural features.***

There would be no building alteration or change in the parking lot. There will be added landscaping to enhance the appearance of the site.

**Zoning Ordinance Amendment.** Per Sec. 36-608 (47) of the Edina Zoning Ordinance “Secondhand stores, not exceeding 2,500 square feet of gross floor area, but excluding pawn shops” are a permitted use in the PCD I-3, Planned Commercial Zoning districts.

The applicant is proposing a Zoning Ordinance Amendment that would allow secondhand stores to exceed 2,500 square feet in size in the PCD-Planned Commercial District. Below is the proposed amendment; it would apply to all PCD Zoning Districts.

**Section I.** Chapter 36, Article VIII, Division 8, Sec. 36-608 is hereby amended as follows:

Sec. 36-608. - Principal uses in the PCD-I subdistrict.

(47) Secondhand stores, ~~not exceeding 2,500 square feet of gross floor area,~~ but excluding pawn shops.

Staff supports the ordinance amendment; secondhand stores, like Salvation Army or Goodwill, function the same as any other retail use.

Staff conducted contacted Eden Prairie, St. Louis Park, Richfield and Bloomington. All allow secondhand stores in their commercial zoning districts. They do not differentiate new vs. secondhand retail. Eden Prairie allows retail in an industrial zone with a PUD with limited retail square feet. Edina is the only city among our neighboring border cities that limit square feet and call out secondhand stores as a distinct retail category.



Compliance Table

Table with 3 columns: Category, City Standard (PCD-2), and Proposed. Rows include Setbacks (Structure), Parking Stalls, FAR, and Building Coverage.

Site Plan Review

Parking

Based on the City Code requirement, Section 36-1311, the proposed parking spaces meet City Code. An 18,425 square foot retail store with a 9,434 square foot warehouse would require 79 parking stalls. The existing site provides 80 parking stalls. The parking study concludes that 54 parking stalls would be adequate.

Site Circulation/Access/Traffic

Primary access to the proposed development would be off 76th Street. No changes are proposed from the existing conditions. Stantec conducted a traffic study. The study concludes that the proposal can be supported by the existing roadways. (See attached traffic study.)

Landscaping

Based on the perimeter of the site, 32 overstory trees would be required. The proposed plans show 32 existing and proposed overstory trees on site. A full complement of understory shrubs and bushes are also proposed.



## Living Streets/Multi-Modal Consideration

### Sec. 36-1274. - Sidewalks, trails and bicycle facilities.

- (a) In order to promote and provide safe and effective sidewalks and trails in the City and encourage the use of bicycles for recreation and transportation, the following improvements are required, as a condition of approval, on developments requiring the approval of a final development plan or the issuance of a conditional use permit pursuant to article V of this chapter:
- (1) It is the policy of the City to require the construction of sidewalks and trails wherever feasible so as to encourage pedestrian and bicycle connectivity throughout the City. Therefore, developments shall provide sidewalks and trails which adjoin the applicant's property:
    - a. In locations shown on the City's sidewalk and trail plan; and
    - b. In other locations where the council finds that the provision of such sidewalks and trails enhance public access to mass transit facilities or connections to other existing or planned sidewalks, trails or public facilities.
  - (2) Developments shall provide sidewalks between building entrances and sidewalks or trails which exist or which will be constructed pursuant to this section.
  - (3) Developments shall provide direct sidewalk and trail connections with adjoining properties where appropriate.
  - (4) Developments must provide direct sidewalk and trail connections to transit stations or transit stops adjoining the property.
  - (5) Design standards for sidewalks and trails shall be prescribed by the engineer.
  - (6) Nonresidential developments having an off-street automobile parking requirement of 20 or more spaces must provide off-street bicycle parking spaces where bicycles may be parked and secured from theft by their owners. The minimum number of bicycle parking spaces required shall be five percent of the automobile parking space requirement. The design and placement of bicycle parking spaces and bicycle racks used to secure bicycles shall be subject to the approval of the city engineer. Whenever possible, bicycle parking spaces shall be located within 50 feet of a public entrance to a principal building.
- (b) The expense of the improvements set forth in subsection (a) of this section shall be borne by the applicant.

The City's Comprehensive Plan identifies a new sidewalk on the north side of 76<sup>th</sup> Street. Therefore, a boulevard-style sidewalk should be installed on the site. This shall be made a condition of approval.



## PRIMARY ISSUES/STAFF RECOMMENDATION

### Primary Issues

For this project, the City of Edina has complete discretion to approve or deny this request. A case can be made for both approval and denial of this project. Findings for both approval and denial of this project are provided for the Planning Commission and City Council to consider.

- **Is the Zoning Ordinance Amendment Reasonable?**

Yes. Staff would support the Ordinance Amendment for the following reasons:

1. Secondhand stores are currently allowed in the PCD zoning district at a limited scale.
2. Secondhand stores, like Salvation Army or Goodwill, function the same as any other retail use.
3. The adjacent Cities of Eden Prairie, St. Louis Park, Richfield and Bloomington, all allow secondhand stores in their commercial zoning districts. They do not differentiate between new vs. secondhand retail.
4. Pawnshops would continue to be prohibited.

- **Is the Proposed Rezoning to PCD-2 Reasonable?**

Yes. Staff supports the request for the following reasons:

1. The findings for rezoning per Section 36-216 of the City Code would be met.
2. The Rezoning would not be detrimental to properties surrounding this site.
3. The site plan and building would not change. The existing building would be utilized as well as the existing parking lot. Landscaping will be added to enhance the site.
4. There are several uses on 76<sup>th</sup> Street that are similar to retail, including a bank to the west and a health club to the south.
5. Would not result in an overly intensive land use.



## Options for Consideration

As mentioned, for this project, the City of Edina has complete discretion to approve or deny this request. A case can be made for both approval and denial of this project. The following outlines alternatives for approval and denial for the Planning Commission and City Council to consider.

## Denial

### Zoning Ordinance Amendment

Recommend the City Council deny the Zoning Ordinance Amendment to allow secondhand stores in the PCD districts at any size.

### Rezoning and Site Plan Review

Recommend the City Council deny the Rezoning and Site Plan based on the following findings:

1. The proposed land use is not appropriate for this site.
2. Retail sales and other uses allowed in the PCD-2 Zoning District are not appropriate for this area.

## Approval

### Zoning Ordinance Amendment

Recommend the City Council approve the Zoning Ordinance Amendment to allow secondhand stores in the PCD districts at any size. Approval is based on the following findings:

1. Secondhand stores are currently allowed in the PCD zoning district at a limited scale.
2. Secondhand stores, like Salvation Army or Goodwill, function the same as any other retail use.
3. Edina's regulations on secondhand store would be consistent with adjacent cities of Eden Prairie, St. Louis Park, Richfield and Bloomington.
4. Pawnshops would continue to be prohibited.

### Rezoning and Site Plan Review

Recommend the City Council approve the Rezoning and Site Plan based on the following findings:

1. The findings for rezoning per Section 36-216 of the City Code would be met.



# The CITY of EDINA

## CITY GOALS:



Strong  
Foundation



Reliable  
Service



Livable  
City



Better  
Together

2. Would not be detrimental to properties surrounding the tract.
3. The site plan and building would not change. The existing building would be utilized as well as the existing parking lot. Landscaping will be added to enhance the site.
4. There are several uses in the area that are similar to retail, including a bank to the west and a health club to the south.
5. Would not result in an overly intensive land use.

Approval is subject to the following Conditions:

1. The Final Site Plans must be consistent with the plans date stamped March 20, 2026.
2. The Final Landscape Plan must be consistent with the approved plan and meet all minimum landscaping requirements per Chapter 36 of the Zoning Ordinance. A performance bond, letter-of-credit, or cash deposit must be submitted for one and one-half times the cost amount for completing the required landscaping, screening, or erosion control measures at the time of any building permit. The property owner is responsible for replacing any required landscaping that dies after the project is built.
3. All donations must be dropped off and stored inside the building.
4. There shall be no outside storage or outside collection areas, including collection boxes, and temporary trailers used for collection.
5. A boulevard-style sidewalk must be constructed along 76<sup>th</sup> Street. Sidewalk must be 6 feet minimum width with a 5-foot minimum width boulevard, subject to approval of the city engineer.
6. No truck loading shall be allowed on 76<sup>th</sup> Street.

## Staff Recommendation

Staff recommends approval of the Ordinance Amendment, Rezoning and Site Plan subject to the findings and conditions above.

**Deadline for a City decision: July 21, 2026**

# Proposed Site Plan







The CITY of  
**EDINA**

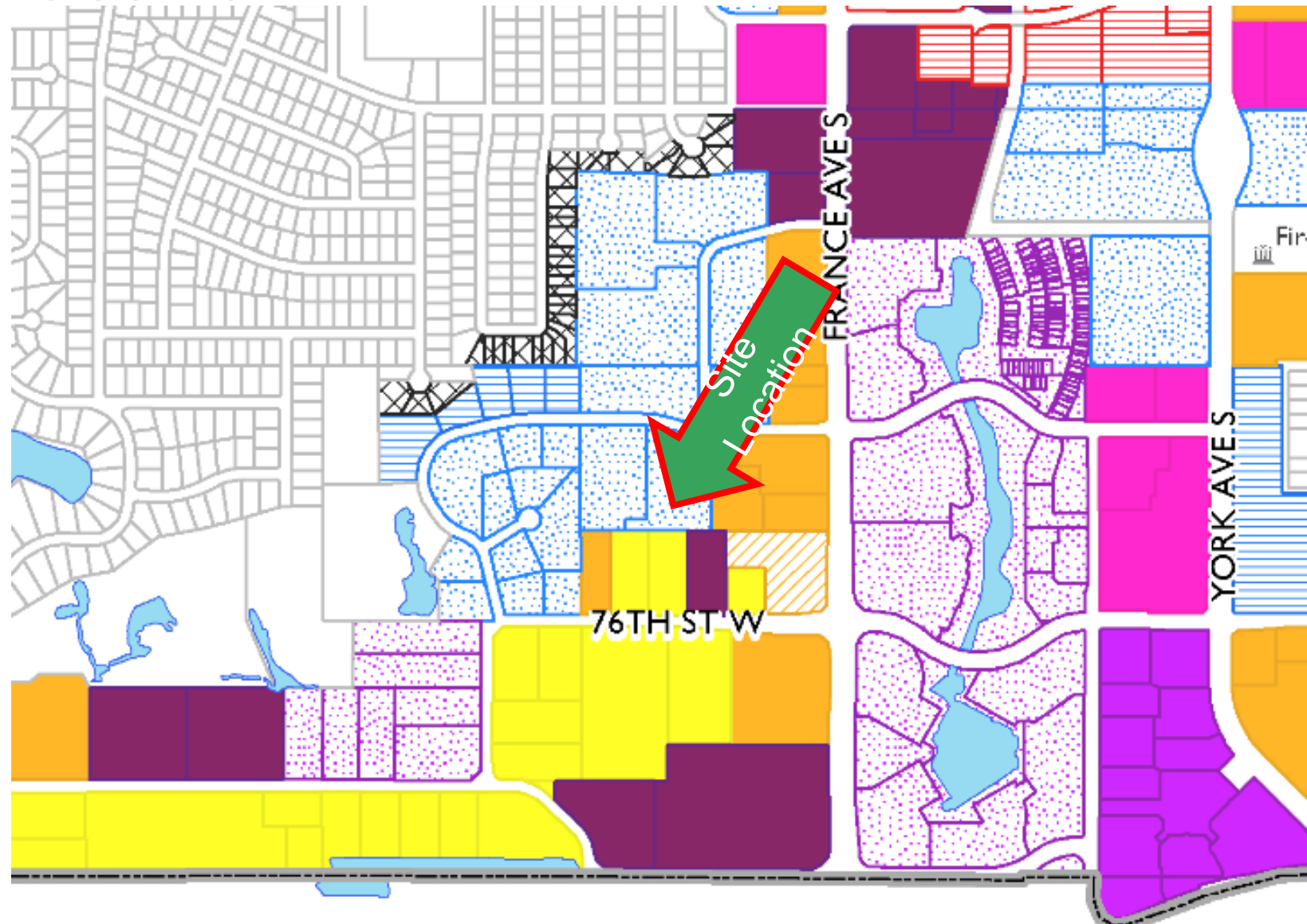
# **Ordinance Amendment, Rezoning, & Site Plan 4200 76<sup>th</sup> Street West (Salvation Army)**

EdinaMN.gov



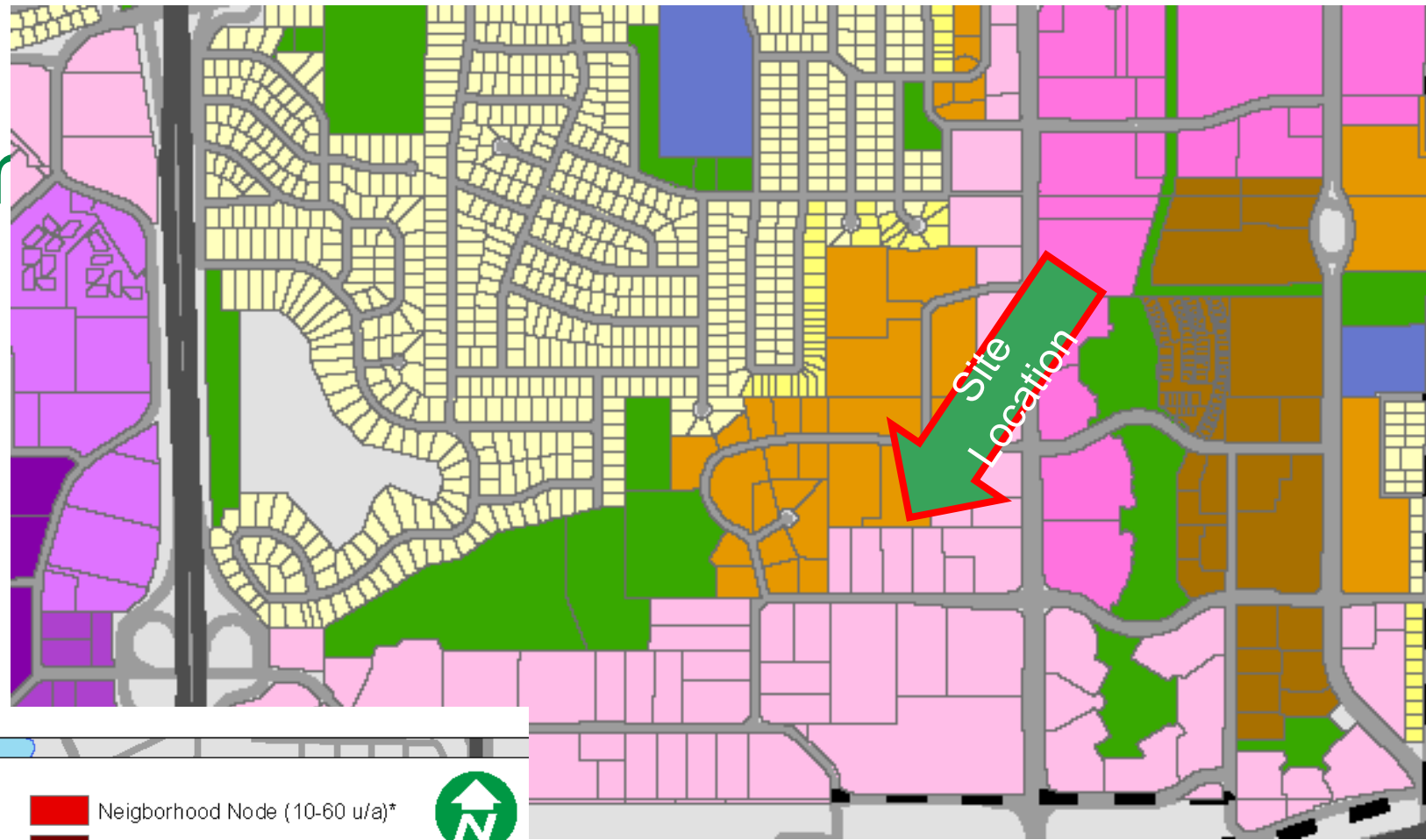
# Zoning Map & Site Location

## Zoning Map



















- Legend**
- R-1 - Single Dwelling Unit
  - ▨ R-2 - Double Dwelling Unit
  - PRD-1 - Planned Residence
  - ▨ PRD-2 - Planned Residence
  - ▨ PRD-3 - Planned Residence
  - ▨ PRD-4 - Planned Residence
  - ▨ PRD-5 - Planned Residence
  - PCD-1 - Planned Commercial
  - ▨ PCD-2 - Planned Commercial
  - ▨ PCD-3 - Planned Commercial
  - ▨ PCD-4 - Planned Commercial
  - POD-1 - Planned Office
  - ▨ POD-2 - Planned Office
  - RMD - Regional Medical
  - PID - Planned Industrial
  - POD - Planned Unit Development
  - APD - Automotive Parking
  - PSR-4 - Planned Residence
  - MDD-4 - Mixed Development
  - MDD-5 - Mixed Development
  - MDD-6 - Mixed Development
  - Lakes
  - Creeks
  - Edina Boundary
  - Railroad
  - Public Building
  - Public School
  - Private School

# Land Use Map & Site Location



## Legend

- |   |   |  |
|---|---|--|
|  Low Density Residential (1-5 u/a)                     |  Neighborhood Node (10-60 u/a)*           |  |
|  Low Density Attached Residential (4-8 u/a)           |  Mixed Use Center (12-100 u/a)*          |  |
|  Medium Density Residential (5-12 u/a)               |  Community Activity Center (90-150 u/a) |  |
|  High Density Residential (12-60 u/a)                |  Industrial                             |  |
|  Greater Southdale District Residential (50-100 u/a) |  Open Space and Parks                   |  |
|  Office Residential (20-75 u/a)                      |  Public/Semi Public                     |  |
|  Office  |  Regional Medical (50-100 u/a)          |  |
|   |  City Limits                            |  |



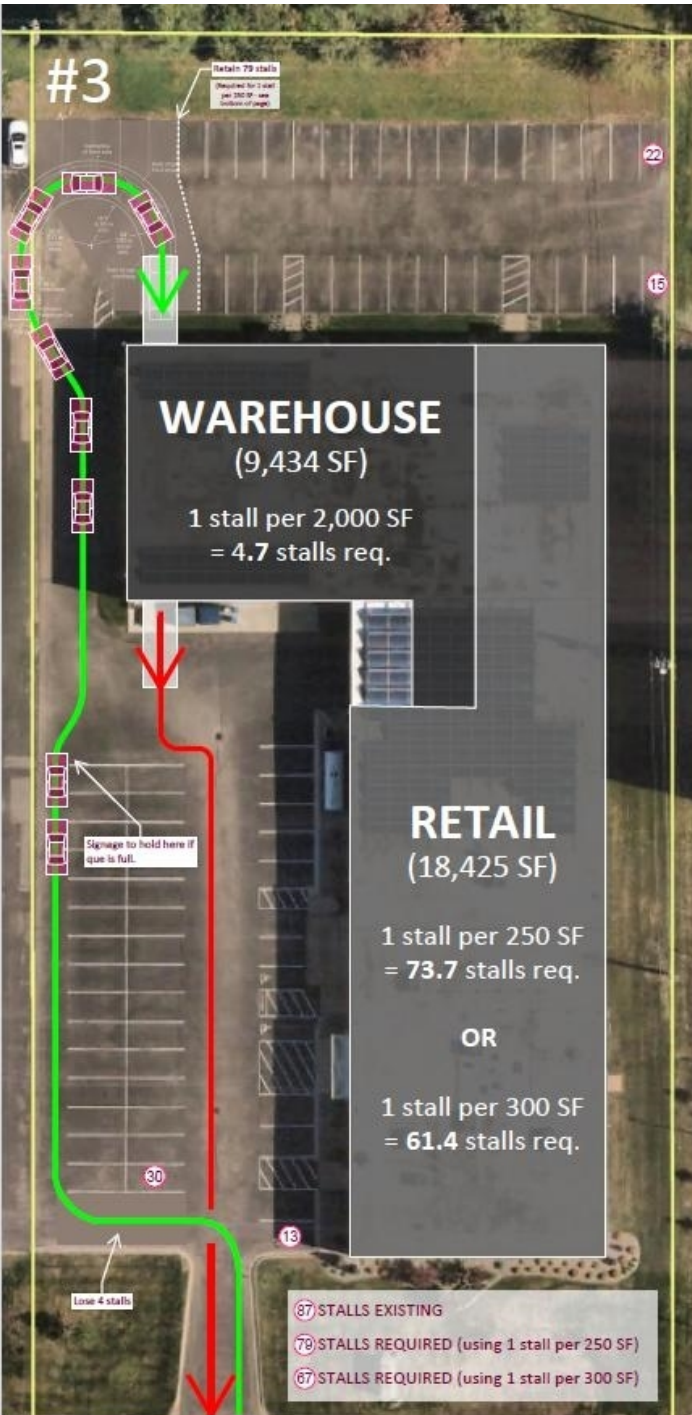
Source: City of Edina, Hennepin County, MetCouncil, MnDOT  
 \*Density within these categories varies by subarea. See Table 3.6

# Existing Building

EXISTING PHOTO



# Proposed Site Plan



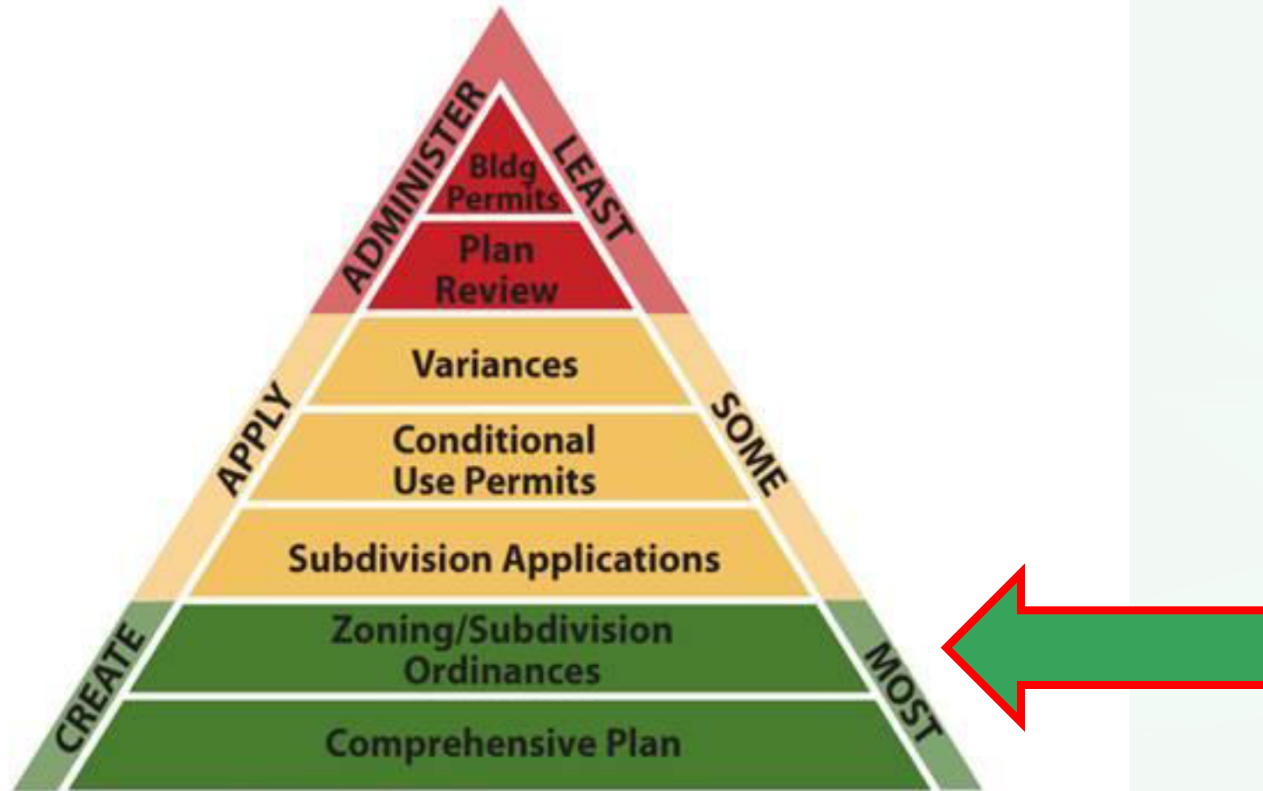


# Request Requires

- Zoning Ordinance Amendment to allow secondhand stores to exceed 2,500 square feet in size in the PCD-Planned Commercial District.
- Rezoning the site from PID, Planned Industrial District to a PCD, Planned Commercial District.
- Site Plan Review.

## Appendix A: The pyramid of discretion

The pyramid framework illustrates how much discretion the city has to make land use decisions based on the role it is playing.



The CITY of  
**EDINA**

# Zoning Ordinance Compliance Table

	City Standard (PCD-2)	Proposed
Setbacks (Structure)		
Front (76th)	50 feet	50 feet
Side (West)	20 feet	15 feet (existing condition)
Side (East)	25 feet	20 feet (existing condition)
Rear	25 feet	95 feet
Parking Stalls	Retail - 1/250 s.f. (74 required) Warehouse – 1/2000 s.f. (5 required) 79 stalls required	80 stalls existing
FAR	1.5%	.32%
Building Coverage	30%	32% (existing condition)

# Primary Issues

- **Is the Zoning Ordinance Amendment Reasonable?**
- **Is the Proposed Rezoning to PCD-2 Reasonable?**

# Land Use Description for Office Residential

Categories	Description, Land Uses	Development Character and Guidelines	Density and Intensity
<p>OR Office Residential</p>	<p>Transitional areas along major thoroughfares or between higher intensity districts and residential districts. Many existing highway-oriented commercial areas are anticipated to transition to this more mixed-use character.</p> <p>Primary uses are offices, attached or multifamily housing. Secondary uses: Limited retail and service uses (not including "big box" retail), limited industrial (fully enclosed), institutional uses, parks and open space.</p>	<p>Upgrade existing streetscape and building appearance, improve pedestrian and transit environment.</p> <p>Encourage structured parking and open space linkages where feasible; emphasize the enhancement of the pedestrian environment.</p>	<p>20 – 75 residential dwelling units/acre</p>

# Staff Recommendation

Motion to close the public hearing on June 7, 2026, and continue action to the June 26, 2026, City Council agenda.



The City Of Edina Ordains:

Section 1. Chapter 36, Article VIII, Division 8, Sec. 36-609 is hereby amended to add the following:

Sec. 36-609. Principal uses in the PCD-2 subdistrict.

(42) Secondhand stores but excluding pawn shops.

Section 2. This ordinance is effective immediately.

**Summary for Publication:**

n/a



**BE IT RESOLVED** by the City Council of the City of Edina, Minnesota, as follows:

**Section 1. BACKGROUND**

- 1.01. The Salvation Army is proposing to remodel and reuse the existing 28,000 square foot building at 4200 76th Street West into an 18,425 square foot Salvation Army retail store with a 9,434 square foot warehouse and indoor drop off. There are no plans to alter the site plan or exterior of the existing building.
- 1.02. The subject property is legally described as Tract 1, Registered Land Survey No. 1129, Hennepin County Minnesota
- 1.03. To accommodate the request, the following is requested:
  - Rezoning the site from PID, Planned Industrial District to a PCD, Planned Commercial District.
  - Site Plan Review
- 1.04. On May 13, 2026, the Planning Commission held a public hearing and recommended approval of the Rezoning. Vote: 4 Ayes and 2 Nays.
- 1.05. On June 2, 2026, the City Council held a public hearing and considered the requests.
- 1.06. On June 16, 2026, the City Council approved the requests.

**Section 2. FINDINGS**

- 2.01. Approval is based on the following findings:
  - 1. The findings for rezoning per Section 36-216 of the City Code would be met.
  - 2. Would not be detrimental to properties surrounding the tract.
  - 3. The site plan and building would not change. The existing building would be utilized as well as the existing parking lot. Landscaping will be added to enhance the site.
  - 4. There are several uses in the area that are similar to retail, including a bank to the west and a health club to the south.
  - 5. Would not result in an overly intensive land use.

**Section 3. APPROVAL**

**NOW THEREFORE**, it is hereby resolved by the City Council of the City of Edina, approves the Rezoning and Site Plan as proposed. Approval is subject to the following conditions:

1. The Final Site Plans must be consistent with the plans date stamped March 20, 2026.
2. The Final Landscape Plan must be consistent with the approved plan and meet all minimum landscaping requirements per Chapter 36 of the Zoning Ordinance. A performance bond, letter-of-credit, or cash deposit must be submitted for one and one-half times the cost amount for completing the required landscaping, screening, or erosion control measures at the time of any building permit. The property owner is responsible for replacing any required landscaping that dies after the project is built.
3. All donations must be dropped off and stored inside the building.
4. There shall be no outside storage or outside collection areas, including collection boxes, and temporary trailers used for collection.
5. A boulevard-style sidewalk must be constructed along 76th Street. Sidewalk must be 6 feet minimum width with a 5-foot minimum width boulevard, subject to approval of the city engineer.
6. No truck loading shall be allowed on 76th Street.

Adopted by the City Council June 16, 2026.



---

**Item Number:** 8.2

**Department:** Community Development

**Item Activity:** Action

**Prepared By:** Cary Teague, Community Development Director

**Item Title:**

Comprehensive Plan Amendment, Site Plan and Variances for 6016 Vernon Ave, EV Charging Station

---

**Action Requested:**

Adopt Resolutions 2026-28 and 2026-29 approving the Comprehensive Plan Amendment and Site Plan with Variances.

**Information/Background:**

Ionna Rechargery is proposing to remodel the existing Kee's auto repair shop at 6016 Vernon Avenue into an electric vehicle charging station. An electric vehicle charging station is a permitted use in the PCD-4 zoning district, in which this site is located. The site, however, is guided for medium density residential use in the Comprehensive Plan. The site would feature seven (7) level 3 DC fast chargers. The existing building would be remodeled to be a lounge waiting area with a mini convenience store or vending machines. The convenience store and lounge would be accessible 24 hours a day by a QR code, and open to the public with no QR code from 9 am to 6 pm. Security will be via cameras on site, and they would partner with a security firm to dispatch as necessary and only escalate to police if the situation calls for it. If the need arises, a Phase 2 security plan that will have an onsite security guard, though IONNA does not foresee this being a need. The building and site trash from bins will be collected via a janitorial contract, and the site will be checked daily for cleanliness.

To accommodate this request, the following is requested:

- A Comprehensive Guide Plan Amendment to re-guide the site from MDR, Medium Density Residential to Neighborhood Node. The site is zoned PCD-4, in which a gas station is a permitted use. A gas station is defined as *"a principal building and its accessory structures used for the sale of **motor fuels** and oils, where automotive accessories and convenience goods may be sold, but where repair and servicing of motor vehicles does not occur; provided, however, that an accessory carwash is permitted."*
- Site Plan Review.
- Multiple Variances: Drive Aisle/Parking Space Setbacks from 20 to 2 feet, Setback to Residential Property from 50 and 110 feet to 12 and 60 feet, Canopy setbacks from 35 & 25 to 0 and 5 feet, Pump Island Setbacks from 20 to 10 and 0 feet, Patio setback from 20 to 2 feet, Mechanical Equipment Setback from 35 to 13 feet, and Parking Lot Setback from the Building from 10 to 2 and 6 feet.

While the proposed use is permitted in the PCD-4 zoning district, because of the Comprehensive Plan Amendment and the Variances needed, the City does have some discretion to approve or deny the request.

**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. Staff Report to Planning Commission, April 29, 2026
2. Engineering Memo
3. MPCA Clean Up Letter
4. Applicant Narrative
5. Proposed Plans
6. LMC Pyramid of Discretion
7. Applicant's Proposed Plans (Board Portal)
8. Project Renderings - (Board Portal)
9. Floor Plan and Architectural Plans (Board Portal)
10. Traffic and Parking Study (Board Portal)
11. Staff Presentation



**EDINA**  
MINNESOTA

**Comprehensive Plan Amendment, Site Plan and  
Variances for 6016 Vernon Ave, EV Charging  
Station**

---



**EDINA**  
MINNESOTA

**Comprehensive Plan Amendment, Site Plan and  
Variances for 6016 Vernon Ave, EV Charging  
Station**

---



**Date:** April 29, 2026

**To:** Planning Commission

**From:** Cary Teague, Community Development Director

**Subject:** Comprehensive Plan Amendment, Site Plan and Variances – 6016 Vernon (EV Charging Station)

Staff Recommendation: Recommend the City Council approve the request subjects to findings and conditions outlined in this report.

### Information/Background:

Ionna Rechargery is proposing to remodel the existing Kee’s auto repair shop at 6016 Vernon Avenue into an electric vehicle charging station. An electric vehicle charging station is a permitted use in the PCD-4 zoning district, in which this site is located. The site, however, is guided for medium density residential use in the Comprehensive Plan.

The site would feature seven (7) level 3 DC fast chargers. The existing building would be remodeled to be a lounge waiting area with a mini convenience store or vending machines. The convenience store and lounge would be accessible 24 hours a day by a QR code, and open to the public with no QR code from 9 am to 6 pm. Security will be via cameras on site, and they would partner with a security firm to dispatch as necessary and only escalate to police if the situation calls for it. If the need arises, a Phase 2 security plan that will have an onsite security guard, though IONNA does not foresee this being a need. The building and site trash from bins will be collected by a janitorial contract, and the site will be checked daily for cleanliness.

To accommodate this request, the following is requested:

- A Comprehensive Guide Plan Amendment to re-guide the site from MDR, Medium Density Residential to Neighborhood Node. The site is zoned PCD-4, in which a gas station is a permitted use. A gas station is defined as “a principal building and its accessory structures used for the sale of **motor fuels** and oils, where automotive accessories and convenience goods may be sold, but where repair and servicing of motor vehicles does not occur; provided, however, that an accessory carwash is permitted.”
- Site Plan Review.
- Multiple Variances: Drive Aisle/Parking Space Setbacks from 20 to 2 feet, Setback to Residential Property from 50 and 110 feet to 12 and 60 feet, Canopy setbacks from 35 & 25 to 0 and 5 feet, Pump Island Setbacks from 20 to 10 and 0 feet, Patio setback from 20 to 2 feet, Mechanical Equipment Setback from 35 to 13 feet, and Parking Lot Setback from the Building from 10 to 2 and 6 feet. (See Compliance Table on page 9 of this staff report.)



**CITY GOALS:**



Strong Foundation



Reliable Service



Livable City



Better Together

While the proposed use is permitted in the PCD-4 zoning district, because of the Comprehensive Plan Amendment and the Variances needed, the City does have some discretion to approve or deny the request. (See attached pyramid of discretion.)

**Surrounding Land Uses**

- Northerly: Single-family homes; zoned R-1, Single-Dwelling Unit District and guided Low Density Residential.
- Easterly: Single-family homes; zoned R-1, Single-Dwelling Unit District and guided Low Density Residential.
- Southerly: Single-family homes; zoned R-1, Single-Dwelling Unit District and guided Low Density Residential.
- Westerly: Apartments/Condos; zoned PRD-3, Planned Residential District and guided Medium Density Residential.

**Existing Site Features**

The subject property is 16,373 square feet in size and contains a single-story two-bay auto repair shop, accessory buildings and parking lot. The main building was constructed in 1957, and the site was also used as a gas station until the early 1990's. In 1992 the gas pumps were removed, and soil pollution remediation was done. The cleanup was satisfactorily done, and no further action was required by the MPCA. (See attached documentation from the MPCA.)

**Planning**

Guide Plan designation:	MDR, Medium Density Residential
Zoning:	PCD-4, Planned Commercial District – 4

**Comprehensive Guide Plan Amendment**

This site is unique in Edina in that it is, and has been zoned PCD-4, Planned Commercial District for the automotive repair use and gas station, however, it is guided in the Comprehensive Plan for Medium Density Residential. The Comprehensive Plan designation has been in place at least since 1980 when that Comprehensive was adopted. Staff assumes that when that Comprehensive Plan land use designation was established to match the existing medium density multi-family housing located to the west.

To accommodate the request, a Comprehensive Plan amendment is required to change the future land use designation from Medium Density Residential to NN, Neighborhood Node. This would accommodate a



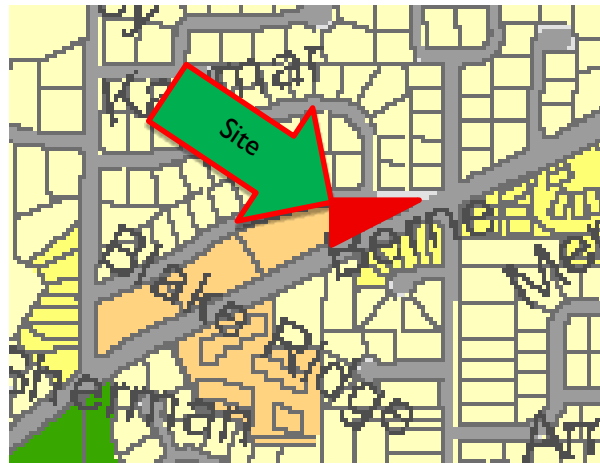
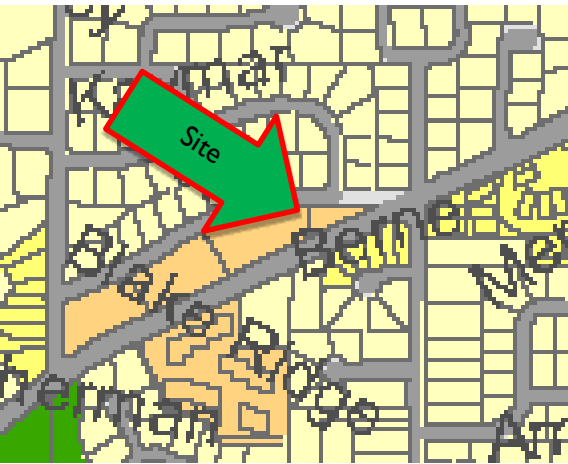
# The CITY of EDINA

- CITY GOALS:**
- Strong Foundation
  - Reliable Service
  - Livable City
  - Better Together

small-scale commercial use. This category is where several of the City’s current gas stations are located. (See attached PowerPoint) Below shows the proposed change:

Existing Land Use Plan

Proposed Land Use Plan Change



Existing

<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #ffffcc; border: 1px solid black; margin-right: 5px;"></span> Low Density Residential</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #ffff00; border: 1px solid black; margin-right: 5px;"></span> Low Density Attached Residential</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #ffcc99; border: 1px solid black; margin-right: 5px;"></span> Medium Density Residential</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #ff9933; border: 1px solid black; margin-right: 5px;"></span> High Density Residential</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #996633; border: 1px solid black; margin-right: 5px;"></span> Greater Southdale District Residential</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #ffccff; border: 1px solid black; margin-right: 5px;"></span> Office Residential</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #cc99ff; border: 1px solid black; margin-right: 5px;"></span> Office</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #ff0000; border: 1px solid black; margin-right: 5px;"></span> Neighborhood Node</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #800000; border: 1px solid black; margin-right: 5px;"></span> Mixed Use Center</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #ff00ff; border: 1px solid black; margin-right: 5px;"></span> Community Activity Center</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #800080; border: 1px solid black; margin-right: 5px;"></span> Industrial</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #008000; border: 1px solid black; margin-right: 5px;"></span> Open Space and Parks</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #6666ff; border: 1px solid black; margin-right: 5px;"></span> Public/Semi Public</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #000080; border: 1px solid black; margin-right: 5px;"></span> Regional Medical</li> <li><span style="display: inline-block; width: 20px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> City Limits</li> </ul>
--	--

Proposed

3,700



Comprehensive Plan. The site is guided MDR, Medium Density Residential in the Comprehensive Plan. Below is the land use category and description:

Categories	Description, Land Uses	Development Character and Guidelines	Density and Intensity
MDR Medium-Density Residential	Applies to attached housing (townhouses, quads, etc.) and multi-family complexes of moderate density. May also include small institutional uses.	In new development or redevelopment, improve integration of multi-family housing into an interconnected street network and work to create an attractive, pedestrian-friendly street edge.	5 – 12 residential dwelling units/acre

Based on the current designation of medium density residential, a total of 4 units maximum could be developed on the site, due to its small lot size. Over the past couple years, residential developers have looked at the site for potential residential development. None had any interest in pursuing development; that includes the developer that submitted a sketch plan for the 20-unit memory care housing project.

Categories	Description, Land Uses	Development Character and Guidelines	Density and Intensity
NN Neighborhood Node*** Current examples:  • 44th & France  • 70th & Cahill  • Valley View & Wooddale  • Lincoln & Londonderry	<b>In general, small-to moderate-scale commercial, residential or mixed-use buildings serving primarily the adjacent neighborhood(s).</b>  Primary uses encouraged are neighborhood-serving retail and services, offices, studios, institutional and residential.	Building footprints generally less than 20,000 sq. ft. (or less for individual storefronts). Parking is less prominent than pedestrian features.  Encourage underground parking (for comparatively larger developments), district parking for smaller developments, and open space linkages where feasible; emphasize enhancement of the pedestrian environment.	Varies by small area:  • Wooddale/Valley View – 12-30 du/acre • 70th & Cahill – 10-50 du/acre • 44th & France – 12-60 du/acre • Lincoln/Londonderry – 10-60 du/acre



# The CITY of EDINA

CITY GOALS:



Strong  
Foundation



Reliable  
Service



Livable  
City



Better  
Together

Based on the size of the subject property and the density allowed in the MDR Districts, four (4) units could be constructed on the subject property. However, given the odd shape, small size and restrictive setbacks required with two of three street frontages, variances would be needed to redevelop the site with housing. (See attached PowerPoint.)

## Site Plan Review

### **Parking**

Based on the City Code requirement, Section 36-1311, the proposed parking spaces meet City Code. City Code requires 5 stalls for the proposed use. The applicant is proposing 16 stalls total; 14 charging station stalls and 2 general parking stalls.

A parking study was conducted by Stantec and concluded that there would be adequate parking. (See attached study.)

### **Site Circulation/Access/Traffic**

Primary access to the proposed development would be off Vernon Avenue, by the two existing access points. Stantec conducted a traffic study. The study concludes that the existing roadways can be supported by the project. (See attached traffic study.)

### **Landscaping**

Based on the perimeter of the site, 17 overstory trees would be required. The proposed plans show 17 overstory trees on site. A full complement of understory shrubs and bushes are also proposed. The applicant is proposing a cedar fence to provide screening the residential area to the north and west.

Per Section 36-1457 (4) of the Zoning Ordinance: "Off-street parking facilities containing six or more spaces and all loading facilities shall be screened from streets located within 50 feet, and from lots which are used for any residential purpose which are located within 50 feet. Said distance shall be the shortest distance between the parking facility or loading facility and the nearest part of the street or the nearest lot line of the residential lot." This site is located within 50 feet of residential uses to the west and north but would be screened.

### **Trash Enclosure**

Trash storage facilities, including recycling storage facilities, shall be screened from all lot lines and public road rights-of-way. As proposed, the trash enclosure would be located in front of the building and would be screened.



## Grading/Drainage/Utilities

The city engineer has reviewed the proposed plans and found them to be acceptable subject to the comments and conditions outlined in the attached memo. Any approvals of this project would be subject to review and approval of the Nine Mile Creek Watershed District, as they are the City’s review authority over the grading of the site.

## Mechanical Equipment

Any new rooftop and/or ground level equipment would have to be screened if visible from adjacent property lines. Lights would be LED and pointed down and shielded. Dimming of canopy lighting are proposed to match sunrise and sunset times.

## Lighting

The applicant has submitted a lighting plan that demonstrates City Code compliance on all lot lines. (See proposed plans.)

## Noise

Noise generated from the chargers will be required to meet the City Code (State Statutes). The applicant has stated that the noise will meet the City Code and provided the information below.

- Sound levels drop significantly as you move away from the source. The 52 dBA rating is typically measured immediately next to the unit. For every doubling of distance, the sound level drops by approximately 6 decibels. By the time the sound reaches the property line or the nearest sidewalk, it will likely be lower than the existing ambient traffic noise in the area.
- The actual sound profile of the entire site will remain well within standard city noise ordinances and will be comparable to the ambient sounds of a quiet suburban street.

Number of Chargers	Total Sound Level (dBA)	Common Comparison
1 Charger	52 dBA	Quiet electric toothbrush
2 Chargers	55 dBA	Coffee percolator
7 Chargers	~60.5 dBA	Background music / Normal conversation
Jet Engine	140 dBA	Threshold of pain



## Gas Station Regulations

Per Section 36-618 (15) of the Edina City Code, the following is required for Gas Stations:

(15) *Automobile service centers and gas station standards.*

- a. Minimum lot area:
  1. For an automobile service center, 20,000 square feet, plus 5,000 square feet for each service bay in excess of three.
  2. For a gas station, 15,000 square feet.
- b. Maximum lot area: 60,000 square feet.
- c. Hydraulic hoists, pits, lubrication, washing, repairing and diagnostic equipment shall be used and stored within a building.
- d. Interior curbs of not less than six inches in height shall be constructed to separate driving surfaces from sidewalks, landscaped areas and streets.
- e. No automobile service station on a lot adjoining a lot in a residential district shall be operated between the hours of 11:00 p.m. and 6:00 a.m.
- f. All driving surfaces shall be constructed and maintained in the same manner as prescribed for parking lots by this chapter.
- g. No merchandise shall be displayed for sale outside a building, except in that area within four feet of the building or within pump islands used for dispensing motor fuels.
- h. No motor vehicles, except those owned by the operators and employees of the principal use, and vehicles awaiting service, shall be parked on the lot occupied by the principal use. Vehicles being serviced may be parked for a maximum of 48 hours.
- i. Body work and painting is prohibited.
- j. No buildings, driveway surfaces, parking areas or other improvements shall be located within 10 feet of any portion of a lot in a residential district which is used for residential purposes if separated from the lot by a street, or within 50 feet, if not so separated by a street.
- k. Pump islands shall maintain a front and side street setback of at least 20 feet and an interior side yard and rear yard setback of at least 25 feet.
- l. Notwithstanding the requirements of article XII, division 3 of this chapter, driveways and drive aisles need only provide a setback of not more than five feet from all lot lines, subject to the requirements of subsection (15)j of this section.



**CITY GOALS:**



Strong Foundation



Reliable Service



Livable City



Better Together

## Signage

There were no signage variances requested. Below are the Code requirements for signage in the PCD-4 Zoning District:

PCD-4	20% of wall area	20-foot setback to a street	Number of Signs – One per building per frontage	80 square feet for first sign, 50 square feet for each additional sign	20 feet tall
-------	------------------	-----------------------------	---	--	--------------

All signage for the site should meet City Code requirements. The wall sign shown and sign above the canopies on the images do not meet City Code requirements.

## Living Streets/Multi-Modal Consideration

### Sec. 36-1274. - Sidewalks, trails and bicycle facilities.

- (a) In order to promote and provide safe and effective sidewalks and trails in the City and encourage the use of bicycles for recreation and transportation, the following improvements are required, as a condition of approval, on developments requiring the approval of a final development plan or the issuance of a conditional use permit pursuant to article V of this chapter:
  - (1) It is the policy of the City to require the construction of sidewalks and trails wherever feasible so as to encourage pedestrian and bicycle connectivity throughout the City. Therefore, developments shall provide sidewalks and trails which adjoin the applicant's property:
    - a. In locations shown on the City's sidewalk and trail plan; and
    - b. In other locations where the council finds that the provision of such sidewalks and trails enhance public access to mass transit facilities or connections to other existing or planned sidewalks, trails or public facilities.
  - (2) Developments shall provide sidewalks between building entrances and sidewalks or trails which exist or which will be constructed pursuant to this section.
  - (3) Developments shall provide direct sidewalk and trail connections with adjoining properties where appropriate.
  - (4) Developments must provide direct sidewalk and trail connections to transit stations or transit stops adjoining the property.
  - (5) Design standards for sidewalks and trails shall be prescribed by the engineer.
  - (6) Nonresidential developments having an off-street automobile parking requirement of 20 or more spaces must provide off-street bicycle parking spaces where bicycles may be parked and secured from theft by their owners. The minimum number of bicycle parking spaces required shall be five percent of the automobile parking space requirement. The design and placement of bicycle parking spaces and bicycle racks used to secure bicycles shall be subject to the approval of the city engineer. Whenever possible, bicycle parking spaces shall be located within 50 feet of a public entrance to a principal building.
- (b) The expense of the improvements set forth in subsection (a) of this section shall be borne by the applicant.



The City’s Comprehensive Plan identifies a new sidewalk on the north side of Vernon Avenue between Blake Road/Olinger Boulevard to Olinger Road/Highwood Drive. Therefore, a boulevard-style sidewalk should be installed on the site, should this proposal be approved per the attached engineering memo.

**Compliance Table**

	<b>City Standard (PCD-4)</b>	<b>Proposed</b>
Setbacks (Structure)		
Front (Vernon)	35 feet	25 feet (existing)
Front (EP Road)	25 feet	20 feet (existing)
Side (West)	25 feet	25 feet (existing)
Setbacks (Canopy)		
Front (Vernon)	35 feet	<b>0 feet*</b>
Front (EP Road)	25 feet	<b>10 feet*</b>
Side (West)	25 feet	40+ feet
Setbacks (Pump Islands)		
Front (Vernon)	20 feet	<b>0 feet*</b>
Front (EP Road)	20 feet	<b>10 feet*</b>
Side (West)	25 feet	50+ feet
Setbacks (Parking lot)		
Drive aisle (Vernon)	20 feet	<b>0 feet*</b>
Drive aisle (EP Road)	20 feet	<b>10 feet*</b>
Side (West)	10 feet	12 feet
Setback from Residential Use		
From adjacent property	50 feet	<b>12 feet*</b>
From property separated by a street	110 feet	<b>60 feet*</b>
Parking Setback from Building	10 feet	<b>6 &amp; 8 feet*</b>
Maximum Lot Size	60,000 s.f.	16,373 s.f.
Minimum Lot Size	15,000 s.f.	16,373 s.f.
Parking Stalls	1 space per employee plus 1 space per 300 square feet 5 stalls required	16 stalls
FAR	30%	8%

**\*Variance Required**



## PRIMARY ISSUES/STAFF RECOMMENDATION

### Primary Issues

For this project, the City of Edina has discretion to approve or deny this request. A case can be made for both approval and denial of this project. Findings for both approval and denial of this project are provided for the Planning Commission and City Council to consider. (See pages 13-15 of this report.)

As outlined below, staff is recommending approval of this proposal, primarily due to the fact that the site is currently zoned for auto oriented uses (PCD-4) like the gas station and auto repair station that have existed on the site for 50+ years.

### Primary Issues

- **Is the Comprehensive Plan Amendment reasonable?**

Yes. The Comprehensive Plan Amendment is reasonable for the following reasons:

1. The subject property has been used a commercial site with proper zoning for over 50 years. The proposed amendment is reasonable given the consistency in use from an auto-repair and former gas station to an electric vehicle charging station. The Comprehensive Plan Amendment would be consistent with the existing commercial zoning on the site.
2. The existing zoning is PCD-4, which allows automobile service centers, gas stations and car washes. The Metropolitan Council requires cities to have their land use plan within the Comprehensive Plan, consistent with their zoning designations.
3. The proposed NN, Neighborhood Node, would accommodate a small-scale commercial use. This category is where several of the City's current gas stations are located.
4. The proposed use would be supported by the existing roads. The number of vehicular trips to the site would have minimal impact on the existing roads. (See page 7-1 of the traffic study.)

- **Are the proposed Variances justified?**

Yes. Subject to approval of the Comprehensive Plan Amendment, staff believes that the Variances requested with this project are reasonable and meet the variance criteria as outlined below.

- The existing use on the property has been commercial for over 50 years.
- The closest adjacent structure would be 105+/- feet away and would be screened by fencing and landscaping.



- The practical difficulties include the existing small lot size, irregular shape of the lot and street frontages on two of the three sides.
- It would be difficult to build anything on this site without variances, due to the small size and shape of the lot. (See attached buildable area.)
- The proposed cedar fence and landscaping along the west and north lot lines would minimize impact on the adjacent residential use to the north and west.
- The proposal would be an improvement over existing conditions and use of the site.

**Minnesota Statutes and Section 36-98 of the Edina Zoning Ordinance require that a variance shall not be granted unless the following findings are made:**

***1. The variances would be in harmony with the general purposes and intent of the ordinance.***

Article 1. – In General; Section 36-1 – Findings state “Through the enactment of the ordinance from which this chapter is derived, the council intends to implement this statement of philosophy so as to provide for the orderly and planned development and redevelopment of lands and waters in the city, to maintain an attractive living and working environment in the city, to preserve and enhance the high quality residential character of the city and to promote the public health, safety and general welfare.”  
Section. 36-2 Objectives of the Zoning Ordinance includes:

- Control the use, development and expansion of certain nonresidential uses in the Single Dwelling Unit District in order to reduce or eliminate undesirable impacts of such nonresidential uses.
- Encourage orderly development, use and maintenance of office, commercial and industrial uses which are compatible with the residential character of the city.
- Recognize and distinguish commercial districts at the neighborhood level, the community level and the regional level, so as to provide retail establishments compatible in use and scale with surrounding properties, especially those used for residential purposes.
- Establish standards for landscaping and screening to contribute to the beauty of the community, add to the urban forest and buffer incompatible uses from one another.

By adding conditions to minimize impacts on adjacent property, such as landscaping, screening, limiting hours of operation the intent of the ordinances could be met.

***2. The variance would be consistent with the Comprehensive Plan.***

Subject to approval of the Comprehensive Plan amendment, the proposal would be consistent with the Comprehensive Plan. Below is the land use categories and description.



Table with 4 columns: Categories, Description, Land Uses, Development Character and Guidelines, Density and Intensity. Row 1: NN Neighborhood Node\*\*\*, In general, small-to moderate-scale commercial, residential or mixed-use buildings serving primarily the adjacent neighborhood(s), Building footprints generally less than 20,000 sq. ft., Varies by small area: Wooddale/Valley View - 12-30 du/acre, etc.

3. There are practical difficulties in complying with the ordinance. The term "practical difficulties" means the following:

- i. The property owner proposes to use the property in a reasonable manner not permitted by the Zoning Ordinance.

Reasonable use does not mean that the applicant must show the land cannot be put to any reasonable use without the variance. Rather, the applicant must show that there are practical difficulties in complying with the code and that the proposed use is reasonable. "Practical difficulties" may include functional and aesthetic concerns.

These variances are reasonable given the existing small size of the site, the triangular shape of the site, and two lot frontages. The proposal utilizes the existing building and updates the existing parking lot. The use would be reasonably screened by landscaping and fencing and located 105 feet to the building to the west. The previous use of this site was auto repair and a gas station. The proposed use is generally consistent with those uses. The mechanical equipment would be well screened and located away from the single-family homes to the north.

- ii. The plight of the landowner is due to circumstances unique to the property not created by the landowner.



# The CITY of EDINA

CITY GOALS:



Strong  
Foundation



Reliable  
Service



Livable  
City



Better  
Together

Yes. The unique circumstances including the small lot size, location of existing building, unique shape, existing zoning being commercial (PCD-4) and the Comprehensive Plan designation of multi-family residential are not created by the landowner.

**iii. The variance, if granted, will not alter the essential character of the locality.**

The variances would not alter the essential character of the locality. The existing use has been automobile repair with outside storage. The remodeling of the building, upgrading of the parking lot, added landscaping and fencing would improve the look of the site, which would remain commercial.

## Options for consideration

For this project, the Planning Commission and City Council have discretion to approve or deny the request. A case can be made for both approval and denial of this project. The following outlines alternatives for the Planning Commission to consider.

## Denial

### Comprehensive Plan

Recommend the City Council deny the Comprehensive Plan Amendment to re-guide the site from MDR, Medium Density Residential to NC, Neighborhood Commercial. Denial is based on the following findings:

1. The subject property is too small to accommodate the proposed uses. The EV charging stations and related mechanical equipment, given the number of variances being requested, would be an overly intensive use for the site.
2. The proposed use and site plan to accommodate the use is not compatible with the adjacent residential land uses. The variances proposed are significant.
3. The site is currently guided for Medium Density Residential land uses.

### Site Plan with Variances

Recommend the City Council Deny the Site Plan Review and Variances. Denial is based on the following findings:

1. The Variance criteria have not been met. There are no practical difficulties that prohibit reasonable use of the property.



2. The practical difficulty is caused by the applicant's desire for an expanded parking field for the EV charging stations and mechanical equipment that does not fit properly on the site to minimize impacts on adjacent properties.

## **Approval**

### **Comprehensive Plan**

Recommend the City Council approve the Comprehensive Plan Amendment to re-guide the site from MDR, Medium Density Residential to NN, Neighborhood Node. Approval is based on the following findings:

1. The proposed use and site plan to accommodate the use is consistent with the previous land uses on this site. The existing building would be used rather than tearing it down and replacing it. The proposal would be an improvement to the site compared to current conditions.
2. The subject property has been used a commercial site with proper zoning for over 50 years. The proposed amendment is reasonable given the change in use from an auto-repair and former gas station to an EV charging station and convenience store. The Comprehensive Plan Amendment would then be consistent with the existing commercial zoning on the site.
3. The proposed amendment would allow a re-development of a commercial property that would be an amenity serving the area. A convenience store and lounge could be a small-scale community gathering space for this neighborhood.
4. With the requirement of a fence located along the west and north lot lines and the landscaping proposed, the project would be screened from adjacent residential land uses to minimize impacts.

### **Site Plan with Variances**

Recommend the City Council Approve the Site Plan Review and Variances. Approval is based on the following findings:

1. The proposed variances are reasonable given the practical difficulties associated with the site including the triangular shape of the site, street frontage on two sides, and the lots small size.
2. The project would include a restoration of the existing building; the expansion area would the west, where the nearest building would be 105+/- feet away.



**CITY GOALS:**



Strong  
Foundation



Reliable  
Service



Livable  
City



Better  
Together

3. The proposed cedar fence along the west and north lot lines would minimize impact on the adjacent residential use to the north and west.
4. The proposal would be an improvement over existing conditions and use of the site.

Approval is subject to the following Conditions:

1. The Final Landscape Plan must meet all minimum landscaping requirements per Chapter 36 of the Zoning Ordinance. A performance bond, letter-of-credit, or cash deposit must be submitted for one and one-half times the cost amount for completing the required landscaping, screening, or erosion control measures at the time of any building permit. The property owner is responsible for replacing any required landscaping that dies after the project is built.
2. Compliance with all the conditions outlined in the city engineer's memo dated April 22, 2026.
3. Variances are subject to approval of the Comprehensive Plan Amendment, Site Plan approval by City Council.
4. Submit a copy of the Nine Mile Creek Watershed District permit. The City may require revisions to the approved plans to meet the district's requirements.
5. A cedar fence must be installed and maintained along the west and north lot line as proposed to provide screening from adjacent properties.
6. A boulevard-style sidewalk must be constructed along Vernon Avenue. Sidewalk must be 6 feet minimum width with a 5-foot minimum width boulevard.
7. Noise levels from the site shall not exceed City Code (State Statutes).

### **Staff Recommendation**

Staff recommends approval of the Comprehensive Plan Amendment, Site Plan and Variances subject to the findings above.

**Deadline for a City decision: June 16, 2026**



**DATE:** 4/22/2026  
**TO:** 6016 Vernon Ave S, Owner and Development Team  
**CC:** Cary Teague – Community Development Director  
**FROM:** Andrew Reinisch – Engineering Technician  
**RE:** 6016 Vernon Ave S – Development Review

The Engineering Department has reviewed the subject property for pedestrian facilities, utility connections, grading, flood risk, and storm water. Plans reviewed included civil, landscape, and survey drawings dated 2/24/2026

<b>Review Comment</b>		<b>Required For</b>
<b>General</b>		
1.	Existing easements held by the City require Council action to vacate if deemed appropriate and necessary for the project. Consideration of requests can require up to 60-days to process.	General Comment
2.	Deliver as-build records of public and private utility infrastructure post construction.	Certificate of Occupancy
3.	Maintenance of sidewalks internal to the site will be responsibility of property owner. Sidewalks along Vernon Avenue will be maintained by the City.	General Comment
<b>Survey</b>		
4.	An existing and proposed site condition survey is required.	Grading/Building Permit
4.1	Show all existing and proposed public and private easements.	Grading/Building Permit
<b>Living Streets</b>		
5.	Design sidewalks to meet ADA requirements.	Grading/Building Permit
6.	Saw cut concrete sidewalk joints on public sidewalks.	Grading/Building Permit
7.	Public sidewalk to be minimum 5' in width with a 5' boulevard. Extend the Vernon Avenue sidewalk east to the shared use path extended from Eden Prairie Road. Provide an off-ramp for the west end of the Vernon Avenue sidewalk onto the shoulder of Vernon Avenue.	Grading/Building Permit
8.	It is unclear how many bicycle parking stalls are proposed. The recommendation for this location given the proximity to bike lanes on Vernon Ave is 6.	Grading/Building Permit

**ENGINEERING DEPARTMENT**



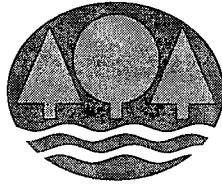
9.	Bike rack style and spacing should confirm to the recommendations of the American Pedestrian and Bicycle Professionals.	Grading/Building Permit
10.	Applicant should consider including e-bike charging stations.	Grading/Building Permit
11.	It is recommended that this project be exempt from the TDM Policy requirements. Providing information on pedestrian transit facilities is not going to reduce the volume of vehicles traveling to the site.	Grading/Building Permit
<b>Traffic and Street</b>		
12.	Review fire access requirements with fire department. Fire truck turning template attached.	Grading/Building Permit
13.	Provide traffic study and implement City-approved recommendations.	Grading/Building Permit
14.	Driveway Entrance permit required for entrance reconstruction. Vernon Ave driveway permits will need to be obtained through Hennepin County.	Building Permit
15.	Road patching shall conform to Edina Standard Plates 540-545.	Certificate of Occupancy
<b>Sanitary and Water Utilities</b>		
16.	Verify fire demand and hydrant locations.	Grading/Building Permit
17.	Domestic water shall be sized by the developer's engineer.	Grading/Building Permit
18.	Domestic sanitary shall be sized by the developer's engineer.	Grading/Building Permit
19.	Apply for a sewer and water connection permit with Public Works if needed.	Prior to Starting Utility Work
19.1	Public Works to determine acceptable installation methods.	Grading/Building Permit
20.	If necessary, disconnected sanitary and water services to be capped at main.	
21.	A SAC determination will be required by the Metropolitan Council. The SAC determination will be used by the City to calculate sewer and water connection charges	Grading/Building Permit
22.	Single connection from main for fire and domestic, split after main connection.	Grading/Building Permit
23.	A sealed well is on the site. Additional wells not in use must be sealed by a licensed well contractor per MN Rules, Chapter 4725.	Certificate of Occupancy
<b>Storm Water Utility</b>		

**ENGINEERING DEPARTMENT**



24.	Provide hydraulic and hydrologic report meeting watershed and state construction site permit requirements.	Grading/Building Permit
25.	Submit watershed district permit and copies of private maintenance agreement in favor of watershed.	Grading/Building Permit
<b>Grading Erosion and Sediment Control</b>		
26.	A SWPPP consistent with the State General Construction Site Stormwater Permit is required.	Grading/Building Permit
<b>Constructability and Safety</b>		
27.	Construction staging, traffic control, and pedestrian access plans will be required.	Grading/Building Permit
28.	Retaining walls over 4-ft in height require design by a structural engineer.	Grading/Building Permit
<b>Sustainability</b>		
29.	<p>This project is not required to follow the Sustainable Building Policy.</p> <p>Applicant is encouraged to maximize energy efficiency during building renovation with LED lighting, optimized controls and upgrade HVAC systems. Applicant can either participate in <a href="#">Xcel Energy's Energy Efficient Buildings program</a> for free design services, or participate in Xcel Energy and CenterPoint Energy's building assessment programs. Both programs will provide support for equipment identification, system sizing and access to rebate programs.</p> <p>The City of Edina will cover the co-pay for the building assessment programs, which should be coordinated with the Sustainability Division (<a href="mailto:MBayer@EdinaMN.gov">MBayer@EdinaMN.gov</a>).</p>	General
<b>Other Agency Coordination</b>		
30.	MDH, MPCA and MCES permits required as needed.	Grading/Building Permit
31.	Nine Mile Creek Watershed District permit is required.	Grading/Building Permit
32.	Hennepin County is the LGU for Vernon Ave. Driveway entrance permit will need to be obtained through them.	Grading/Building Permit

**ENGINEERING DEPARTMENT**



# Minnesota Pollution Control Agency

---

February 8, 2002

Mr. Walter Kunz  
Kunz Oil Company  
7900 Excelsior Boulevard  
Hopkins, MN 55343

RE: Petroleum Tank Release Site File Closure  
Site: Former Peoples Plus, 6016 Vernon Avenue, Edina  
Site ID#: LEAK00002247

Dear Mr. Kunz:

We are pleased to let you know that the Minnesota Pollution Control Agency (MPCA) staff has determined that your investigation and/or cleanup has adequately addressed the petroleum tank release at the site listed above. Based on the information provided, the MPCA staff has closed the release site file.

Closure of the file means that the MPCA staff does not require any additional investigation and/or cleanup work at this time or in the foreseeable future. Please be aware that file closure does not necessarily mean that all petroleum contamination has been removed from this site. However, the MPCA staff has concluded that any remaining contamination, if present, does not appear to pose a threat to public health or the environment under current conditions.

The MPCA reserves the right to reopen this file and to require additional investigation and/or cleanup work if new information, changing regulatory requirements or changed land use make additional work necessary. If you or other parties discover additional contamination (either petroleum or nonpetroleum) that was not previously reported to the MPCA, Minnesota law requires that the MPCA be immediately notified.

You should understand that this letter does not release any party from liability for the petroleum contamination under Minn. Stat. ch. 115C (2000) or any other applicable state or federal law. In addition, this letter does not release any party from liability for nonpetroleum contamination, if present, under Minn. Stat. ch. 115B (2000), the Minnesota Superfund Law.

The monitoring wells for this site should be abandoned in accordance with the Minnesota Department of Health Well Code, Chapter 4725. If you choose to keep the monitoring wells, the Minnesota Department of Health will continue to assess a maintenance fee for each well.

Mr. Walter Kunz  
Page 2  
February 8, 2002


Please note that as a result of performing the requested work you may be eligible to apply to the Petroleum Tank Release Compensation Fund (Petrofund) for partial reimbursement of the costs you have incurred in investigating and cleaning up this petroleum tank release. The Petrofund is administered by the Petroleum Tank Release Compensation Board (Petro Board) and the Minnesota Department of Commerce. To learn more about who is eligible for reimbursement, the type of work that is eligible for reimbursement, and the amount of reimbursement available, please contact Petrofund staff at 651-297-1119 or 1-800-638-0418.

If future development of this property or the surrounding area is planned, it should be assumed that petroleum contamination may still be present. If petroleum contamination is encountered during future development work, the MPCA staff should be notified immediately.

For specific information regarding petroleum contamination that may remain at this leak site, please call the Leaking Underground Storage Tank File Request Program at 651/297-8499. The MPCA fact sheet *Request to Bill for Services Performed* must be completed prior to arranging a time for file review.

Thank you for your response to this petroleum tank release and for your cooperation with the MPCA to protect public health and the environment. If you have any questions regarding this letter, please call me at 651/297-8580.

Sincerely,



Chris McLain  
Project Manager  
Petroleum Remediation Unit  
Petroleum and Landfill Remediation Section  
Majors and Remediation Division

CLM:tf

cc: Debra Mangen, Edina City Clerk  
Marty Scheerer, Edina Fire Chief  
Dave Jaeger, Hennepin County Solid Waste Officer  
Jason Rauk, EPOCH Environmental  
Mark Hoffman, Minnesota Department of Health  
Minnesota Department of Commerce Petrofund Staff

March 1, 2022

VIA EMAIL

Marty Collins  
Special X Properties LLC  
6016 Vernon Ave S  
Edina, MN 55436-1908

RE: No Association Determination  
Kevin Kee's Auto Service, 6016 Vernon Ave, Edina  
MPCA Site ID: BF0001999  
Billing ID: 104880  
PIN: 3211721230027

Dear Marty Collins:

This letter is in response to the request from Greg Browne of The Javelin Group, Inc. for a determination under Minn. Stat. § 115B.178 that certain actions proposed to be taken by Special X Properties LLC at the Kevin Kee's Auto Service site, located at the address referenced above (the Site), will not constitute conduct associating Special X Properties LLC with the release or threatened release of hazardous substances, pollutants, or contaminants at the Site for the purpose of Minn. Stat. § 115B.03, subd. 3(4).

The Minnesota Pollution Control Agency (MPCA) staff in the Voluntary Investigation and Cleanup (VIC) Program has reviewed the documents submitted for the Site. The 0.38-acre Site was undeveloped until construction of the current Site building in 1957. The building was occupied by a gas station until the early 1990s and has since operated as an auto repair shop. A petroleum release was discovered in November 1992 when underground storage tanks were being removed from the Site. The leak site (MPCA Site ID# LS0002247) was closed in February 2002. Special X Properties LLC intends to renovate the existing Site building for use as a restaurant.

An environmental investigation completed at the Site in September 2021 included three interior soil borings and one exterior soil boring. Four soil samples were collected and analyzed for volatile organic compounds (VOCs) and diesel range organics (DRO); two of the soil samples were also analyzed for Resource Conservation and Recovery Act (RCRA) metals and one sample for polynuclear aromatic hydrocarbons (PAHs). Tetrachloroethene (PCE) was detected in one sample collected near the flammable waste trap at a concentration of 0.24 milligrams per kilogram (mg/kg), which is greater than the MPCA's screening soil leaching value (SLV). Groundwater was not encountered during the investigation.

Five exterior soil vapor samples were collected at the Site in August 2018 and three sub-slab soil vapor samples were collected at the Site in September 2021 (non-heating season) and November 2021 (heating season). PCE was detected at a maximum concentration of 279  $\mu\text{g}/\text{m}^3$ , which is less than the MPCA action level of thirty-three times (33X) its commercial intrusion screening value (ISV). Low concentrations of cis-1,2-dichloroethene (cis-1,2-DCE) were also detected in soil vapor.

For the purpose of this letter, the identified release consists of PCE in soil, and PCE, cis-1,2-DCE and other non-petroleum-VOCs in soil vapor (Identified Release). This letter does not address petroleum-related contaminants. Petroleum contamination detected at the Site is under the oversight of the MPCA's Petroleum Brownfield Program.

Based upon a review of the information provided to the MPCA VIC Program, and subject to the conditions set forth in this letter, a determination is hereby made pursuant to Minn. Stat. § 115B.178, subd. 1 that the proposed actions (Proposed Actions) listed below will not associate Special X Properties LLC with the Identified Release for the purpose of Minn. Stat. § 115B.03, subd. 3(4). This determination applies only to the following Proposed Actions:

- Purchase of the Site;
- Renovation of the existing Site building for use as a restaurant; and
- Operation and maintenance of the Site building, grounds, and related infrastructure.

This determination is made in accordance with Minn. Stat. § 115B.178, subd. 1, and is subject to the following conditions:

1. The Proposed Actions shall be carried out as described herein.
2. Special X Properties LLC shall cooperate with the MPCA, its employees, contractors, and others acting at the MPCA's direction, in the event that the MPCA takes, or directs others to take, response actions at the Site to address the Identified Release or any other as yet unidentified release or threatened release of a hazardous substance, pollutant, or contaminant, including, but not limited to, granting access to the Site so that response actions can be taken.
3. Special X Properties LLC shall avoid actions that contribute to the Identified Release or that interfere with response actions required under any MPCA-approved response action plan to address the Identified Release.

Pursuant to Minn. Stat. § 115B.178, subd.1, when Special X Properties LLC takes the Proposed Actions in accordance with the determination in this letter, subject to the conditions stated herein, the Proposed Actions will not associate Special X Properties LLC with the Identified Release for the purpose of Minn. Stat. § 115B.03, subd. 3(4).

The determination made in this letter applies to Special X Properties LLC's successors and assigns if the successors and assigns: 1) are not otherwise responsible for the Identified Release at the Site; 2) do not engage in activities with respect to the Identified Release which are substantially different from the activities which Special X Properties LLC proposes to take, as described herein; and 3) comply with the conditions set forth in this letter.

Please be advised that the determination made in this letter is subject to the disclaimers found in Attachment A and is contingent on compliance with the terms and conditions set forth herein.

Marty Collins  
Page 3  
March 1, 2022

If you have any questions about the contents of this letter, please contact Amanda Guertin, Project Manager/Hydrologist, at 651-757-2369 or by email at [amanda.guertin@state.mn.us](mailto:amanda.guertin@state.mn.us).

Sincerely,

*Amy K. Hadiaris*

*This document has been electronically signed.*

Amy K. Hadiaris, P.G.  
Supervisor  
Redevelopment Unit  
Remediation Division

AKH/AG:akh

Enclosure

cc: Greg Browne, The Javelin Group, Inc.  
Sharon Allison, City of Edina  
John Evans, Hennepin County

**Disclaimers**

**Kevin Kee's Auto Service**

**MPCA Site ID: BF0001999**

1. Reservation of authorities

The Minnesota Pollution Control Agency (MPCA) Commissioner reserves the authority to take any appropriate actions with respect to any release, threatened release, or other conditions at the Site. The MPCA Commissioner also reserves the authority to take such actions if the voluntary party does not proceed in the manner described in this letter or if actions taken or omitted by the voluntary party with respect to the Site contribute to any release or threatened release, or create an imminent and substantial danger to public health and welfare.

2. No MPCA assumption of liability

The MPCA, its Commissioner, and staff do not assume any liability for any release, threatened release or other conditions at the Site or for any actions taken or omitted by the voluntary party with regard to the release, threatened release, or other conditions at the Site, whether the actions taken or omitted are in accordance with this letter or otherwise.

3. Letter based on current information

All statements, conclusions, and representations in this letter are based upon information known to the MPCA Commissioner and staff at the time this letter was issued. The MPCA Commissioner and staff reserve the authority to modify or rescind any such statement, conclusion or representation and to take any appropriate action under his authority if the MPCA Commissioner or staff acquires information after issuance of this letter that provides a basis for such modification or action.

4. Disclaimer regarding use or development of the property

The MPCA, its Commissioner, and staff do not warrant that the Site is suitable or appropriate for any particular use.

5. Disclaimer regarding investigative or response action at the property

Nothing in this letter is intended to authorize any response action under Minn. Stat. § 115B.17, subd. 12.

6. This approval does not supplant any applicable state or local stormwater permits, ordinances, or other regulatory documents.

This project proposes to establish a new IONNA Rechargery located at 6016 VERNON AVE, Edina, MN. This installation will feature seven (7) Level 3 DC fast-charging stations with mini canopies, providing essential charging infrastructure for the growing electric vehicle community in Minnesota.

IONNA, a joint venture established by leading automotive manufacturers including BMW, General Motors, Honda, Hyundai, Kia, Mercedes-Benz, Stellantis, and Toyota, is creating North America's premier charging network. This location will serve as a crucial link in IONNA's expanding charging infrastructure, supporting both local EV drivers and travelers along the Interstate 5 corridor.

The proposed installation will feature high-powered charging capabilities compatible with both North American Charging Standard (NACS) and Combined Charging System (CCS) connectors, ensuring accessibility for all electric vehicle makes and models. Along with an amenity building that will provide a lounge, restrooms, and a small, unmanned convenience store powered by Amazon's "Just Walk Out" technology.

The unmanned convenience store will be accessible via QR code 24/7 to the public via access through the lounge. Our lounge will also be 24/7, and open to the public with no QR code from the hours of 9AM – 6PM.

Security will be via cameras on site, and we will partner with a security firm to dispatch as necessary and only escalate to police if the situation calls for it. If the need arises, we have a Phase 2 security plan that will have an onsite security guard, though IONNA does not foresee this being a need.

The building and site trash from bins will be collected via a janitorial contract, and the site will be checked daily for cleanliness.

This Rechargery represents an investment in Edina's future by providing essential EV charging infrastructure to the area. The location's proximity to major thoroughfares makes it an ideal spot for drivers and local businesses, bringing an untapped market to the City.

The project will adhere to all required safety standards and will be designed to minimize impact on existing infrastructure while maximizing accessibility for EV drivers.



# Proposed EV Charging Station



# Proposed EV Charging Station



## Appendix A: The pyramid of discretion

The pyramid framework illustrates how much discretion the city has to make land use decisions based on the role it is playing.



The CITY of  
**EDINA**



The CITY of  
**EDINA**

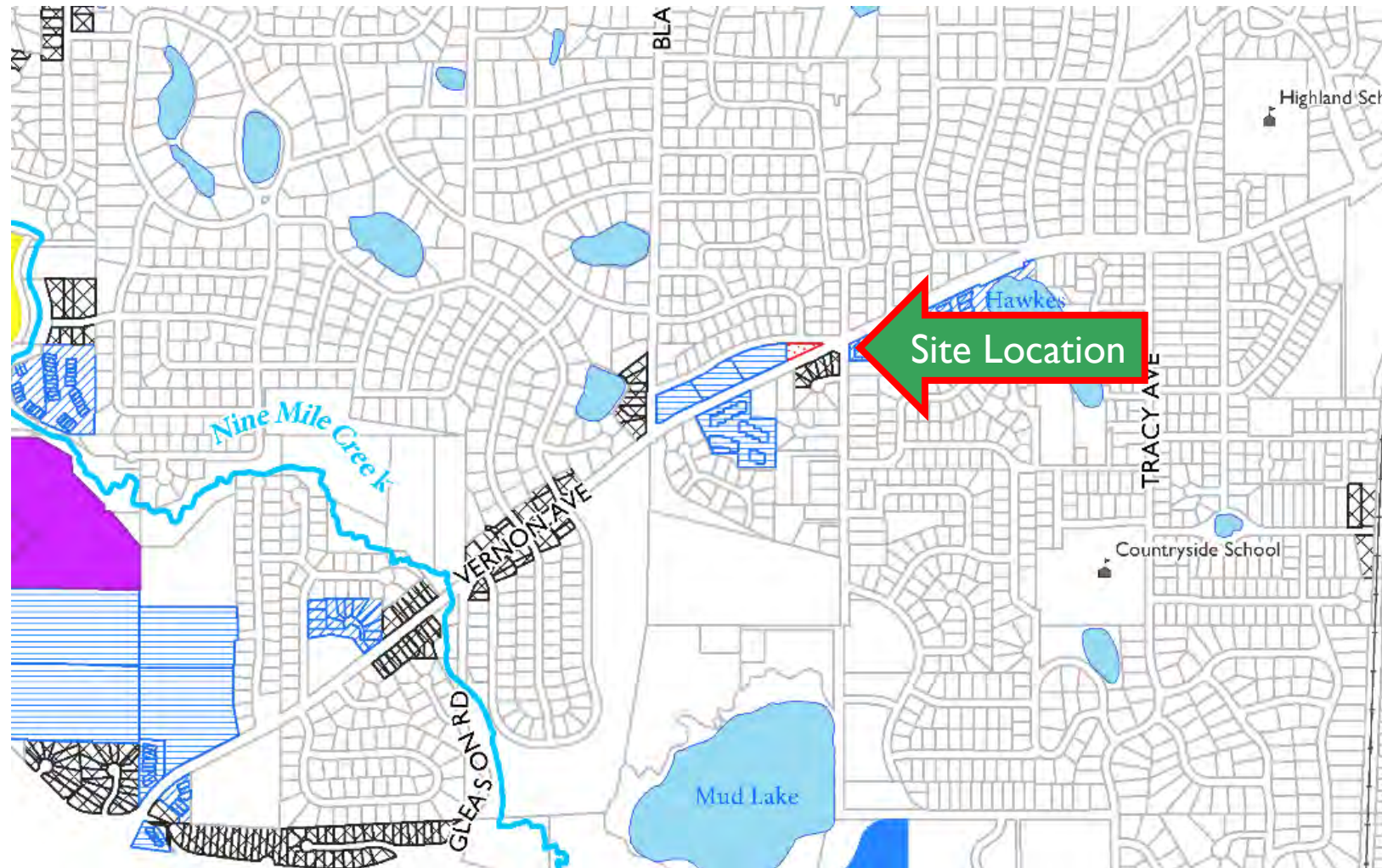
# **6016 Vernon Avenue – EV Charging Station**

EdinaMN.gov



# Zoning Map & Site Location

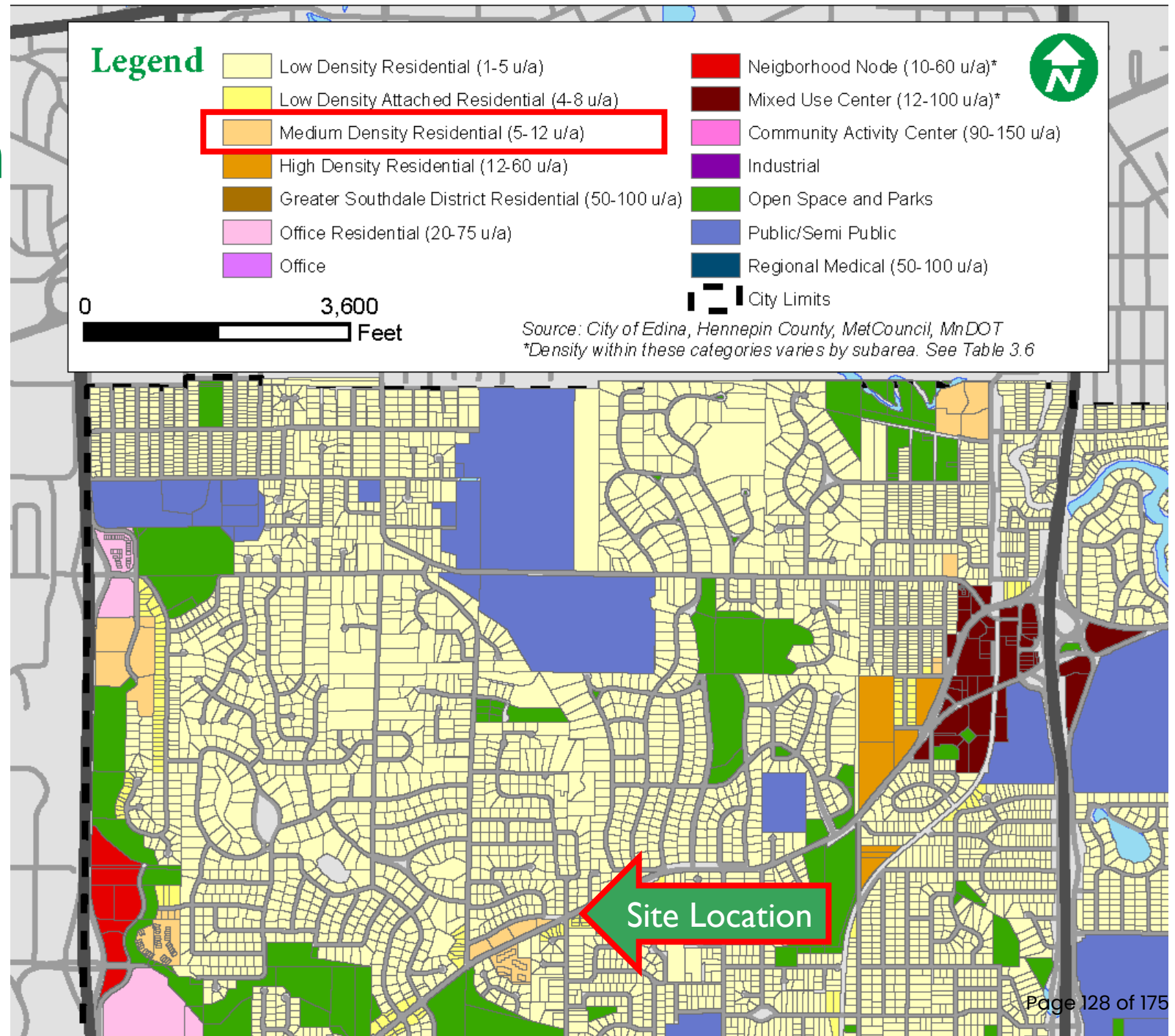
## Zoning Map



### Legend

- R-1 - Single Dwelling Unit
- ▨ R-2 - Double Dwelling Unit
- PRD-1 - Planned Residence
- ▨ PRD-2 - Planned Residence
- ▨ PRD-3 - Planned Residence
- ▨ PRD-4 - Planned Residence
- ▨ PRD-5 - Planned Residence
- PCD-1 - Planned Commercial
- ▨ PCD-2 - Planned Commercial
- ▨ PCD-3 - Planned Commercial
- ▨ PCD-4 - Planned Commercial
- POD-1 - Planned Office
- ▨ POD-2 - Planned Office
- RMD - Regional Medical
- PID - Planned Industrial
- PUD - Planned Unit Development
- APD - Automotive Parking
- PSR-4 - Planned Residence
- MDD-4 - Mixed Development
- MDD-5 - Mixed Development
- MDD-6 - Mixed Development
- Lakes
- Creeks
- Edina Boundary
- Railroad
- Public Building
- Public School

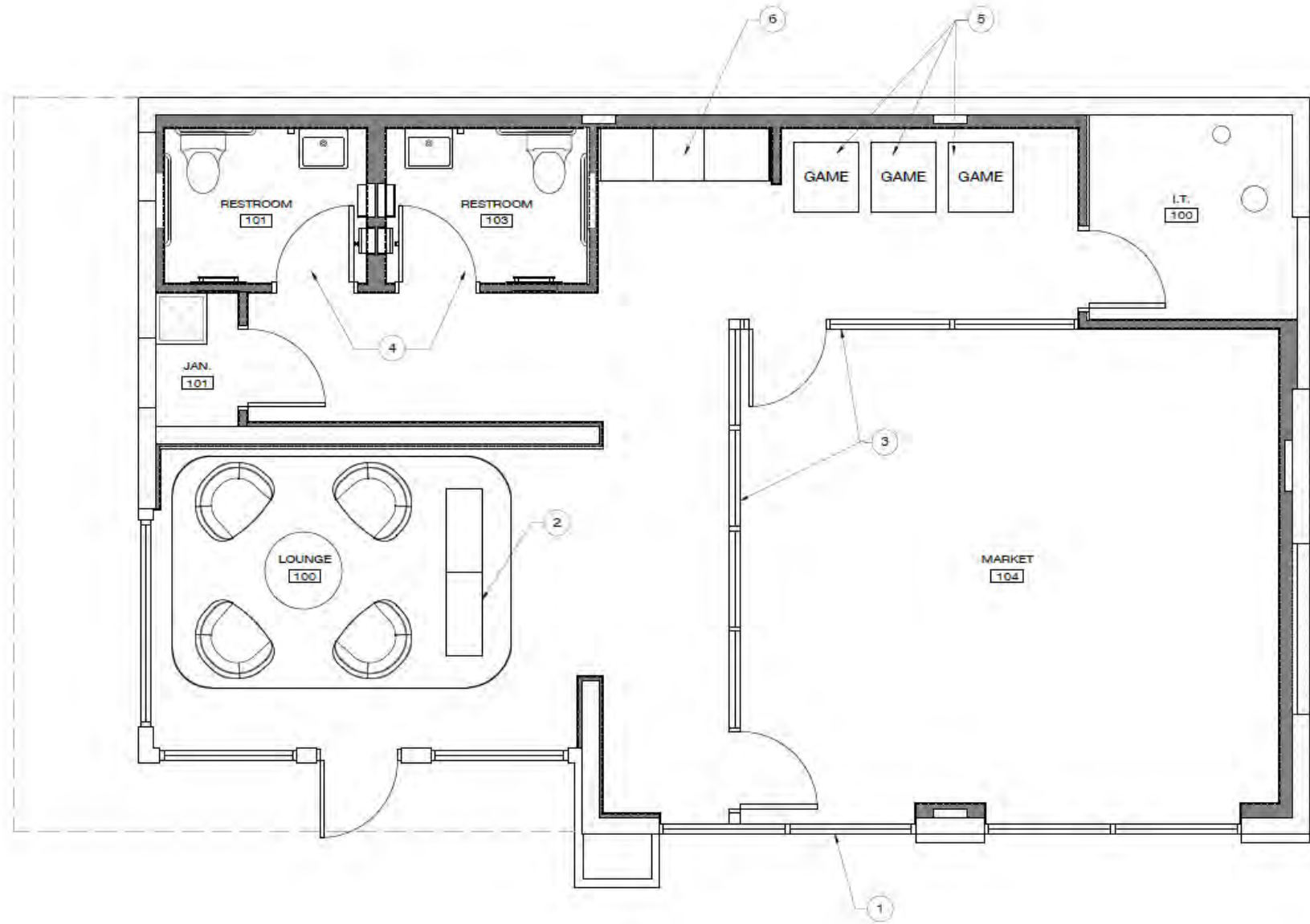
# Land Use Map & Site Location



# Proposed Charging Station



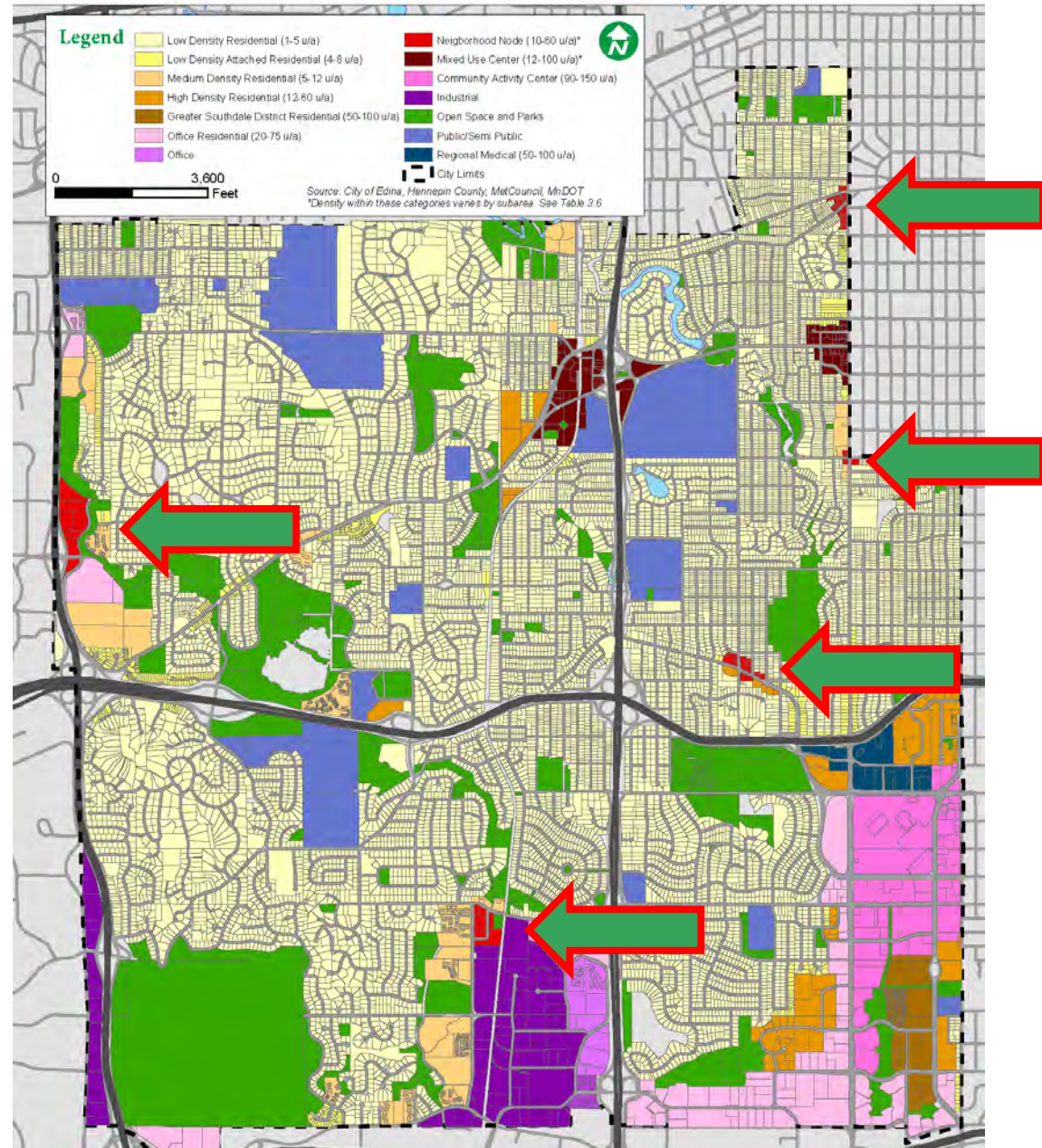
# Floor Plan



# Request Requires

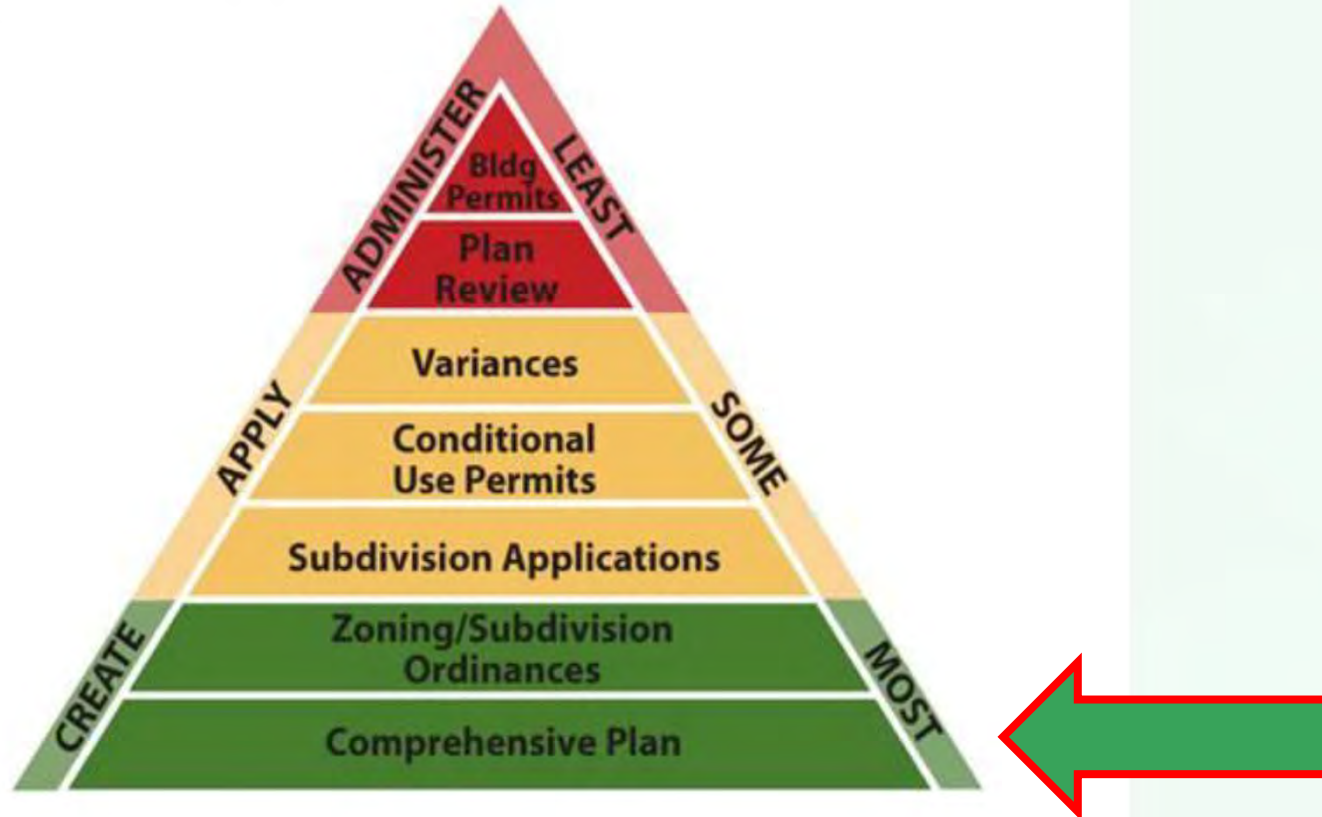
- A Comprehensive Guide Plan Amendment to re-guide the site from MDR, Medium Density Residential to Neighborhood Node. The site is zoned PCD-4, in which a gas station is a permitted use. A gas station is defined as “*a principal building and its accessory structures used for the sale of **motor fuels** and oils, where automotive accessories and convenience goods may be sold, but where repair and servicing of motor vehicles does not occur; provided, however, that an accessory carwash is permitted.*”
- Site Plan Review.
- Multiple Variances: Drive Aisle/Parking Space Setbacks from 20 to 2 feet, Setback to Residential Property from 50 and 110 feet to 12 and 60 feet, Canopy setbacks from 35 & 25 to 0 and 5 feet, Pump Island Setbacks from 20 to 10 and 0 feet, Patio setback from 20 to 2 feet, Mechanical Equipment Setback from 35 to 13 feet, and Parking Lot Setback from the Building from 10 to 2 and 6 feet. (See Compliance Table on page 9 of this staff report.)

# Neighborhood Nodes



## Appendix A: The pyramid of discretion

The pyramid framework illustrates how much discretion the city has to make land use decisions based on the role it is playing.



The CITY of  
**EDINA**













STIPULATION FOR REUSE  
 THIS PLAN WAS PREPARED FOR USE ON A SPECIFIC SITE 6016 VERNON AVE. S, EDINA, MN, AND IS VALID ONLY AS OF ITS ISSUE DATE (2/24/2026). IT IS NOT SUITABLE FOR USE ON ANY OTHER PROJECT SITE OR AT A LATER TIME. ANY USE OF THIS PLAN AS A REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE INVOLVEMENT OF APPROPRIATELY LICENSED ENGINEERS. REPRODUCTION OR REUSE OF THIS PLAN FOR ANOTHER PROJECT IS UNAUTHORIZED AND MAY VIOLATE APPLICABLE LAWS.

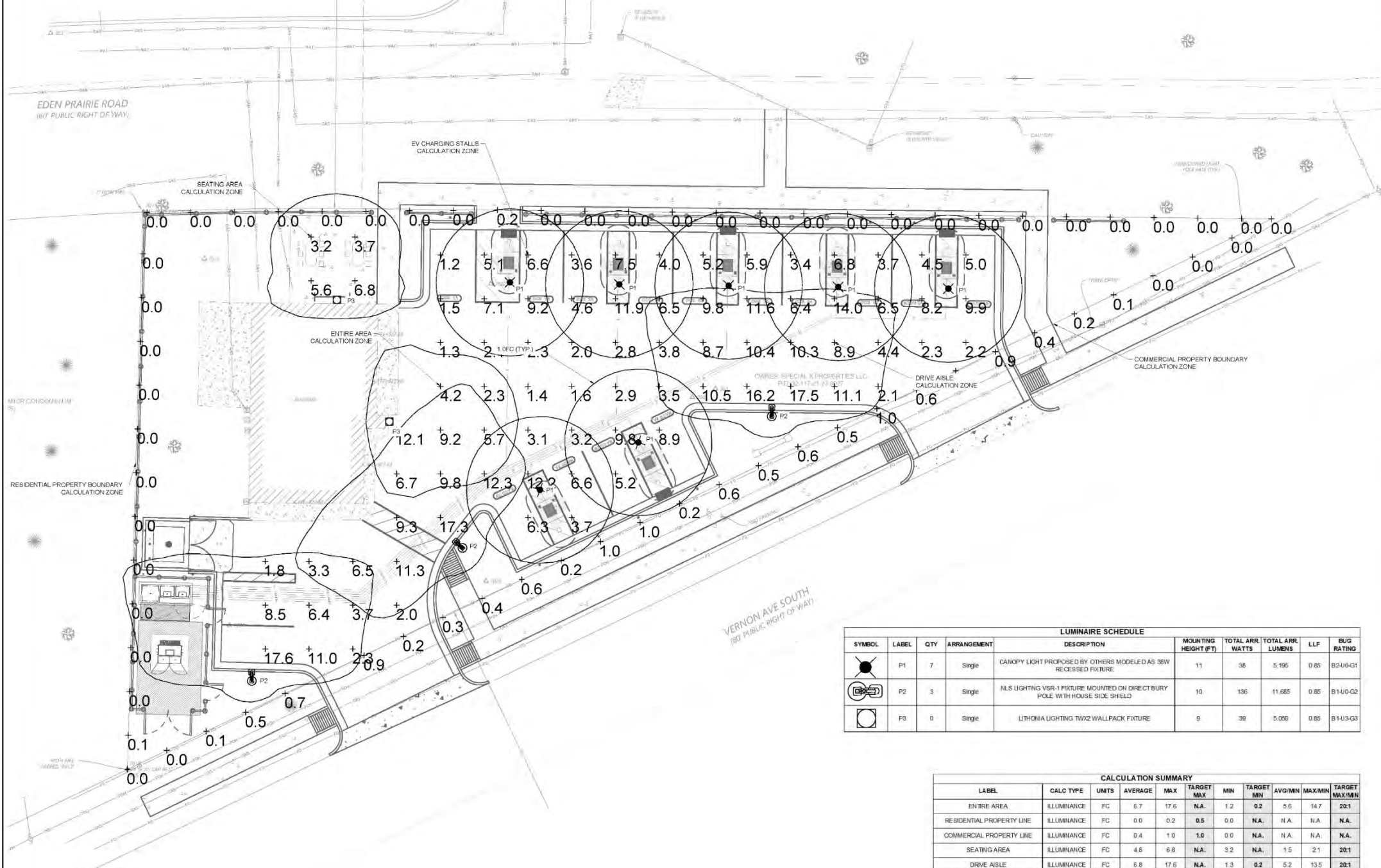
DATE	ISSUE BLOCK
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

**PRELIMINARY  
 NOT FOR CONSTRUCTION**

WVA PROJECT	016885119
DATE	2/24/2026
SCALE	AS SHOWN
DESIGNED BY	JCS
DRAWN BY	TEB
CHECKED BY	JCS

**IONNA™**  
 6016 VERNON AVE. S  
 EDINA, MN 55436  
 SITE NO.: MN-009 EDINA, MN

**PHOTOMETRIC PLAN**



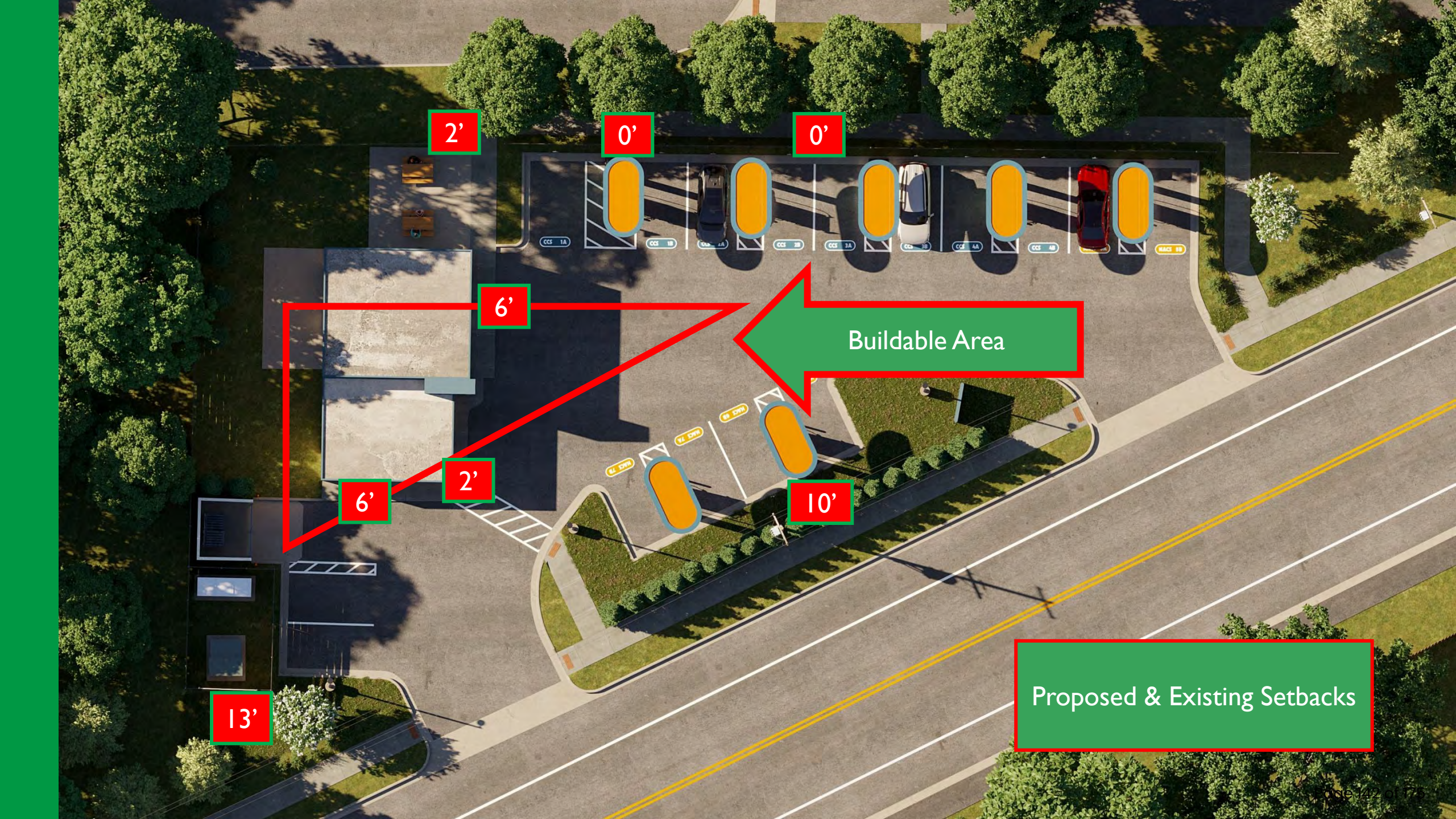
LUMINAIRE SCHEDULE									
SYMBOL	LABEL	QTY	ARRANGEMENT	DESCRIPTION	MOUNTING HEIGHT (FT)	TOTAL ARR WATTS	TOTAL ARR LUMENS	LLF	BUG RATING
	P1	7	Single	CANOPY LIGHT PROPOSED BY OTHERS MODELED AS 30W RECESSED FIXTURE	11	38	5,195	0.85	B2-U0-G1
	P2	3	Single	NLS LIGHTING VSR-1 FIXTURE MOUNTED ON DIRECT BURY POLE WITH HOUSE SIDE SHIELD	10	136	11,685	0.85	B1-U0-G2
	P3	0	Single	LITHONIA LIGHTING TWX2 WALLPACK FIXTURE	9	30	5,000	0.85	B1-U3-G3

CALCULATION SUMMARY										
LABEL	CALC TYPE	UNITS	AVERAGE	MAX	TARGET MAX	MIN	TARGET MIN	AVG/MIN	MAX/MIN	TARGET MAX/MIN
ENTIRE AREA	ILLUMINANCE	FC	6.7	17.6	N.A.	1.2	0.2	5.6	14.7	20:1
RESIDENTIAL PROPERTY LINE	ILLUMINANCE	FC	0.0	0.2	0.5	0.0	N.A.	N.A.	N.A.	N.A.
COMMERCIAL PROPERTY LINE	ILLUMINANCE	FC	0.4	1.0	1.0	0.0	N.A.	N.A.	N.A.	N.A.
SEATING AREA	ILLUMINANCE	FC	4.8	6.8	N.A.	3.2	N.A.	1.5	2.1	20:1
DRIVE AISLE	ILLUMINANCE	FC	6.8	17.6	N.A.	1.3	0.2	5.2	13.5	20:1
EV CHARGING STALLS	ILLUMINANCE	FC	6.5	14.0	N.A.	1.2	0.2	5.4	11.7	20:1

TARGET VALUES BASED ON IES RP-8-21, TABLE 17-2, AND TOWN OF EDINA CODE OF ORDINANCES, CHAPTER 36, ARTICLE VII, SECTION 36-1260 (LIGHTING)

# Zoning Ordinance Compliance Table

	City Standard (PCD-4)	Proposed
Setbacks (Structure)		
Front (Vernon)	35 feet	25 feet (existing)
Front (EP Road)	25 feet	20 feet (existing)
Side (West)	25 feet	25 feet (existing)
Setbacks (Canopy)		
Front (Vernon)	35 feet	<b>0 feet*</b>
Front (EP Road)	25 feet	<b>10 feet*</b>
Side (West)	25 feet	40+ feet
Setbacks (Pump Islands)		
Front (Vernon)	20 feet	<b>0 feet*</b>
Front (EP Road)	20 feet	<b>10 feet*</b>
Side (West)	25 feet	50+ feet
Setbacks (Parking lot)		
Drive aisle (Vernon)	20 feet	<b>0 feet*</b>
Drive aisle (EP Road)	20 feet	<b>10 feet*</b>
Side (West)	10 feet	12 feet
Setback from Residential Use		
From adjacent property	50 feet	<b>12 feet*</b>
From property separated by a street	110 feet	<b>60 feet*</b>
Parking Setback from Building	10 feet	<b>6 &amp; 8 feet*</b>
Maximum Lot Size	60,000 s.f.	16,373 s.f.
Minimum Lot Size	15,000 s.f.	16,373 s.f.
Parking Stalls	1 space per employee plus 1 space per 300 square feet 5 stalls required	16 stalls
FAR	30%	8%



2'

0'

0'

6'

Buildable Area

6'

2'

10'

13'

Proposed & Existing Setbacks

# Primary Issues

- **Is the Comprehensive Plan Amendment reasonable?**
- **Are the proposed Variances justified?**

# Staff Recommendation

Adopt the Resolutions approving the Comprehensive Plan Amendment and Site Plan with Variances.



**BE IT RESOLVED** by the City Council of the City of Edina, Minnesota, as follows:

**Section 1. BACKGROUND.**

- 1.01. Ionna Rechargery is proposing to remodel the existing Kee’s auto repair shop at 6016 Vernon Avenue into an electric vehicle charging station. An electric vehicle charging station is a permitted use in the PCD-4 zoning district, in which this site is located. The site, however, is guided for medium density residential use in the Comprehensive Plan.
- 1.02. The property is legally described as follows Tract C, Registered Land Survey No. 194, files of the Registrar of Titles, except that part of said tract embraced within Registered Land Survey No. 1081, Hennepin County, Minnesota.
- 1.03. To accommodate the request, the following is requested:
  - A Comprehensive Plan Amendment from MDR, Medium Density Residential to Neighborhood Node.
- 1.04. On April 29, 2026, the Planning Commission held a public hearing and recommended approval of the requests. Vote: 9 Ayes and 0 Nays.
- 1.05. On June 2nd, 2026, the City Council held a public hearing and approved the requests.

**Section 2. FINDINGS**

- 2.01. Approval is based on the following findings:
  1. The proposed use and site plan to accommodate the use is consistent with the previous land uses on this site. The existing building would be used rather than tearing it down and replacing it. The proposal would be an improvement to the site compared to current conditions.
  2. The subject property has been used a commercial site with proper zoning for over 50 years. The proposed amendment is reasonable given the change in use from an auto-repair and former gas station to an EV charging station and convenience store. The Comprehensive Plan Amendment would then be consistent with the existing commercial zoning on the site.
  3. The proposed amendment would allow a re-development of a commercial property that would be an amenity serving the area. A convenience store and lounge could be a small-scale community gathering space for this neighborhood.
  4. With the requirement of a fence located along the west and north lot lines and the landscaping proposed, the project would be screened from adjacent residential land uses to minimize impacts.

**Section 3. APPROVAL**

**NOW THEREFORE**, it is hereby resolved by the City Council of the City of Edina, approves the Comprehensive Plan Amendment to designate the site Neighborhood Node in the Comprehensive

Plan based on the findings above.

Adopted by the City Council June 2, 2026.



**BE IT RESOLVED** by the City Council of the City of Edina, Minnesota, as follows:

**Section 1. BACKGROUND.**

- 1.01. Ionna Rechargery is proposing to remodel the existing Kee’s auto repair shop at 6016 Vernon Avenue into an electric vehicle charging station. An electric vehicle charging station is a permitted use in the PCD-4 zoning district, in which this site is located.
- 1.02. The property is legally described as follows Tract C, Registered Land Survey No. 194, files of the Registrar of Titles, except that part of said tract embraced within Registered Land Survey No. 1081, Hennepin County, Minnesota.
- 1.03. To accommodate the request, the following is requested:
  - Site Plan Review with the following Variances. Drive Aisle/Parking Space Setbacks from 20 to 2 feet, Setback to Residential Property from 50 and 110 feet to 12 and 60 feet, Canopy setbacks from 35 & 25 to 0 and 5 feet, Pump Island Setbacks from 20 to 10 and 0 feet, Patio setback from 20 to 2 feet, Mechanical Equipment Setback from 35 to 13 feet, and Parking Lot Setback from the Building from 10 to 2 and 6 feet.
- 1.04. On April 29, 2026, the Planning Commission held a public hearing and recommended approval of the requests. Vote: 7 Ayes and 2 Nays.
- 1.05. On June 2nd, 2026, the City Council held a public hearing and approved the requests.

**Section 2. FINDINGS**

- 2.01. Approval is based on the following findings:
  1. The proposed variances are reasonable given the practical difficulties associated with the site including the triangular shape of the site, street frontage on two sides, and the lots small size.
  2. The project would include a restoration of the existing building; the expansion area would the west, where the nearest building would be 105+/- feet away.
  3. The proposed cedar fence along the west and north lot lines would minimize impact on the adjacent residential use to the north and west.
  4. The proposal would be an improvement over existing conditions and use of the site.

**Section 3. APPROVAL**

**NOW THEREFORE**, it is hereby resolved by the City Council of the City of Edina, approves Site Plan and variances. Approval is subject to the findings in Section 2 above, and the conditions below:

1. The Final Landscape Plan must meet all minimum landscaping requirements per Chapter 36 of the Zoning Ordinance. A performance bond, letter-of-credit, or cash deposit must be submitted for one and one-half times the cost amount for completing the required landscaping,

screening, or erosion control measures at the time of any building permit. The property owner is responsible for replacing any required landscaping that dies after the project is built.

2. Compliance with all the conditions outlined in the city engineer's memo dated April 22, 2026.
3. Variances are subject to approval of the Comprehensive Plan Amendment, Site Plan approval by City Council.
4. Submit a copy of the Nine Mile Creek Watershed District permit. The City may require revisions to the approved plans to meet the district's requirements.
5. A cedar fence must be installed and maintained along the west and north lot line as proposed to provide screening from adjacent properties.
6. A boulevard-style sidewalk must be constructed along Vernon Avenue. Sidewalk must be 6 feet minimum width with a 5-foot minimum width boulevard.
7. Noise levels from the site shall not exceed City Code (State Statutes).

Adopted by the City Council June 2, 2026.



---

**Item Number:** 9.1

**Department:** Administration

**Item Activity:** Action

**Prepared By:** Sharon Allison, City Clerk

**Item Title:** Resolution 2026-30: Accepting Donations

---

**Action Requested:**

Approve Resolution 2026-30 accepting donations.

**Information/Background:**

To comply with State Statute, all donations to the City must be accepted by resolution and approved by two-thirds majority of the Council.

**Supporting Documentation:**

None



**Whereas** Minnesota Statute 465.03 allows cities to accept grants and donations of real or personal property for the benefit of its citizens; and

**Whereas** said donations must be accepted via a resolution of the Council adopted by a two-thirds majority of its members.

**Now, therefore, be it resolved** that the Edina City Council accepts with sincere appreciation the following listed donations on behalf of its citizens.

**Parks & Recreation**

Matt and Jennifer Wilson	\$350	Tree Donation
Bruce and Diane Kirking	\$3,200	Bench Donation
Jonathon Gross	\$3,200	Bench Donation
Anne Kraft	\$3,200	Bench Donation

Dated: June 2, 2026



**Item Number:** 9.2

**Department:** Administration

**Item Activity:** Action

**Prepared By:** Sharon Allison, City Clerk

**Item Title:** Recommendation to Limit In-Person Primary Election Voting to the 18-Day Early Voting Period

**Action Requested:**

Approve limiting in-person Primary Election voting at City Hall to the statutory 18-day Early Voting period beginning with the 2026 Primary Election.

**Information/Background:**

Staff recommends limiting in-person voting at City Hall for Primary Elections to the statutory 18-day Early Voting period rather than offering the full 46-day in-person voting period. This recommendation is based on:

- Operational efficiency
- Staffing sustainability and capacity
- Fiscal responsibility
- Historical voter usage trends
- Preservation of City Hall operations and resources

This recommendation applies only to Primary Elections. Staff is not recommending a change to General Election voting operations at this time due to significantly higher voter participation and demand.

**Background**

Recent legislative changes provide municipalities with flexibility to offer either:

**Option 1: Full 46-Day Voting Period**

- 28 days of Absentee Voting
- 18 days of Early Voting

**Option 2: Early Voting Period Only**

- 18 days of Early Voting

The legislation was supported by local government organizations to provide municipalities flexibility based on community needs, staffing resources, and operational capacity.

The purpose of this flexibility is to allow cities to align election operations with local demand while maintaining voter access.

**Voter Usage Trends**

Historical election data indicates that Primary Election turnout remains comparatively modest and that most in-person voting activity occurs during the final 18 days before Election Day. Key observations include:

- Primary Election participation is substantially lower than General Election participation.
- The highest concentration of in-person voter traffic occurs during the final 18-day voting period.
- Earlier absentee voting periods experience lower and less consistent voter volume.
- Voter preference has increasingly shifted toward direct ballot voting at City Hall during the final 18 days.

By comparison, General Elections experience significantly different voting patterns and support maintaining broader in-person access. For example:

- During the 2024 General Election, City Hall processed approximately 778 voters per day on average, with one day approaching 1,000 voters.

### **Fiscal Impact**

Estimated temporary staffing costs for the upcoming Primary Election are outlined below:

<b>Voting Period</b>	<b>Estimated Temporary Staffing Cost</b>
First 28 Days (Absentee Voting Period)	\$8,000
Final 18 Days (Early Voting Period)	\$15,000

Limiting in-person voting operations to the 18-day period would reduce estimated temporary staffing costs by approximately **\$8,000**, excluding additional indirect operational expenses.

### **Operational Impacts**

Extended voting operations affect multiple City Hall functions beyond election administration.

### **Facility and Resource Impacts**

- Increased parking constraints for employees and visitors
- Relocation of City vehicles during peak periods
- Greater use of remote work arrangements to accommodate parking needs
- Reduced availability of shared public spaces

### **Space and Meeting Impacts**

- Council Chambers function as both a voting location and meeting space
- Extended voting periods require repeated room setup and breakdown
- An 18-day model reduces operational disruption

### **Service Impacts**

Extended election operations create competing demands on staff and resources that affects other

City services and priorities.

### **Staffing Sustainability and Capacity**

Election administration requirements continue to expand and now include:

- Two required Saturdays of voting
- One required Sunday of voting
- Extended weekday hours through 7:00 p.m.
- Increased staffing requirements related to ballot security and election operations

Additional considerations for the 2026 election cycle include:

- Deputy City Clerk vacancy and transition activities
- Recruitment, scheduling, training, and certification of 200 election judges and approximately 14 temporary election staff
- Pollbook and Head Judge training responsibilities
- Election equipment and materials preparation

Limiting Primary Election voting operations would allow staff to prioritize these critical activities and better position the organization for successful election administration.

### **Continued Voter Access**

Limiting in-person voting at City Hall to the 18-day Early Voting period would not eliminate voter access options.

Voters would continue to have multiple methods available to cast a ballot:

1. Vote by mail through Hennepin County
2. Drop off mail ballots at City Hall for secure transport to Hennepin County
3. Vote in person at Hennepin County locations during the 28-day Absentee Voting period
4. Vote in person at City Hall during the 18-day Early Voting period
5. Vote at assigned polling locations on Election Day

Multiple accessible voting options would remain available throughout the election period.

### **Staff Recommendation**

Based on historical voter usage trends, projected cost savings, staffing considerations, and operational impacts, staff recommends limiting in-person Primary Election voting at City Hall to the statutory 18-day Early Voting period. Staff is required to notify Hennepin County by June 12, 2026.

### **Appendix A: Supporting Election Data**

<b>Recent Voting Activity</b>	<b>2022 Primary</b>	<b>2022 General</b>	<b>2024 Primary</b>	<b>2024 General</b>
Total Absentee Voting	1,813	11,340	1,728	20,848
Total Voting at City Hall	1,158	7,539	952	14,992
Envelope Voting (28 days)	415	3,968	225	3,650

Direct Ballot Voting (18 days)	743	3,755	727	11,672
Mail Ballots (Hennepin County)	1,000	4,789	1,660	7,300

**Key Observations**

- Primary Election turnout remains significantly lower than General Election turnout.
- Voters increasingly prefer direct ballot voting at City Hall.
- Direct ballot (18 days) activity during the final voting period substantially exceeds earlier envelope (28 days ) voting activity.
- General Election demand demonstrates significantly different usage patterns and supports maintaining broader access.

**Election Administration Workload**

Over the last six years, the City Clerk Division has administered **14 elections**, creating an increasingly continuous election cycle affecting staffing capacity and operational priorities.

Key impacts include:

- Election planning and preparation frequently spans several months
- Recruitment and training activities overlap with active election administration
- Election responsibilities occur alongside regular City Clerk operations and service delivery

**Resources/Financial Impacts:**

Fiscal, operational, facility, staffing, and service impacts associated with this recommendation are detailed within the staff report above.

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

This recommendation supports the City’s Strong Foundation and Reliable Service budget pillars by aligning election operations with demonstrated voter demand while maintaining accessible voting options. The proposed approach promotes responsible stewardship of City resources, supports sustainable staffing practices, and allows the organization to maintain high-quality election administration alongside other core City services.



Strong Foundation



Reliable Service

**Values Impact:**



Engagement

Residents will continue to have multiple accessible voting options available, including mail voting, in-person early voting, and Election Day voting opportunities.



Equity

The recommendation maintains equitable voter access by preserving multiple voting methods and ensuring continued compliance with election accessibility requirements.



Health

The recommendation supports employee wellbeing by helping balance operational demands and reducing prolonged staffing impacts associated with extended election operations.



Stewardship

The recommendation supports responsible stewardship of public resources by aligning staffing, facility usage, and operational costs with actual voter participation trends.



Sustainability

Limiting the in-person voting period for Primary Elections supports long-term operational sustainability by reducing strain on staffing capacity, facilities, and organizational resources during an increasingly continuous election cycle.

**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 \(URL\)](#).

None



---

**Item Number:** 10.1

**Department:** Administration

**Item Activity:** Information

**Prepared By:** MJ Lamon, Special Projects & Engagement Manager, Nelly Chick-Brewer, Assistant Finance Director

**Item Title:** Quarterly Financial Report and Strategic Plan Updates – Q1 2026

---

**Action Requested:**

None.

**Information/Background:**

The attached Q1 2026 Quarterly Financial Report provides an overview of the City's financial position and operational performance through the first quarter of the fiscal year. Staff continues to monitor revenues, expenditures, capital projects, and external economic conditions to ensure alignment with the City Council's adopted budget and strategic priorities. In addition to the financial report, quarterly updates have been completed for the City's strategic plans and work plans within the Progress Portals. These updates provide transparency into ongoing initiatives, project milestones, and organizational priorities identified through the 2026-2027 strategic planning and work plan development process.

**Highlighted Q1 accomplishments and areas of significant activity include:**

- Advanced major infrastructure initiatives, including continued planning for Fire Station #3, Braemar Ice Arena improvements, Fred Richards Park improvements, and sanitary sewer capacity expansion projects
- Continued implementation of public safety and employee wellbeing initiatives, including expanded social disruption tracking tools, peer support coordination, and mental-health response collaboration with Hennepin County through the Alternative Response Team (ART) and COPE program
- Advanced organizational efficiency and innovation efforts through citywide exploration of artificial intelligence and process automation tools, including development of an AI Use Case Library and expanded use of workflow automation technologies
- Continued advancement of affordable housing initiatives, including rehabilitation and sale of affordable ownership housing units through community land trust partnerships and evaluation of future redevelopment opportunities for City-owned land
- Advanced zoning code modernization efforts through Planning Commission and City Council work sessions focused on lot size, setbacks, district organization, and user-friendly code improvements
- Progressed the Safe & Equitable Mobility Action Plan (SEMAP), including draft plan review and preparation for City Council consideration
- Continued efforts to improve inclusive community engagement practices through expansion of Edina U, enhanced outreach strategies to renters, and development of additional Volunteer Edina opportunities across departments

The Progress Portals continue to serve as the City's centralized platform for tracking organizational goals, budget work plan initiatives, and strategic outcomes. The public may review updated work plan information through the links below:

[2026-2027 Budget Work Plan](#)

[2026 Advisory Commission Work Plans](#)

[Climate Action Plan](#)

**Supporting Documentation:**

1. Q1 2026 Financial Report-Final



# Quarterly Financial Report

First Quarter Ended March 31<sup>st</sup>, 2026

Prepared by Finance Department

# Table of Contents

---

Cash & Investment Balances.....	3
Investments.....	4-6
Statement of Revenues & Expenditures, General Fund.....	7-8
Statement of Revenues & Expenses, Major Enterprises.....	9-10
Statement of Revenues & Expenses, Non-Major Enterprises.....	11
Utility Fund.....	12
Edina Liquor, Braemar Golf Course.....	13
Edina Aquatic Center, Braemar Arena.....	14
Edina Art Center, Edinborough Park.....	15
Centennial Lakes Park, Braemar Field.....	16
Enterprise Cost Recovery.....	17
Glossary.....	18

## Unaudited Cash & Investment Balances by Fund

For Quarter Ended March 31st, 2026

	<u>12/31/25 Balance</u>	<u>3/31/26 Balance</u>	<u>YTD Change</u>	<u>YTD % Change</u>
<b>General</b>				
General	\$ 42,440,477	\$ 31,031,746	\$ (11,408,731)	-27%
<b>Special Revenue</b>				
Police Special Revenue	1,082,485	1,108,906	26,421	2%
Braemar Memorial	132,156	101,672	(30,484)	-23%
Pedestrian and Cyclist Safety	(373,866)	(518,927)	(145,061)	39%
Conservation & Sustainability	919,888	1,123,450	203,562	22%
Housing & Redvlpmt Authority	20,493,665	17,623,158	(2,870,507)	-14%
Local Affordable Housing Aid	1,014,724	955,552	(59,172)	-6%
Opioid Epidemic Response	277,667	271,957	(5,710)	-2%
Public Safety Fund	1,832,225	1,832,929	704	0%
Total	<u>25,378,944</u>	<u>22,498,697</u>	<u>(2,880,247)</u>	<u>-11%</u>
<b>Debt Service</b>				
Debt Service	8,376,910	882,697	(7,494,213)	-89%
<b>Construction</b>				
Capital Projects	14,783,064	8,796,214	(5,986,850)	-40%
Equipment Replacement	4,003,128	3,882,724	(120,404)	-3%
PIR Capital Projects	14,951,391	15,053,323	101,932	1%
Street Lighting Fund	(24,745)	(23,433)	1,312	-5%
MSA Tracking	(1,445,830)	(1,920,342)	(474,512)	33%
Special Street Levy	5,534,033	5,504,037	(29,996)	-1%
P&R Spec Park Impr Levy (SPIL)	2,066,129	2,075,477	9,348	0%
Local Sales Tax (LST)	31,917,592	34,222,789	2,305,197	7%
Total	<u>71,784,762</u>	<u>67,590,789</u>	<u>(4,193,973)</u>	<u>-6%</u>
<b>Park Enterprise</b>				
Art Center	206,592	124,416	(82,176)	-40%
Braemar Golf Course	4,232,252	3,758,706	(473,546)	-11%
Aquatic Center	2,247,484	2,098,924	(148,560)	-7%
Edinborough Park	(394,617)	(650,021)	(255,404)	65%
Braemar Arena	408,009	14,494	(393,515)	-96%
Braemar Field	1,540,116	1,711,827	171,711	11%
Centennial Lakes	1,016,018	762,515	(253,503)	-25%
Total	<u>9,255,854</u>	<u>7,820,861</u>	<u>(1,434,993)</u>	<u>-16%</u>
<b>Liquor</b>				
Liquor	524,749	391,070	(133,679)	-25%
<b>Utility</b>				
Utility Fund	49,430,053	46,245,008	(3,185,045)	-6%
<b>Internal Services</b>				
Risk Management	3,946,633	4,232,518	285,885	7%
Equipment Operations	1,441,676	1,281,875	(159,801)	-11%
Information Technology	704,398	774,024	69,626	10%
Facilities Management	652,502	717,106	64,604	10%
Total	<u>6,745,209</u>	<u>7,005,523</u>	<u>260,314</u>	<u>4%</u>
<b>Grand Total</b>	<u>\$ 213,936,958</u>	<u>\$ 183,466,391</u>	<u>\$ (30,470,567)</u>	<u>-14%</u>

# Investments

The City of Edina (CoE) investments are held in the following accounts.

**Money Market:** This account is internal. The balance in this account at the end of Q1 is \$94M. The City uses a network of four institutional brokers who recommend securities in compliance with our investment policy. Funds in this account are managed primarily for cash flow purposes and annual debt service payments.

**Investment Sweep:** This account is internal. The balance in this account at the end of Q1 is \$2.4M. The City uses a network of four institutional brokers who recommend securities in compliance with our investment policy. Funds in this account are managed primarily for cash flow purposes and annual debt service payments.

**PFM Asset Management:** PFM is the City's outside investment manager, they oversee a \$47M portfolio for the City. These securities are held in a custodian account at U.S. Bank. Funds in this account are not needed for cash flow and can be invested in longer maturities. Allowable investments include U.S. Treasuries and Agencies up to, but not including, ten years and agency mortgage-backed pass-through securities guaranteed by Fannie Mae (FNMA) and Freddie Mac (FHLMC).

**2022B Fire Station 2:** This account holds proceeds from 2022B. Q1 balance is \$299k. Funds were needed to finance site acquisition and design of Fire Station 2.

**2023A All Streets:** This account holds proceeds from 2023A. Q1 balance is \$432k. Funds were needed to finance Lift Station replacements, sanitary and storm sewer improvements, Morningside and Brook Dr street reconstruction.

**2024A Streets, Fire Station 2 and Eden Wilson:** This account holds proceeds from 2024A. Q1 balance is \$2.9M. Funds were needed to finance Fire Station 2, reconstruction of several local streets, storm and sanitary sewer improvements and lift station improvements.

**2024B LOST and Fire Station 2 Refunding:** This account holds proceeds from 2024B. Q1 balance is \$4.3M. Funds were needed for the refunding of 2023C (Fire Station 2) and to finance Local Option Sales Tax (LOST) projects Fred Richards Park and Braemar Park & Arena.

**2024C Edina West HIA:** This account holds proceeds from 2024C. Q1 balance is \$29k. Funds were needed to refinance construction of common area housing improvements in the Edina West Condominium Association Housing Improvement area.

**LOST Tax Proceeds:** This account holds proceeds from Local Options Sales Tax (LOST). Q1 balance is \$20.9M. Funds are to finance LOST projects Fred Richards and Braemar Arena.

**2025A Streets, FS2, Utilities:** This account holds proceeds from 2025A. Q1 balance is \$5.5M. Funds were needed to finance Fire Station 2, Presidents A & B neighborhood roadway reconstruction and utility infrastructure improvements.

**2025B TH100, Aquatic Center:** This account holds proceeds from 2025B. Q1 balance is \$4.2M. Funds were needed to finance Vernon Ave and Highway 100 Interchange street reconstruction and the Edina Aquatic Center facility improvements.

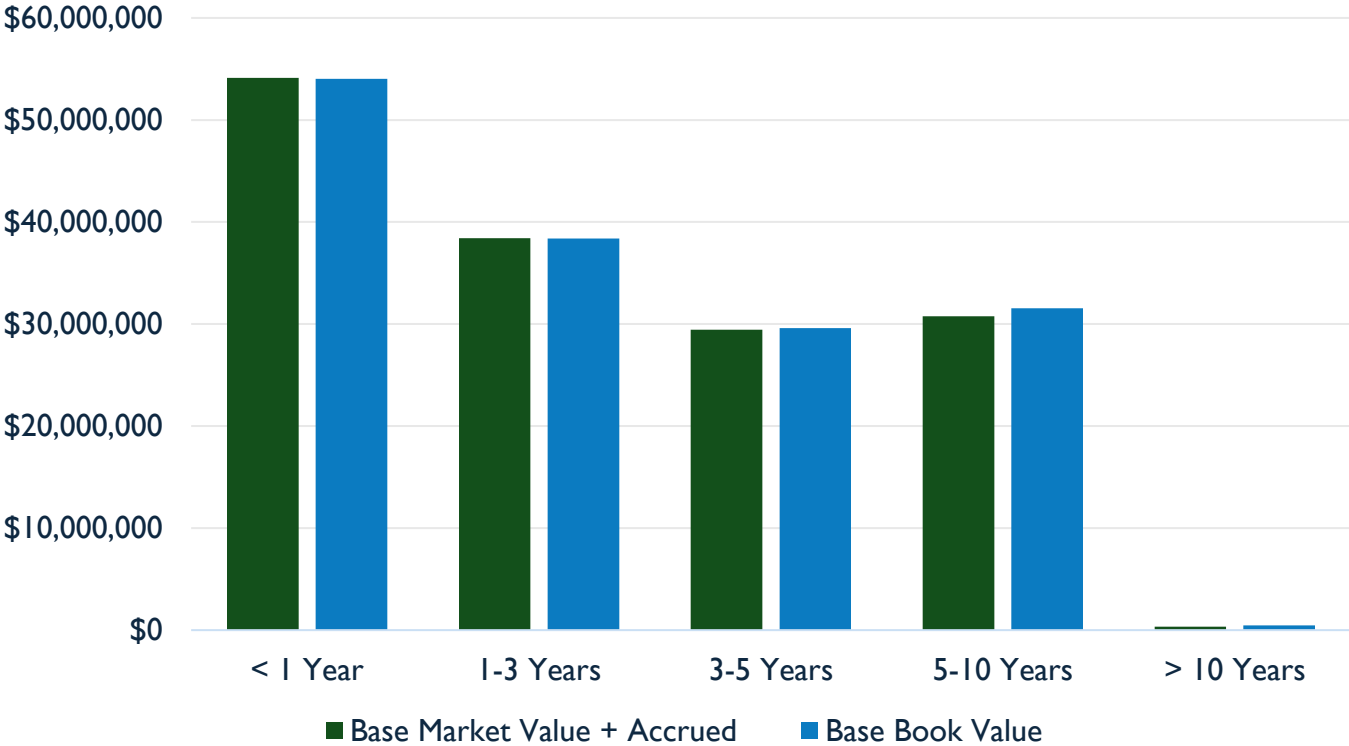
# Investments

For the month ended March 31<sup>st</sup>, 2026

Investment Type	Base Market Value + Accrued	Percent of Total
Cash	\$ (140,609)	0%
Brokered CD	11,186,114	7%
ABS*	302,495	0%
Government Securities	52,027,697	34%
Money Market	24,855,752	16%
Mortgage Securities	13,861,352	9%
Municipal Securities	51,025,472	33%
<b>Total</b>	<b>\$ 153,118,273</b>	<b>100%</b>

Average Maturity (Years) 3.32

## Maturities



\*Asset-Backed Security

# Investments

The following are yields for current investments against a similar benchmark. The internal and external portfolios have different investment strategies.

**INTERNAL:** The internal is intended to remain sufficiently liquid to enable the City to manage daily City cash flow as well as make debt payments. The average days to maturity for the internal portfolio is approximately two years (including the money market account). Maturities range from one day (money market) to nine years.

**EXTERNAL:** The external portfolio has longer term investment options to optimize return within our investment policy. The external portfolio benchmark of Bloomberg Barclays Intermediate U.S. Government/Mortgage Index represents an investment pool including U.S. Treasuries and Agencies up to, but not including, nine years and agency mortgage-backed pass-through securities guaranteed by Fannie Mae (FNMA) and Freddie Mac (FHLMC). The average maturity for the external portfolio is eight years with maturities ranging from one month to 26 years. The later maturities represent mortgage-backed securities.

Account/Index	Trailing Month	Total Return, Net of Fees		
		Trailing 3 Mos.	Trailing 6 Mos.	Trailing 12 Mos.
ICE BofA 0-1 Year US Treasury Notes & Bonds	0.238%	0.787%	1.836%	4.034%
CoE Main	-0.503%	0.540%	1.593%	4.183%
City of Edina: Bloomberg Barclays Intermediate U.S. Government/Mortgage Index	-1.390%	0.230%	1.666%	4.888%
CoE – PFM	-1.062%	0.285%	1.456%	4.346%
Index Total	-0.289%	0.605%	1.781%	4.326%
Account Total	-0.684%	0.455%	1.549%	4.246%

# General Fund

## Statement of Revenues & Expenditures - General Fund For Quarter Ended March 31st, 2026

	2025 YTD	2026 YTD	2026 Budget	% of Budget
<b>Revenues</b>				
Property Taxes	\$ -	\$ -	\$ 53,012,940	0%
Franchise Fees	-	-	715,000	0%
Lodging Tax	3,829	14,620	20,400	72%
Licenses & Permits	2,160,506	2,581,875	5,775,325	45%
Intergovernmental	177,786	172,610	2,383,595	7%
Charges for Services	1,440,611	1,304,314	6,695,303	19%
Fines & Forfeitures	132,483	123,335	500,000	25%
Investment Income	2,465,263	390,397	450,000	87%
Rental of Property	34,740	341,393	545,000	63%
Other Revenue	<u>24,329</u>	<u>49,423</u>	<u>16,000</u>	309%
<b>Total Revenues</b>	<b>6,439,548</b>	<b>4,977,968</b>	<b>70,113,563</b>	<b>7%</b>
<b>Expenditures</b>				
Personnel Services	9,138,759	9,719,092	48,917,183	20%
Contractual Services	1,843,901	2,014,494	11,466,543	18%
Commodities	212,183	329,250	2,463,468	13%
Internal Services	1,515,914	1,720,702	6,882,806	25%
Capital Outlay	35,427	7,282	-	N/A
Debt Service	<u>3,017</u>	<u>-</u>	<u>-</u>	N/A
<b>Total Expenditures</b>	<b><u>12,749,201</u></b>	<b><u>13,790,819</u></b>	<b><u>69,730,000</u></b>	<b>20%</b>
<b>Revenues Over (Under)</b>				
<b>Expenditures</b>	(6,309,653)	(8,812,851)	383,563	
Transfers In (Out)	<u>48,122</u>	<u>45,359</u>	<u>(383,563)</u>	-12%
<b>Net Increase (Decrease)</b>				
<b>In Fund Balance</b>	<b>\$ <u>(6,261,531)</u></b>	<b>\$ <u>(8,767,492)</u></b>	<b>\$ <u>(0)</u></b>	

Commentary is included for categories that have variances greater than or less than 25% compared to the budget. This applies to the General Fund, Major Enterprises and Non-Major Enterprises.

### Revenues

- **Property Taxes** are 0% compared to \$53M annual budget in Q1. It's the primary source of revenue and is received in June and December.
- **Franchise Fees** are 0% of budget in Q1, since the quarterly payments are received on one month lag, hence Q1 payments received in Q2.
- **Lodging Tax** is 72% of budget in Q1. 95% of lodging tax received is paid to Explore Edina. Variance is due to timing of payment to Explore Edina.

# General Fund Continued

- **Licenses & Permits** are 45% of budget in Q1. Building permit revenue fluctuates based on the number of permits and valuations. 342 Building Permits were issued in Q1.
- **Intergovernmental revenue** is 7% of budget. The variance is largely due to timing on revenue payments. Budget is largely made of state aid, and payment timing varies throughout the year.
- **Charges for Services** are 19% of budget, due to lower activity in Ambulance and Registration in Q1. Services are billed to other funds and external vendors.
- **Investment Income** is 87% of annual budget. \$532K income received on investment income, excluding unrealized gains/losses. Unrealized gains/losses and Interest allocation booked at year-end, creating budget variance.
- **Building Rental** is 63% of budget. The account is made up of Park and Cell Tower rental. Cell Tower rental billed upfront for the year.
- **Other Revenue** is 309% and \$33K over budget, driven by Donations and Sale of Equipment.

## Expenses

- **Personnel Services** is at 20% of budget, variance primarily due to payroll cutoff in Q1. Seven Q1 payroll days paid in Q2.
- **Contractual Services** accounts are 18% of budget, due to lag in monthly invoices creating budget variance.
- **Commodities** are 13% of budget, due to lag in monthly invoices creating budget variance.
- **Transfers In (Out)** are 12% over budget. Operating Transfers has not been entered yet, pending audit completion. Current \$45K balance due to Utility Contribution in Q1.

Statement of Revenues & Expenses - Major Enterprise Funds  
For Quarter Ended March 31st, 2026

	Utilities				Liquor				Aquatic Center			
	2025 YTD	2026 YTD	2026 Budget	% of Budget	2025 YTD	2026 YTD	2026 Budget	% of Budget	2025 YTD	2026 YTD	2026 Budget	% of Budget
<b>Operating Revenues</b>												
Sales	\$ 7,095,269	\$ 7,202,332	\$ 35,217,740	20%	\$ 2,439,342	\$ 2,279,244	\$ 10,960,000	21%	\$ -	\$ -	\$ 157,685	0%
Memberships	-	-	-	N/A	-	-	-	N/A	-	(81)	320,000	0%
Admissions	-	-	-	N/A	-	-	-	N/A	-	-	591,000	0%
Building Rental	-	-	-	N/A	-	-	-	N/A	-	-	84,716	0%
Equipment Rental	-	-	-	N/A	-	-	-	N/A	-	-	-	N/A
Greens Fees	-	-	-	N/A	-	-	-	N/A	-	-	-	N/A
Other Fees	16,553	435,699	-	N/A	-	-	-	N/A	(165)	-	7,500	0%
<b>Total Operating Revenues</b>	<b>7,111,822</b>	<b>7,638,031</b>	<b>35,217,740</b>	<b>22%</b>	<b>2,439,342</b>	<b>2,279,244</b>	<b>10,960,000</b>	<b>21%</b>	<b>(165)</b>	<b>(81)</b>	<b>1,160,901</b>	<b>0%</b>
<b>Operating Expenses</b>												
Cost of Sales & Services	-	-	-	N/A	1,652,541	1,524,721	7,348,000	21%	1,296	-	81,500	0%
Personnel Services	634,811	677,641	3,957,086	17%	563,941	407,942	1,786,618	23%	19,040	20,865	696,847	3%
Contractual Services	2,313,746	2,976,004	11,060,699	27%	142,135	166,151	820,569	20%	19,362	14,612	341,188	4%
Commodities	132,665	216,942	1,419,150	15%	14,341	9,160	51,500	18%	2,315	4,243	159,121	3%
Internal Services	410,546	450,362	1,801,447	25%	114,752	100,839	403,356	25%	13,134	18,735	74,939	25%
Depreciation	1,541,805	1,608,081	-	N/A	31,284	30,840	-	N/A	50,628	49,872	-	N/A
Capital Outlay	-	8,557	22,676,037	0%	-	-	-	N/A	-	-	-	N/A
<b>Total Operating Expenses</b>	<b>5,033,572</b>	<b>5,937,588</b>	<b>40,914,419</b>	<b>15%</b>	<b>2,518,995</b>	<b>2,239,652</b>	<b>10,410,043</b>	<b>22%</b>	<b>105,775</b>	<b>108,328</b>	<b>1,353,595</b>	<b>8%</b>
<b>Operating Income (Loss)</b>	<b>2,078,250</b>	<b>1,700,443</b>	<b>(5,696,679)</b>	<b>-30%</b>	<b>(79,653)</b>	<b>39,592</b>	<b>549,957</b>	<b>7%</b>	<b>(105,940)</b>	<b>(108,409)</b>	<b>(192,694)</b>	<b>56%</b>
<b>Non Operating Revenues (Expenses)</b>												
Intergovernmental	(213)	(200)	182,000	0%	-	-	-	N/A	-	-	-	N/A
Investment Income	46,171	159,576	447,020	36%	-	(1,278)	45,320	-3%	-	4,269	49,440	9%
Interest & Fiscal Charges	(822,806)	(872,831)	(1,643,406)	53%	-	-	-	N/A	(5,700)	(3,900)	(5,900)	66%
Other Non Operating	270	1,260	5,000	25%	(30)	-	-	N/A	-	4,000	-	N/A
<b>Total Non Op Revenues (Expenses)</b>	<b>(776,579)</b>	<b>(712,195)</b>	<b>(1,009,386)</b>	<b>71%</b>	<b>(30)</b>	<b>(1,278)</b>	<b>45,320</b>	<b>-3%</b>	<b>(5,700)</b>	<b>4,369</b>	<b>43,540</b>	<b>10%</b>
<b>Net Income (Loss) Before Transfers</b>												
Transfers	1,301,672	988,248	(6,706,065)		(79,682)	38,314	595,277		(111,640)	(104,040)	(149,154)	
Transfers In (Out)	(106,086)	(90,978)	(517,051)	18%	1,268	1,219	(644,600)	0%	1,491	1,837	19,400	9%
<b>Net Income (Loss)</b>	<b>\$ 1,195,586</b>	<b>\$ 897,270</b>	<b>\$ (7,223,116)</b>		<b>\$ (78,414)</b>	<b>\$ 39,533</b>	<b>\$ (49,323)</b>		<b>\$ (110,150)</b>	<b>\$ (102,203)</b>	<b>\$ (129,754)</b>	

Statement of Revenues & Expenses - Major Enterprise Funds  
For Quarter Ended March 31st, 2026

	Golf Course				Arena			
	2025 YTD	2026 YTD	2026 Budget	% of Budget	2025 YTD	2026 YTD	2026 Budget	% of Budget
<b>Operating Revenues</b>								
Sales	\$ 35,887	\$ 25,922	\$ 434,250	6%	\$ 123,053	\$ 91,277	\$ 322,500	28%
Memberships	96,944	106,588	340,000	31%	-	-	-	N/A
Admissions	894,227	898,025	1,400,000	64%	60,955	77,888	196,250	40%
Building Rental	20,797	21,226	200,000	11%	846,469	654,897	2,402,000	27%
Equipment Rental	-	183	509,000	0%	2,798	4,344	-	N/A
Greens Fees	142,681	117,201	3,357,000	3%	-	-	-	N/A
Other Fees	551	(10)	34,150	0%	34,382	38,565	78,375	49%
<b>Total Operating Revenues</b>	<b>1,191,087</b>	<b>1,169,137</b>	<b>6,274,400</b>	<b>19%</b>	<b>1,067,658</b>	<b>866,971</b>	<b>2,999,125</b>	<b>29%</b>
<b>Operating Expenses</b>								
Cost of Sales & Services	43,670	28,229	306,000	9%	61,000	41,064	128,125	32%
Personnel Services	477,506	495,294	2,906,674	17%	365,840	376,923	1,639,083	23%
Contractual Services	231,577	234,095	933,677	25%	204,093	329,111	1,286,102	26%
Commodities	45,174	67,204	508,050	13%	16,167	10,254	160,363	6%
Internal Services	114,301	148,658	594,633	25%	68,873	84,610	338,439	25%
Depreciation	195,375	189,957	-	N/A	129,177	128,010	-	N/A
Capital Outlay	5,871	-	571,000	0%	709	-	-	N/A
<b>Total Operating Expenses</b>	<b>1,113,474</b>	<b>1,163,437</b>	<b>5,820,034</b>	<b>20%</b>	<b>845,859</b>	<b>969,972</b>	<b>3,552,112</b>	<b>27%</b>
<b>Operating Income (Loss)</b>	<b>77,612</b>	<b>5,699</b>	<b>454,366</b>	<b>1%</b>	<b>221,798</b>	<b>(103,001)</b>	<b>(552,987)</b>	<b>19%</b>
<b>Non Operating Revenues (Expenses)</b>								
Intergovernmental	-	-	1,500	0%	-	-	-	N/A
Investment Income	-	12,378	53,560	23%	-	(716)	13,390	-5%
Interest & Fiscal Charges	(100,372)	(88,672)	(165,194)	54%	(26,445)	(23,955)	(43,025)	56%
Other Non Operating	-	-	-	N/A	(1,940)	6,000	-	N/A
<b>Total Non Op Revenues (Expenses)</b>	<b>(100,372)</b>	<b>(76,294)</b>	<b>(110,134)</b>	<b>69%</b>	<b>(28,385)</b>	<b>(18,671)</b>	<b>(29,635)</b>	<b>63%</b>
<b>Net Income (Loss) Before Transfers</b>	<b>(22,760)</b>	<b>(70,595)</b>	<b>344,232</b>		<b>193,413</b>	<b>(121,671)</b>	<b>(582,622)</b>	
Transfers In (Out)	16,860	16,817	100,700	17%	18,927	10,061	192,250	5%
<b>Net Income (Loss)</b>	<b>\$ (5,900)</b>	<b>\$ (53,778)</b>	<b>\$ 444,932</b>		<b>\$ 212,340</b>	<b>\$ (111,610)</b>	<b>\$ (390,372)</b>	

Statement of Revenues & Expenses - Non Major Enterprise Funds  
For Quarter Ended March 31st, 2026

	Art Center				Edinburgh Park				Centennial Lakes Park				Braemar Field			
	2025 YTD	2026 YTD	2026 Budget	% of Budget	2025 YTD	2026 YTD	2026 Budget	% of Budget	2025 YTD	2026 YTD	2026 Budget	% of Budget	2025 YTD	2026 YTD	2026 Budget	% of Budget
<b>Operating Revenues</b>																
Sales	\$ -	\$ -	\$ -	N/A	\$ 36,295	\$ 26,549	\$ 73,000	36%	\$ 17,888	\$ 13,220	\$ 30,000	44%	\$ -	\$ -	\$ -	N/A
Memberships	-	-	-	N/A	39,835	32,108	163,940	20%	-	-	-	N/A	-	-	-	N/A
Admissions	35,546	37,319	125,000	30%	288,210	203,903	809,000	25%	-	-	800	0%	15,159	16,701	30,750	54%
Building Rental	-	-	-	N/A	81,925	71,672	245,150	29%	1,468	10,488	93,000	11%	267,668	334,655	538,900	62%
Equipment Rental	-	-	-	N/A	-	-	-	N/A	169,291	111,306	195,000	57%	-	-	-	N/A
Greens Fees	-	-	-	N/A	-	-	-	N/A	-	-	300,000	0%	-	-	-	N/A
Other Fees	75	-	-	N/A	60,854	80,955	239,708	34%	86,930	115,250	363,959	32%	175	5	500	1%
<b>Total Operating Revenues</b>	<b>35,621</b>	<b>37,319</b>	<b>125,000</b>	<b>30%</b>	<b>507,120</b>	<b>415,185</b>	<b>1,530,798</b>	<b>27%</b>	<b>275,576</b>	<b>250,264</b>	<b>982,759</b>	<b>25%</b>	<b>283,002</b>	<b>351,361</b>	<b>570,150</b>	<b>62%</b>
<b>Operating Expenses</b>																
Cost of Sales & Services	-	-	-	N/A	16,078	14,722	39,500	37%	5,602	4,167	15,000	28%	-	-	-	N/A
Personnel Services	61,617	72,938	340,623	21%	278,645	285,956	1,264,187	23%	176,413	209,127	1,041,847	20%	62,857	67,864	224,433	30%
Contractual Services	11,643	9,041	83,824	11%	103,014	105,230	501,678	21%	41,950	36,359	427,645	9%	45,821	67,731	301,414	22%
Commodities	4,404	3,675	29,275	13%	31,604	40,367	207,456	19%	15,079	15,438	149,805	10%	117	198	19,675	1%
Internal Services	13,410	15,761	63,043	25%	45,024	64,766	259,064	25%	36,830	44,333	177,334	25%	9,353	24,550	98,199	25%
Depreciation	1,368	945	-	N/A	69,531	66,747	-	N/A	41,208	41,340	-	N/A	133,692	132,144	-	N/A
Capital Outlay	-	-	-	N/A	-	-	-	N/A	-	-	-	N/A	-	-	200,000	0%
<b>Total Operating Expenses</b>	<b>92,441</b>	<b>102,360</b>	<b>516,765</b>	<b>20%</b>	<b>543,895</b>	<b>577,788</b>	<b>2,271,885</b>	<b>25%</b>	<b>317,081</b>	<b>350,765</b>	<b>1,811,631</b>	<b>19%</b>	<b>251,840</b>	<b>292,487</b>	<b>843,720</b>	<b>35%</b>
<b>Operating Income (Loss)</b>	<b>(56,821)</b>	<b>(65,041)</b>	<b>(391,765)</b>	<b>17%</b>	<b>(36,776)</b>	<b>(162,603)</b>	<b>(741,087)</b>	<b>22%</b>	<b>(41,505)</b>	<b>(100,500)</b>	<b>(828,872)</b>	<b>12%</b>	<b>31,162</b>	<b>58,875</b>	<b>(273,570)</b>	<b>-22%</b>
<b>Non Operating Revenues (Expenses)</b>																
Investment Income	-	426	4,120	10%	-	-	10,300	0%	-	2,122	4,936	43%	-	3,442	26,780	13%
Other Non Operating	800	900	-	N/A	-	6,000	-	N/A	-	7,200	-	N/A	-	-	-	N/A
<b>Total Non Op Revenues (Expenses)</b>	<b>800</b>	<b>1,326</b>	<b>4,120</b>	<b>32%</b>	<b>-</b>	<b>6,000</b>	<b>10,300</b>	<b>58%</b>	<b>-</b>	<b>9,322</b>	<b>4,936</b>	<b>189%</b>	<b>-</b>	<b>3,442</b>	<b>26,780</b>	<b>13%</b>
<b>Net Income (Loss) Before Transfers</b>	<b>(56,021)</b>	<b>(63,715)</b>	<b>(387,645)</b>		<b>(36,776)</b>	<b>(156,603)</b>	<b>(730,787)</b>		<b>(41,505)</b>	<b>(91,178)</b>	<b>(823,936)</b>		<b>31,162</b>	<b>62,317</b>	<b>(246,790)</b>	
Transfers In (Out)	401	413	501,025	0%	5,345	3,866	721,000	1%	6,944	4,533	446,532	1%	260	217	1,330	16%
<b>Net Income (Loss)</b>	<b>\$ (55,620)</b>	<b>\$ (63,303)</b>	<b>\$ 113,380</b>		<b>\$ (31,431)</b>	<b>\$ (152,737)</b>	<b>\$ (9,787)</b>		<b>\$ (34,561)</b>	<b>\$ (86,645)</b>	<b>\$ (377,404)</b>		<b>\$ 31,422</b>	<b>\$ 62,534</b>	<b>\$ (245,460)</b>	

# Major Enterprises - Utility Fund

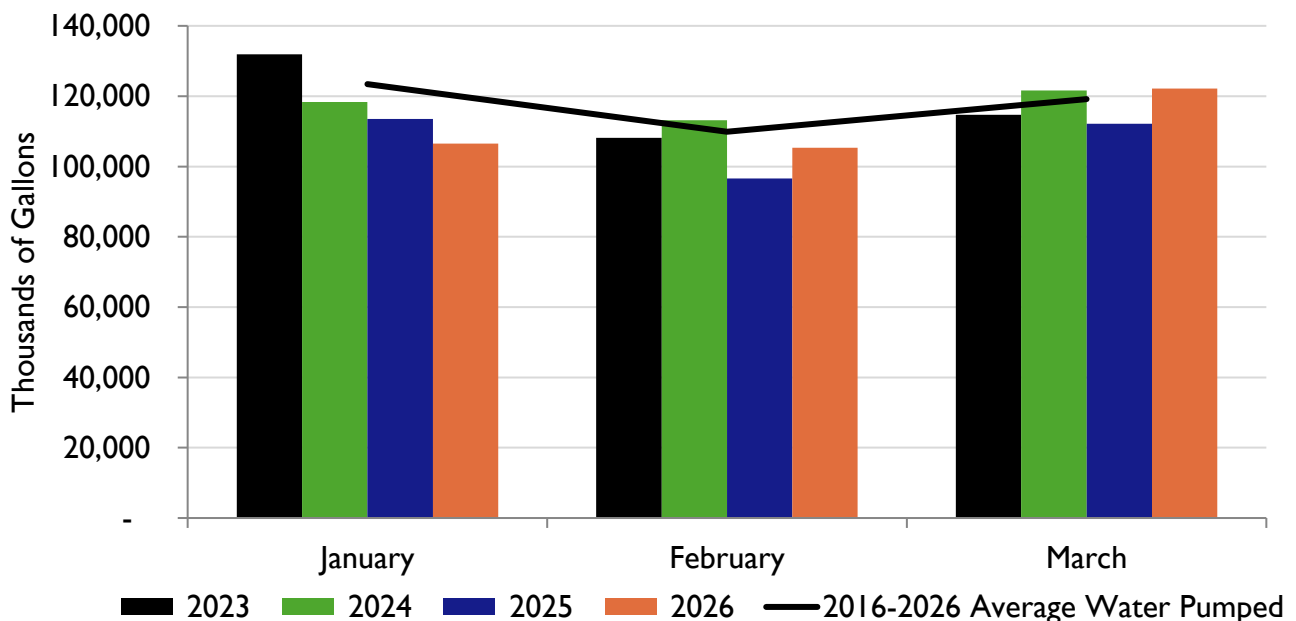
## Revenues

- For 2026, Utility user rates were increased between 5.25-15% based on the recommendations from the utility rate study in 2025. Q1 sales revenues are up \$107K and trending 20% to budget due to lower water usage during winter months.
- There is a \$435K increase in other fees when compared to PY Q1, this increase is driven by payments received from Napoli Shkolnik for the PFAS (per-and polyfluoroalkyl substances) settlement.
- Intergovernmental revenues are payments from the County’s recycling and organic score grant programs to be received later in the year.
- Investment income increased by \$113K and trending above budget at 36% due to favorable market conditions.
- Interest and Fiscal charges are at 53% of budget due to the first of two annual debt payments being made in Q1.

## Expenses

- Q1 total operating expenses are up \$904K or 18% year over year and trend below budget at 15%. The increase is mainly due to increases in contractual services, commodities and personnel expenses.
- Personnel expenses are below budget at 17% being down one FTE in Q1.
- Contractual services are higher at 27% of budget mostly due to a \$626K increase in sewer service payment to the Metropolitan Council.
- Commodities are up \$84K and are trending below budget at 15% because of lower water demands due to weather and seasonal conditions.

**Water Pumped from Wells**



# Major Enterprises - Golf Course & Liquor

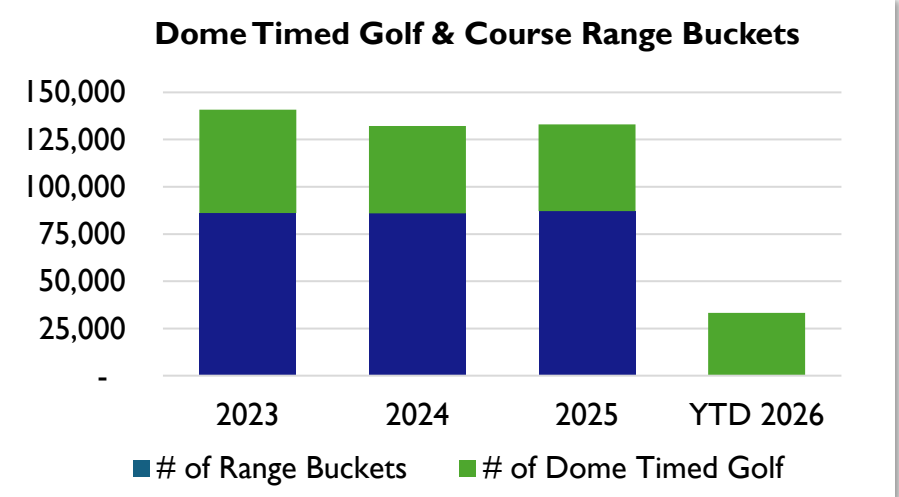
## Golf Course

### Revenues

- Q1 revenues are down \$22K and trend below budget, at 19%, related to seasonality.
- Admissions are over budget, at 64%, related to dome activity during the cooler months.
- Greens Fees are down \$25K or 18% year over year and make up 3% of budget. This is expected to increase in late Spring and Summer.
  - Sales, Building and Equipment Rental, and Other Fees all trend significantly under budget, as is expected at this point in the season. These categories are anticipated to increase in late Spring and Summer.

### Expenses

- Q1 expenses are up \$50K and trend slightly below budget at 20%.
- Cost of Sales and Services are below budget at 9% in response to sales.
- Personnel Services are below budget at 17% as greater personnel costs are expected during the busier operational months.
- Commodities are up \$22K due to course maintenance equipment purchases. However, commodities are currently below budget at 13% related to seasonality.
- Internal Services are up \$34K related to additional budgeted shared management costs.



## Liquor

### Revenues

- Q1 revenues are down \$160K and slightly under budget at 21%. This is attributable to a general shift in consumer confidence and lingering construction impact on ease of store accessibility.

### Expenses

- Q1 expenses are down \$279K or 11% year over year and slightly under budget at 22%.
- Cost of Sales and Services are below budget at 21% in response to sales.
- Personnel Services are down \$156K due to hibernation of several extended part-time positions. Current year expenses are trend as expected relative to budget, at 23%.
- Contractual Services and Commodities trend slightly under budget, at 20% and 18%, mostly related to professional services, supplies, advertising and credit card fees.

# Major Enterprises - Arena & Aquatic Center

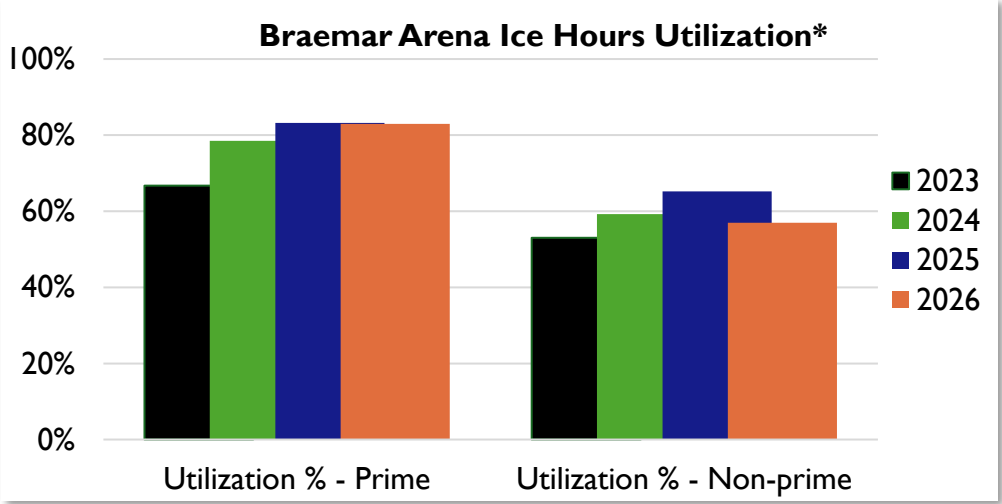
## Braemar Arena

### Revenues

- Q1 revenues are down \$201K and trend as expected relative to budget, at 29%.
- Other Fees are ahead of budget, at 49%, due to cash over/short.
- Admissions are over budget, at 40%, related to daily skating fees and class registrations.
- Building Rental is down \$192K or 23%, due to timing of ice rental payments, loss of tenant space rental, and construction impacts. Current year trends slightly over budget, at 27%.
- Sales trend slightly over budget due to higher than anticipated concessions sales.

### Expenses

- Q1 expenses are up \$124K or 15% year over year, however, trend slightly over budget, at 27%.
- Cost of Sales & Services are above budget, at 32%, in response to concession sales.
- Contractual Services are up \$125K due to current year water heater replacements and emergency repairs. Current year trends slightly over budget, at 26%.
- Personnel Services are slightly under budget, at 23%, due to less than expected overtime.
- Commodities are significantly under budget, at 6%, specifically, supplies and printing for which costs are incurred as needed based on operational demand.



## Aquatic Center

The Aquatic Center is currently closed for the season and will re-open on June 4<sup>th</sup>, 2026.

### Revenues

- Revenues are expected to be received beginning in the second quarter with the opening of the Aquatic Center.

### Expenses

- Q1 expenses are up \$3K and trend significantly below budget as majority of costs are expected to be incurred during operational months.
- Cost of Sales & Services, Personnel Services, Contractual Services and Commodities all trend under budget and are anticipated to trend as expected relative to budget during operational months.

# Non-Major Enterprises - Edinborough Park & Art Center

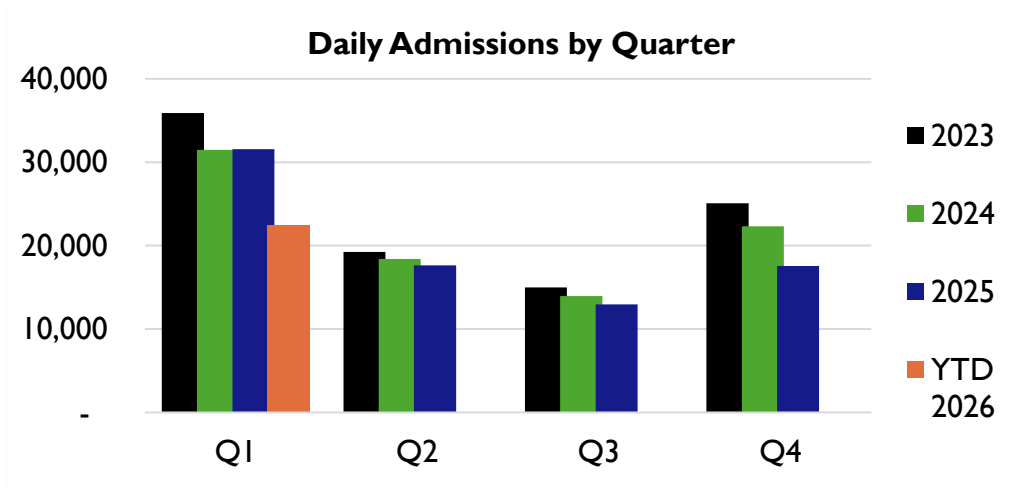
## Edinborough Park

### Revenues

- Q1 revenues are down \$92K and trend at 27% of budget.
- Sales are at 36% of budget due to more than anticipated concessions sales.
- Memberships are slightly under budget, at 20%, which is directly driven by a decline in user demand for PlayPark/Adventure Peak and Pool & Track memberships.
- Admissions are down \$84K or 29%, mostly related to fewer daily admissions in 2026.
- Building Rental is slightly over budget, at 29%, largely tied to birthday party rentals.
- Other Fees trend above budget, at 35%, directly related to association fee revenue collection timing.

### Expenses

- Q1 expenses are up \$34K or 6% year over year and trend as expected relative to budget.
- Cost of Sales and Services are above budget, at 37%, in response to sales.
- Personnel Services are slightly below budget, at 23%, mostly tied to full time salaries and health insurance contribution.
- Commodities trend at 19%, tied to cleaning supplies and pool chemicals.
- Internal Services are up \$20K related to additional budgeted shared management costs.



## Art Center

The [Southdale Library](#) project construction is underway and on schedule. The future building will house the new Edina Art Center and is expected to open at the end of 2027.

### Revenues

- Q1 revenues are up \$2K and trend above budget, at 30%, due to more than anticipated class registrations.

### Expenses

- Q1 expenses are up \$10K and trend slightly under budget, at 20%.
- Personnel Services are up \$11K due to additional art instructor hours in 2026. Current year expenses trend slightly below budget, at 21%.
- Contractual Services and Commodities both trend under budget, at 11%, largely tied to professional services, art supplies, repairs and maintenance, and advertising.

# Non-Major Enterprises - Centennial Lakes & Braemar Field

## Centennial Lakes

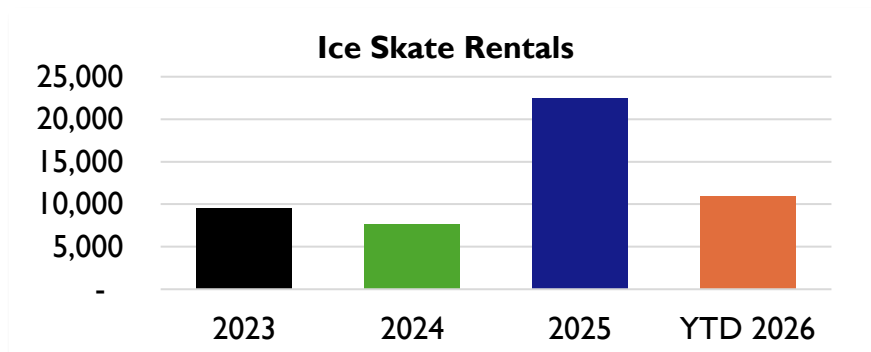
Ice Skating & Sledding closed for the season on February 12<sup>th</sup>. Putting Course, Paddle Boat Rental & Lawn Bowling opened for the season on April 8<sup>th</sup> and will remain open through the warmer weather months.

### Revenues

- Q1 revenues are down \$25K and trend as expected relative to budget.
- Sales are at 44% of budget due to more than anticipated concession sales.
- Building Rental is up \$9K due to Farmer's Market space fees. Current year trends below budget due to seasonality of facility demand.
- Equipment Rental is down \$68K due to unusually high demand for rentals in 2025. Current year trends above budget, at 57% tied to skate and sled rentals.
- Other Fees are up \$25K year over year and trend over budget, at 32%, related to timing of Association Fees.

### Expenses

- Q1 expenses are up \$33K and trend below budget, at 19%.
- Cost of Sales and Services are above budget, at 28%, in response to sales.
- Personnel Services are up \$33K due to new part-time maintenance and shared facility coordinator filled positions. Current year trends slightly below budget, at 20%, related to seasonality of operations and staffing needs.
- Contractual Services and Commodities trend below budget, at 9% and 10%, related to seasonality of operations.



## Braemar Field

### Revenues

- Q1 revenues are up \$68K and trend as over budget, at 62%.
- Admissions trend over budget, at 54%, due to increased open dome/soccer demand.
- Building Rental is up \$67K largely related to priority scheduling fees. Current year trends above budget, at 62%, due to overall increase in facility user demand.

### Expenses

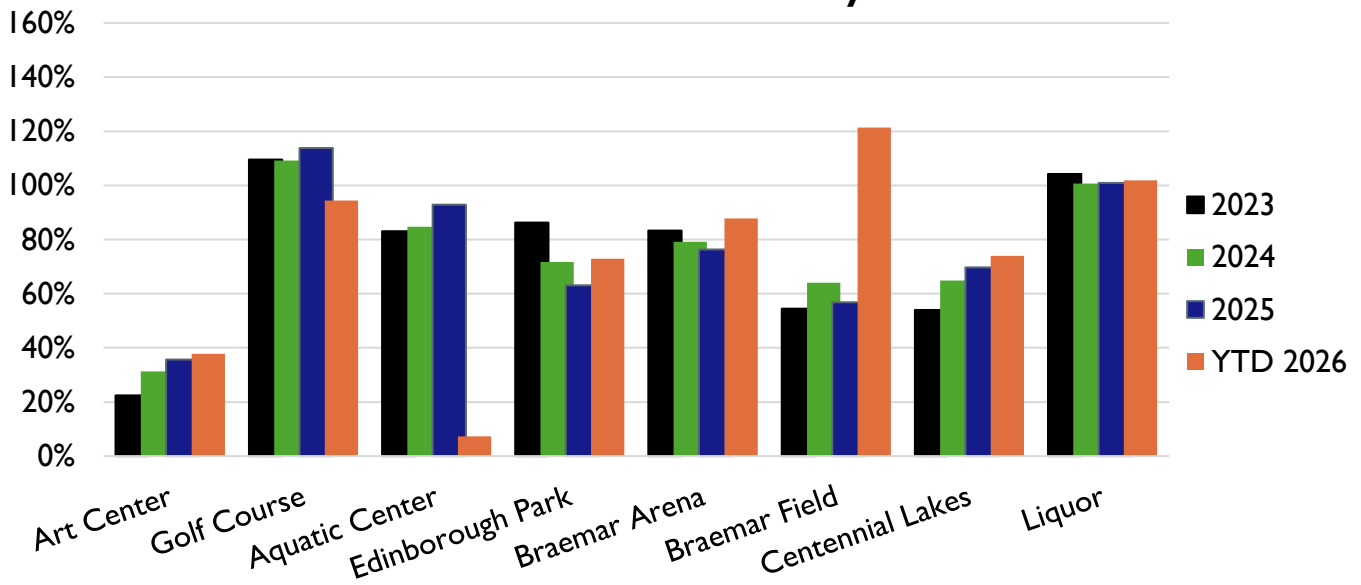
- Q1 expenses are up \$41K and trend over budget, at 45%.
- Personnel Services trend over budget, at 30%, due to seasonal staffing needs in response to increased facility demand.
- Contractual Services are up \$22K largely due to dome takedown expense timing and miscellaneous repairs and maintenance. Current year trends under budget, at 22%.
- Commodities trend under budget, at 1%, related to supplies.
- Internal Services are up \$15K related to additional budgeted shared management costs

# Cost Recovery

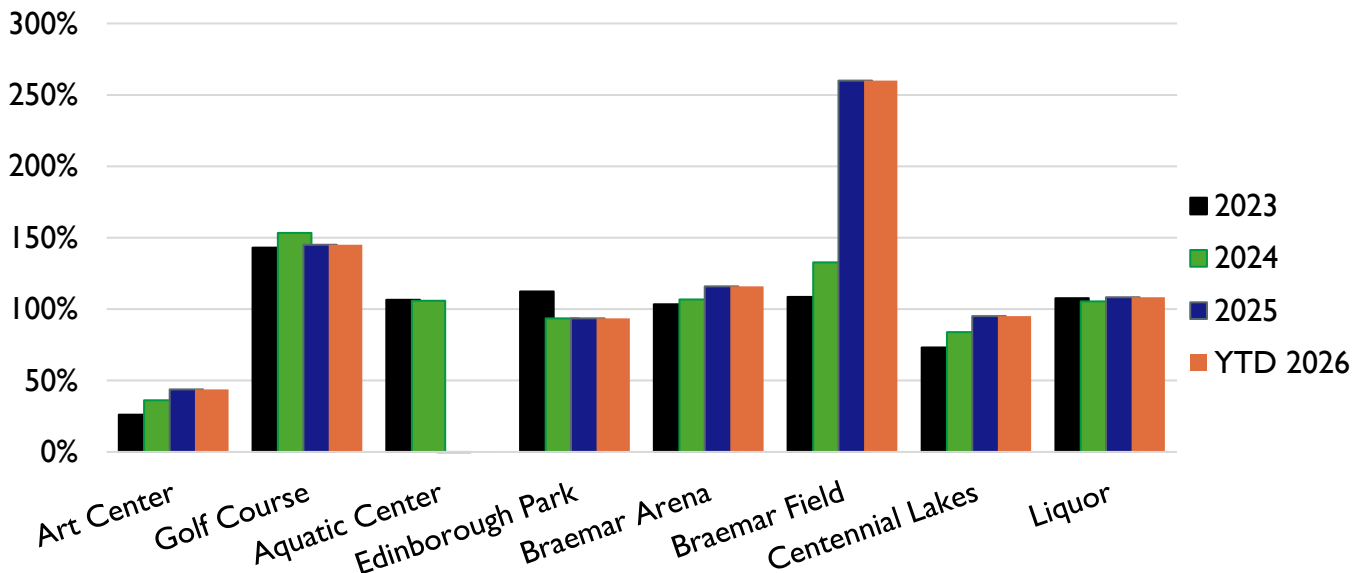
Cost recovery percentages indicate a facility’s ability to cover operating expenses with operating revenues. In 2018, the City established two cost calculations, Total Cost Recovery and Management Cost Recovery. Total Cost Recovery is calculated by dividing total revenues by total expenses. Management Cost Recovery is calculated by dividing operating revenues by operating expenses, which excludes non-operational items such as donations, investment income, transfers, depreciation, central services, and utilities.

The following charts represent total 2023, 2024, 2025 and YTD 2026 Total Cost Recovery and Management Cost Recovery percentages. Differences between quarterly results and annual results may be due to the timing of revenues and expenses.

### Total Cost Recovery



### Management Cost Recovery



# Glossary

**Asset-Backed Security (ABS):** An investment security that is collateralized by a pool of assets, such as loans, leases, etc. Acts like mortgage-backed security.

**Certificate of Deposit (CD) or Brokered CD:** A financial instrument issued by banks or other financial institutions, promising a specific interest rate to the bearer in exchange for leaving a predetermined deposit for a specific period. The period for CD generally ranges from one month to five years.

**Cost Recovery:** Total revenues as a percentage of total expenses.

**Government Securities:** Most commonly includes US Government Bonds; a debt security sold by the government to support government obligations and spending and US Treasury Bills or T-Bills; A short-term debt security that is backed by the US Treasury department. US T-Bills have a maturity of one year or less. These investments are considered low risk as they are government backed.

**Investment Sweep:** Moves funds between a checking account and an investment account with the intention of earning interest on excess cash.

**Major Enterprise Funds:** Utility fund and larger scale enterprises including Liquor, Aquatic Center, Braemar Golf Course and Braemar Arena.

**Management Cost Recovery:** Operating revenues as a percentage of operating expenses (excludes depreciation, central services, and utilities).

**Money Market:** A mutual fund that invests in short-term, higher quality securities. Designed to provide high liquidity with lower risk, stability of capital and typically higher yields than some other cash products.

**Mortgage-Backed Security (MBS):** A type of asset-backed security that is backed by a pool of mortgages and originated from a regulated and authorized financial institution. Through the investment in MBS, the investor is essentially lending money to a home buyer or a business.

**Municipal Securities:** Debt securities and investment funds issued by local bodies like municipalities, cities, states, or countries to fund their capital expenditure.

**Non-Major Enterprise Funds:** Smaller scale enterprises including Art Center, Edinborough Park, Centennial Lakes Park and Braemar Field.

**Prime & Non-Prime Utilization:** utilization represents hours scheduled out of total hours available. Prime vs non-prime is dependent on time of day and year, which are charged at different rates.