EDINA MINNESOTA

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City Council Meeting Agenda

September 15, 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.

Provide feedback during Community Comment by calling 312-535-8110. Enter access code 2866 752 0199. 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, Sept. 1, 2026

6.2. Payment of Claims

6.3. Purchase Request: Comprehensive Finance Operations Evaluation Services

6.4. Purchase Request: France Avenue Pedestrian Safety Study between Hazelton Road to Parklawn Avenue

6.5. Purchase Request: Well 9 Emergency Repair

6.6. Resolution 2026-56: Authorizing IGNITE Grant Agreement

6.7. Resolution 2026-55: Authorizing Solar on Public Buildings Grant Agreement

6.8. Purchase Request: 2026 ABI z23 Laser Grader

6.9. Purchase Request: 2026 Toro Z Master Electric Zero Turn Mower

6.10. Purchase Request: Handrail Repairs at Centennial Lakes Park

6.11. Purchase Request: Park Playground Accessibility Improvements

6.12. Purchase Request: Fire Tower 90 Ladder Truck Emergency Repair

6.13. Summary Publication for Ordinance 2026-12 Regarding Additional Restrictions for Parks and Publicly Owned Properties

6.14. Resolution 2026-54: Lawful Gambling Premises Permit for Edina Athletic Booster Club

6.15. Special Permit for Use of Property for Service of Alcohol for the Edina Car Show

7. Special Recognitions and Presentations

7.1. Proclamation: Declaring September 16-22 Constitution Week

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. Resolution: 2026-48 Appealing Planning Commission's Variance Denial at 5620 Woodcrest Drive

9. Reports/Recommendations

9.1. Resolution 2026-58: Accepting Donations

9.2. Resolution 2026-50: Approval of Site Plan Extension to December 31, 2026, for 7235 France Avenue (Old Macy's Furniture Store Site)

9.3. Resolution 2026-53: Authorizing the use of General Fund Surplus and Reserves for One-Time Capital and Strategic Investments

9.4. Resolution 2026-42: Providing for the Redemption of Certain Outstanding General Obligation Capital Improvement Plan Refunding Bonds, Series 2017C of the City

9.5. Resolution 2026-43: Providing for the Redemption of Certain Outstanding General Obligation Bonds, Series 2016A of the City

9.6. Resolution 2026-47: Granting City Council Consent for HRA Tax Levy Payable in 2027

9.7. Resolution 2026-45: Adopting the Proposed Budget for the City of Edina for Year 2027, and Establishing the Proposed Tax Levy Payable in 2027

10. Manager's Comments

11. Mayor and Council Comments

12. Adjournment

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Item Report

September 15, 2026

City Council

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 at https://www.edinamn.gov/2051/Responses-to-Community-Comment. City Manager Neal will provide summaries of those responses during the meeting.

Supporting Documentation:

None

Item Report

September 15, 2026

City Council

Item Number: 6.1

Department: Administration

Item Activity: Action

Prepared By: Sharon Allison, City Clerk

Item Title: Minutes: Work Session and Regular, Sept. 1, 2026

Action Requested:

Approve minutes as attached.

Information/Background:

Supporting Documentation:

1. Minutes: Work Session, Sept. 1, 2026
2. Minutes: Regular, Sept. 1, 2026

MINUTES
OF THE EDINA CITY COUNCIL
WORK SESSION
COMMUNITY ROOM, CITY HALL
TUESDAY, SEPTEMBER 1, 2026
5:30 P.M.

1.0 CALL TO ORDER

Mayor Hovland called the meeting to order at 5:30 p.m.

2.0 ROLL CALL

Answering roll call were Members Agnew, Jackson, Pierce, Risser, and Mayor Hovland.

Staff in attendance: Scott Neal, City Manager; Chad Millner, Public Works Director/City Engineer; Perry Vetter, Parks & Recreation Supervisor; Tracy Petersen, Assistant Director – Recreation and Facilities; Tom Swenson, Assistant Director – Parks and Natural Resources; Deputy Chief Aaron White; Addison Lewis, Community Development Coordinator; Cary Teague, Community Development Director; Jennifer Bennerotte, Communications Director; Asad Masood, City Management Fellow; David Yanagisawa, I.T. Specialist; Sharon Allison, City Clerk and City Attorney Dave Kendall.

3.0 MEETING TOPICS

3.1. ORDINANCE 2026-12: AMENDING CHAPTER 24 OF THE EDINA CITY CODE REGARDING ADDITIONAL RESTRICTIONS FOR PARKS AND PUBLICLY OWNED PROPERTIES

At the last council meeting, director presented the ordinance for 2nd reading and approval. Council still had some concerns and asked director to make certain revisions. Director's summarized changes included no amplified sound at Arneson Acres, for-profit commercial photography not allowed in any parks, permitted users to have their permit and is given priority use, law enforcement or director may close a park, and violations would be petty misdemeanor. Director said these were tools to manage, educate and better serve the public rather than criminalizing behaviors.

Council discussed the proposed 25-person threshold, permit requirements, enforcement tools, spontaneous or pickup activities, and how the ordinance could address concerns at Arneson Acres and other parks while maintaining public access. Council generally supported the proposed revisions but expressed concerns about the application of the 25-person provision and permit process. Staff summarized the changes requested by Council that Council would approve at its council meeting immediately following this work session.

3.2 ZONING AND SUBDIVISION ORDINANCE UPDATE

Michael Stein and Sean Suder, consultants, ZoneCo, provided an overview of proposed updates to the nonresidential zoning and subdivision ordinances, that included district name changes, permitted uses, sustainable building standards, flexible commercial spaces, and provisions related to aging populations, group homes, assisted living, and other residential care uses. Council discussed the proposed changes and asked for clarification regarding certain definitions and uses, including "adult family home." Staff indicated that the proposed updates are intended to improve clarity and flexibility while maintaining existing development standards and will revise the language to provide clearer definitions. Planning Commissioner Clare Hahneman said the Commissioners were supportive of the changes.

4. ADJOURNMENT

Mayor Hovland adjourned the meeting at 6:51 p.m.

Respectfully submitted,

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Sharon Allison, City Clerk

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James B. Hovland, Mayor

Minutes approved by Edina City Council, September 15, 2026. Audio copy of the work session available.

MINUTES
OF THE REGULAR MEETING OF THE
EDINA CITY COUNCIL
HELD AT CITY HALL
SEPTEMBER 1, 2026
7:00 P.M.

1.0. CALL TO ORDER
Mayor Hovland called the meeting to order at 7:02 p.m.

2.0. ROLL CALL
Answering roll call were Members Agnew, Jackson, Pierce, Risser, and Hovland.

3.0. PLEDGE OF ALLEGIANCE

4.0. MEETING AGENDA – APPROVED
Member Jackson made a motion, seconded by Member Pierce, approving the meeting agenda. Roll call ayes: Agnew, Jackson, Pierce, Risser, Hovland. Motion carried.

5.0. COMMUNITY COMMENT
David Frankel stated that the permafrost issue at the Braemar Ice Arena was well known before the project started.

Derek Kosh stated that he still has a lot of concerns regarding the Flock Cameras even after reading the brochure provided by the City. Mr. Kosh stated that the 30 days of data storage seems extreme and maybe it should be decreased to 48 hours.

5.1. CITY MANAGER'S RESPONSE TO COMMUNITY COMMENTS
City Manager Neal responded to Community Comments from current and past meetings.

6.0. CONSENT AGENDA – ADOPTED
Member Jackson made a motion, seconded by Member Pierce, approving the consent agenda as revised to remove Item 6.12, Resolution No. 2026-52, approving the Final Plat for Vernon Heights Townhomes, 5516 Vernon Avenue, as follows:

6.1. Approve regular and work session meeting minutes of August 18, 2026
6.2. Approve Claims for Payment for Check Register Pre-List Dated August 14, 2026, totaling $1,478,544.86, and Check Register Claims Pre-List Dated August 21, 2026, totaling $2,122,272.96
6.3. Request for Purchase, 2027 Ford F250 with Accessories, awarding the bid to the recommended low bidder, Midway Ford at $45,822.84
6.4. Adopt Resolution No. 2026-51, for State Bridge Funds Request for Wooddale Avenue Bridge Replacement
6.5. Request for Purchase, Crosswalk Markings at France Avenue & 65th Street, awarding the bid to the recommended low bidder, Safety Signs Inc. at $34,860
6.6. Request for Purchase, ENG 26-10 2026 Storm and Sanitary Sewer Improvements, awarding the bid to the recommended low bidder, Bituminous Roadways, Inc. at $310,242.67
6.7. Traffic Safety Reports of June 30 and July 28, 2026
6.8. Request for Purchase, Architectural Design Services for New Edina Art Center, awarding the bid to the recommended low bidder, Hennepin County at $502,849

6.9. Prime Purchasing Agent Agreement with Knutson Construction Services, Inc. for the Braemar Ice Arena Improvement Project
6.10. Amend Public Health Emergency Preparedness Agreement with City of Bloomington
6.11. Request for Purchase, Ford Police Interceptor Utility Vehicles, awarding the bid to the recommended low bidder, Tenvoorde Ford at $96,410
~~6.12. Resolution No. 2026-52, approving the Final Plat for Vernon Heights Townhomes, 5516 Vernon Avenue~~
6.13. Temporary On-Sale Liquor License for Our Lady of Grace Church
6.14. Temporary On-Sale Liquor License for Normandale Lutheran Church
6.15. Adopt Resolution No. 2026-49, setting Public Hearing Date for Special Assessments and Delinquent Utilities
Roll call ayes: Agnew, Jackson, Pierce, Risser, Hovland. Motion carried.

ITEMS REMOVED FROM THE CONSENT AGENDA
6.12. RESOLUTION NO. 2026-52, APPROVING THE FINAL PLAT FOR VERNON HEIGHTS TOWNHOMES, 5516 VERNON AVENUE - ADOPTED

Member Pierce introduced and moved adoption of Resolution No. 2026-52 approving the Final Plat for Vernon Heights Townhomes, 5516 Vernon Avenue. Member Jackson seconded the motion. Roll call ayes: Agnew, Jackson, Pierce, Hovland. Nay: Risser. Motion carried.

7.0. SPECIAL RECOGNITIONS AND PRESENTATIONS
7.1. 2025-2026 EQUITY STRATEGIC ACTION PLAN UPDATE – PRESENTED
Thomas Brooks, Organizational Development Manager, gave a presentation on the ESAP goals, including information regarding recap of the ESAP development, ESAP overview, Diamond Inclusiveness Assessment (DIA), DIA dimensions, 2 ESAP goals, built environment goal, human development goal, next steps, and ESAP 2027-2028 priorities.

The Council gave feedback that it would be helpful to have input regarding the status of park buildings/have a rubric. Manager Brooks stated that they can bring those ideas back to the Build Environment team about the possibility of creating a rubric.

The Council asked how ESAP fits into equity across the City. Manager Brooks noted that ESAP goals tend to be pretty specific, but as they develop them, they are always trying to keep in mind what they want to do next, and they can incorporate the Council's ideas into future plans.

8.0. REPORTS / RECOMMENDATIONS
8.1. RESOLUTION 2026-46 ACCEPTING DONATIONS – ADOPTED
Mayor Hovland explained that, to comply with State Statutes, all donations to the City must be adopted by Resolution and approved by four favorable votes of the Council accepting the donations.

Member Jackson introduced and moved adoption of Resolution 2026-46 accepting various grants and donations. Member Pierce seconded the motion. Roll call ayes: Agnew, Jackson, Pierce, Risser, Hovland. Motion carried.

8.2. BRAEMAR ICE ARENA RENOVATION AND EXPANSION PROJECT GUARANTEED MAXIMUM PRICE – APPROVED
Parks and Recreation Director Vetter gave a presentation on the Braemar Ice Arena renovation and expansion project, including information regarding the mission, project priorities, core project

principles, total project budget, proposed core concept, anticipated phasing of site renovations, and anticipated phasing of refrigeration plant renovations.

The Council asked whether the public could see where the 8 drilling sites are located and Director Vetter noted they are posted in a report on the Better Together website.

The Council noted that there is a video posted by Edina at Play in August 2022 which goes into detail regarding the serious situation at the arena.

Member Jackson made a motion, seconded by Member Pierce, to approve Purchase Request for construction contract change order with Knutson Construction Services, Inc., and approve Guaranteed Maximum Price (GMP) for Braemar Ice Arena Improvement Project with Knutson Construction Services, Inc. for $33,230,267. Roll call ayes: Agnew, Jackson, Pierce, Risser, Hovland. Motion carried.

8.3. RESOLUTION 2026-50, ONE-YEAR SITE PLAN APPROVAL EXTENSION FOR 7235 FRANCE AVENUE (OLD MACY'S FURNITURE STORE SITE) – TABLED

Community Development Director Teague stated that Enclave is requesting a one-year extension to its site plan approvals.

The Council expressed concerns regarding the process that is being followed, not getting what they have approved, not having a good option in front of them, and the estimated TIF district.

Mr. Teague stated that if they needed to change the site plan approved by the Council, then they would have to go through the whole process again, but this is just an extension of what was already approved. City Attorney Kendall stated that since nothing has changed about the application, they are only requesting an extension, so the whole public hearing process does not have to be repeated.

The Council gave feedback of wanting this project to go forward and avoid having to start from scratch and risk failure on this site, and asked questions regarding the TIF eligibility of this site for future projects.

Mr. Teague noted that the site plan expires on September 17, 2026, but there is a Council meeting on September 15, 2026, if they wanted to delay the vote on this.

Ben Lanhauser, Enclave, noted that with this extension, they are trying to time everything out, so they are concurrent and not piecemealing their application with the City.

Member Agnew made a motion, seconded by Member Jackson, tabling Resolution 2026-50, granting a one-year extension for the Site Plan approvals for 7235 France Avenue to the September 15, 2026 City Council meeting. Roll call ayes: Agnew, Jackson, Pierce, Risser, Hovland. Motion carried.

8.4. ORDINANCE 2026-12, AMENDING CHAPTER 24 OF THE EDINA CITY CODE REGARDING ADDITIONAL RESTRICTIONS FOR PARKS AND PUBLICLY OWNED PROPERTIES – ADOPTED

Mr. Vetter noted that this is a continuation of the First Reading, which was read at the August 18, 2026, City Council meeting. Mr. Vetter presented a summary of the proposed revised language in the ordinance.

The Council gave positive feedback on the updates to the ordinance and discussed taking out the 25-person permit requirement and maybe coming back in the future and adding language if needed, but still encouraging open use of the parks.

Member Agnew made a motion to grant Second Reading of Ordinance 2026-12, amending Chapter 24 of the Edina City Code Regarding Additional Restrictions for Parks and Publicly Owned Properties. Member Pierce seconded the motion. Roll call ayes: Agnew, Jackson, Pierce, Risser, Hovland. Motion carried.

9.0. MANAGER'S COMMENTS – Received

10.0. MAYOR AND COUNCIL COMMENTS – Received

11.0. ADJOURNMENT

The meeting was adjourned at 9:16 p.m.

Respectfully submitted,

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Sharon Allison, City Clerk

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James B. Hovland, Mayor

Minutes approved by Edina City Council, September 15, 2026. Video Copy of the September 1, 2026, meeting available.

EDINA
MINNESOTA

Item Report

September 15, 2026

City Council

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 08.28.2026 Total $2,470,159.64
2. Check Register Claims Pre-List Dated 08.31.2026 Total $941,623.27(1011)
3. Check Register Claims Pre-List Dated 09.04.2026 Total $4,385,037.23

EDINA
MINNESOTA

Purchase Request

September 15, 2026

City Council

Item Number: 6.3

Department: Finance

Item Activity: Action

Prepared By: Pa Thao, Finance Director

Item Title: Purchase Request: Comprehensive Finance Operations Evaluation Services

Action Requested:

Approve Purchase Request for Comprehensive Financial Operations Evaluation Services with Ehlers & Associates

Requisition Number: 12600222

Vendor: Ehlers and Associates

Equipment Status: NA

Funding Source: General Fund Contingency

Cost: $55,800

Information/Background:

A request for proposal for professional services was issued on July 29 with vendor responses due August 19. The service includes a comprehensive evaluation of the Finance Department's operations, including Payroll. The consultant will review existing processes, tasks, and responsibilities among staff and positions, identify redundancies, and provide actionable recommendations for improvement. The goal is to optimize department efficiency, clarify roles, and ensure alignment with City priorities and values.

The evaluation team (Finance staff) invited three vendors in for presentation and Q&A, and selected Ehlers & Associates as our preferred vendor based upon:

- Cost
- Transparent timeline
- First-hand knowledge of the City's circumstances and goals
- Relevevant experience
- Customer Service and Open Communication

Resources/Financial Impacts:

General Fund Contingency

Relationship to City Policies/Plans/Budget Pillars:

Strong Foundation

Reliable Service

Values Impact:

Stewardship	Investing in an expert evaluation that strengthens long-term operational efficiency, ensures wise use of City resources, and delivers lasting value to Edina residents.

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. Ehlers Proposal

Purchase Request

September 15, 2026

City Council

Item Number: 6.4

Department: Public Works

Item Activity: Action

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

Item Title: Purchase Request: France Avenue Pedestrian Safety Study between Hazelton Road to Parklawn Avenue

Action Requested:

Approve Purchase Request for France Avenue Pedestrian Safety Study between Hazelton Road to Parklawn Avenue with Alliant Engineering for $49,898.

Requisition Number: 12600234

Vendor: Alliant Engineering

Equipment Status: NA

Funding Source: 72nd & France TIF District

Cost: $49,898

Information/Background:

Earlier this year, the City Council directed staff to study the France Avenue corridor for possible pedestrian safety improvements and report back in the summer 2027. Staff has submitted a Safe Streets for All Planning Grant Application for France Avenue from Highway 62 to Minnesota Drive. The results of that grant application won't be known for some time. With the creation of TIF districts near 7200, 7235, and 7250 France Avenue, funding is available to conduct a smaller study between Hazelton Road and Parklawn Avenue. This study will review intersections and pedestrian facilities adjacent to France Avenue between Hazelton Road and Parklawn Avenue.

Resources/Financial Impacts:

This study is funded by the 72nd and France TIF District.

Relationship to City Policies/Plans/Budget Pillars:

Strong Foundation

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Livable City

Better Together

Values Impact:

Engagement

We heard from the community that more needs to be done regarding pedestrian safety along and across France Avenue.

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)](URL).

None

Purchase Request

September 15, 2026

City Council

Item Number: 6.5

Department: Public Works

Item Activity: Action

Prepared By: Nathan Kaderlik, Assistant Director-Utilities

Item Title: Purchase Request: Well 9 Emergency Repair

Action Requested:

Approve Purchase Request for Well 9 Emergency Repair with WW Goetsch Associates for $20,990.

Requisition Number: 12600224

Vendor: WW Goetsch

Equipment Status: N/A

Funding Source: Water Utility

Cost: $20,990.00

Information/Background:

An electrical surge was most likely caused by lightning damaged motors and electrical systems at Well #9. An emergency repair was completed on 7/13/2026. The work included motor repair, crane service to remove motor and labor for all work. Most of the work was paid for by an approved insurance claim.

Resources/Financial Impacts:

This repair is funded by the water utility fund.

Relationship to City Policies/Plans/Budget Pillars:

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Values Impact:

Health

Providing safe drinking water for residents

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

EDINA
MINNESOTA

Item Report

September 15, 2026
City Council

Item Number: 6.6

Department: Public Works

Item Activity: Action

Prepared By: Matthew Gabb, Sustainability Specialist

Item Title: Resolution 2026-56: Authorizing IGNITE Grant Agreement

Action Requested:
Approve Resolution 2026-56 authorizing the IGNITE grant agreement with Hennepin County and the City Manager to sign said grant agreement.

Information/Background:
Braemar Park's offerings include mountain biking, skiing, and hiking trails; sports fields; an ice arena; wetlands; and a golf course. Maintaining these 500 acres requires a lot of equipment, most of which uses gasoline or diesel. They use two-stroke engines, which emit far more pollutants than a typical car's four-stroke engine. A single handheld blower at Braemar, for example, uses about 250 gallons of gasoline annually, emitting 2.2 metric tons of carbon dioxide, equivalent to driving nearly 5,700 miles in a gas-powered car (the distance from Chicago to Anchorage and back), according to the EPA's Greenhouse Gas Equivalencies Calculator. These grant funds will purchase 2 electric push mowers, 2 electric trimmers, 4 electric blowers, 1 electric chainsaw, and 1 electric pull saw pruner, as well as the batteries and charging ports needed to power them.

Resources/Financial Impacts:
These grant funds will allow for the purchase of all-electric equipment to be used by Braemar Golf and Parks maintenance staff.

Relationship to City Policies/Plans/Budget Pillars:
Both to save money and decarbonize municipal operations as part of the City's Climate Action Plan, Braemar Park & Golf have begun to electrify some equipment, with two triplex gas mowers recently replaced with electric. Gas engines have a risk of spills and leaks, which kills the grass (requiring increased seeding costs and potential fertilizer use) and pollutes Edina's groundwater. These are reasons both staff and visitors love the electric equipment, in addition to the reduction in noise and air pollution. With both the park and golf course being early advocates for equipment electrification, it demonstrates to other cities and courses that equipment electrification is not only good for staff and visitor health and the environment, but also for operations by saving thousands in eliminated fueling costs. While more expensive upfront, electric outdoor equipment often pays for itself over time, allowing Parks and Golf to maintain and potentially exceed current levels of maintenance and service.

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Values Impact:

Engagement	Fleet and equipment electrification is a major aspect of the Climate Action Plan, which was informed by nearly a year of community engagement, with input and prioritization from hundreds of Edina residents.
Equity	Any reduction in air pollutants is a net benefit for everyone who lives in Edina and the wider Twin Cities region. By continuing to chip away at air pollutant exposure, we continue to reduce the risk that children develop asthma or other health issues that lead to inequitable outcomes over the course of their lives.
Health	In addition to the higher greenhouse gas emissions, the gasoline-oil mixture needed for two-stroke engines emits more smoke, carbon monoxide, nitrogen oxides, and particulate matter than most cars. Exposure to these has significant health risks, and without electrification these pollutants spew out mere feet from the face and lungs of the staff using this equipment, many of whom are teenagers whose lungs are still developing. Converting this equipment to all-electric eliminates this health risk and toxic exposure, while also reducing noise pollution and risk of hearing loss for staff and park visitors.
Stewardship	It is estimated that the equipment purchased will reduce fueling needs at Braemar Park and Golf Course by over 1,500 gallons, saving over $4,000 in fueling costs annually. Continued equipment electrification also serves to potentially reduce staff healthcare costs by reducing or eliminating their exposure to harmful toxins and pollutants in the workplace.
Sustainability	By reducing fueling needs at Braemar by over 1,500 gallons, the City will avoid nearly 14 metric tons of greenhouse gas emissions annually.

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

Resolution 2026-56: Authorizing IGNITE Grant Agreement

Whereas the City of Edina has applied for and been awarded a grant from Hennepin County under the IGNITE Community Climate Mitigation Fund in the amount of $8,170 to purchase 10 pieces of electric handheld lawn and landscape maintenance equipment, thereby reducing greenhouse gas emissions and staff's exposure to toxic pollutants,

Now, therefore, be it resolved that the Edina City Council hereby accepts the grant agreement and authorizes the City Manager to sign the agreement on behalf of the City.

Dated: September 15, 2026

Item Report

September 15, 2026

City Council

Item Number: 6.7

Department: Public Works

Item Activity: Action

Prepared By: Matthew Gabb, Sustainability Specialist

Item Title: Resolution 2026-55: Authorizing Solar on Public Buildings Grant Agreement

Action Requested:

Approve Resolution 2026-55 authorizing the solar on public buildings grant agreement with the Minnesota Department of Commerce and for the City Manager to sign said grant.

Information/Background:

The Solar on Public Buildings Grant Program was established by the Minnesota Legislature in 2023. The program is designed both to provide funds to help local governments and tribes install solar energy systems on public buildings, and to stimulate Minnesota's homegrown renewable energy industry and create green jobs. This grant will partially pay for an 18 kW DC solar PV system on the roof of the to-be-constructed pavilion, including restrooms and concessions, at the new Fred Richards Park. The City has previously received a Solar on Public Buildings grant in 2024 to fund the installation of a solar PV system on the new shade structure at the Aquatic Center.

Resources/Financial Impacts:

These grant funds will allow for the installation of a solar PV system as part of the new Fred Richards Park to remain in the project's scope. This grant will cover up to $35,719.20 of the cost of the system and installation. The remaining costs will be paid for by the Conservation & Sustainability Fund.

Relationship to City Policies/Plans/Budget Pillars:

This grant helps achieve multiple actions in Edina's Climate Action Plan, particularly the Buildings & Energy chapter. The funds also get us closer to potentially pursuing an all-electric building, which demonstrates the City's commitment to reducing its reliance on fossil fuels and increasing its use of onsite renewable energy. With the potential to pair this solar system with battery storage down the line, this project will get Fred Richards Park's pavilion one step closer to being a more resilient building that can remain active in a power outage.

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Values Impact:

Engagement	Installing solar on City buildings is a major aspect of the Climate Action Plan, which was informed by nearly a year of community engagement and input from hundreds of Edina residents.
Stewardship	Installing solar at Fred Richards Park will provide the City with cost savings due to onsite electricity generation reducing utility bills.

	Sustainability	Solar PV systems reduce reliance on fossil fuels by ensuring the building's electricity comes from an onsite renewable source, rather than potentially a coal power plant. This in turn reduces greenhouse gas emissions, and makes the building less reliant on the grid in case of power failures.

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

Resolution 2026-55: Authorizing Solar on Public Buildings Grant Agreement

Whereas the City of Edina has applied for and been awarded a grant from the Minnesota Department of Commerce Division of Energy Resources under the Solar on Public Buildings program in the amount of $35,719.20 to install an 18 kW DC on the roof of the pavilion at the new Fred Richards Park, making the building more sustainable and resilient,

Now, therefore, be it resolved that the Edina City Council hereby accepts the grant agreement and authorizes the City Manager to sign the agreement on behalf of the City.

Dated: September 15, 2026

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Purchase Request

September 15, 2026
City Council

Item Number: 6.8

Department: Parks & Recreation

Item Activity: Action

Prepared By: Tom Swenson, Asst Dir-Parks & Nat Res

Item Title: Purchase Request: 2026 ABI z23 Laser Grader

Action Requested:

Approve Purchase Request for 2026 ABI z23 Laser Grader from Turfwerks Davis Equipment for $45,114.55.

Requisition Number: 12600225

Vendor: Turfwerks - Davis Equipment

Equipment Status: Replacement

Funding Source: Capital Equipment Replacement

Cost: $45,114.55

Information/Background:

This 2026 ABI z23 Laser Grader and Groomer will replace a 2011 Ranger Pickup that is due for replacement. This purchase will be funded out of the equipment replacement budget. This purchase utilizes a laser grading system that will allow staff to properly slope the baseball and softball aglime infields so water will drain off the fields. This will result in fewer canceled and delayed games.

Resources/Financial Impacts:

This purchase replaces a ford ranger pickup that has been used to drag and grade the infield aglime on fields. This purchase will save staff time and result in better conditions.

Relationship to City Policies/Plans/Budget Pillars:

Reliable Service

Values Impact:

Stewardship	Replacing aging equipment 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

EDINA MINNESOTA

Purchase Request

September 15, 2026

City Council

Item Number: 6.9

Department: Parks & Recreation

Item Activity: Action

Prepared By: Tom Swenson, Asst Dir-Parks & Nat Res

Item Title: Purchase Request: 2026 Toro Z Master Electric Zero Turn Mower

Action Requested:

Approve Purchase Request for 2026 Toro Z Master Electric Zero Turn Mower from MTI Toro for $28,388.00.

Requisition Number: 12600226

Vendor: MTI Toro

Equipment Status: Replacement

Funding Source: Capital Equipment Replacement, Conservation & Sustainability Fund

Cost: $28,388

Information/Background:

This 2026 Toro electric mower will replace a 2015 Toro gasoline mower. The mower is used throughout Edina parks and properties.

Resources/Financial Impacts:

This purchase will utilize $14,000 from Park and Rec equipment replacement and $14,388 from the Conservation & Sustainability Fund.

Relationship to City Policies/Plans/Budget Pillars:

Transitioning from gasoline-powered equipment and vehicles is in alignment with the City of Edina's Green Fleet Policy and helps meet our Climate Action Plan goals to reduce greenhouse gas emissions.

Reliable Service

Values Impact:

Health	Gasoline lawn mowers and equipment emit exhaust fumes and produce noise that contributes to noise pollution, which both have negative health outcomes. By replacing a gasoline model with an all-electric model, the City is mitigating these issues.
Stewardship	The Conservation & Sustainability Fund, which is used to support building, fleet and equipment electrification, is being used to support the cost of transitioning to an all electric model.

Sustainability		All-electric equipment has no emissions during operation and is fueled by electricity, which has a lower carbon footprint than traditional gasoline. Through onsite solar, green power purchase programs, and utility grid decarbonization, this mower will be fueled by carbon-free electricity.

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

EDINA MINNESOTA

Purchase Request

September 15, 2026

City Council

Item Number: 6.10

Department: Parks & Recreation

Item Activity: Action

Prepared By: Tiffany Bushland, General Manager Centennial Lakes

Item Title: Purchase Request: Handrail Repairs at Centennial Lakes Park

Action Requested:

Approve Purchase Request for exterior handrail repairs at Centennial Lakes Park with Metro Erectors, Inc. for $13,140 and Metro Manufacturing, Inc. for $11,234.

Requisition Number: 12600231

Vendor: Metro Erectors, Inc; Metro Manufacturing, Inc

Equipment Status: Replacement

Funding Source: Centennial Lakes Park Operating Budget

Cost: $24,374.00

Information/Background:

The handrails along the south side of Centennial Lakes Park were installed when the south end of the park was built over 30 years ago. The railings are rusting at the baseplate, leading to post failure and structure instability. The contractor, Metro Manufacturing, will remove, repair, and reinstall 102 linear feet of handrail. This is the second section of handrails to be repaired; 110 linear feet were repaired in the winter of 2025.

Resources/Financial Impacts:

Relationship to City Policies/Plans/Budget Pillars:

Strong Foundation

Livable City

Values Impact:

Stewardship	Maintaining the asset extends the life cycle of the asset and provides a safe public experience.

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

Purchase Request

September 15, 2026

City Council

Item Number: 6.11

Department: Parks & Recreation

Item Activity: Action

Prepared By: Rachel DeVries, Park Planner

Item Title: Purchase Request: Park Playground Accessibility Improvements

Action Requested:

Approve Purchase Request for Accessibility Pathway Improvements at Tingdale and Normandale Park with Sunram Construction for $43,009.

Requisition Number: 12600232

Vendor: Sunram Construction

Equipment Status: Replacement

Funding Source: CIP

Cost: $43,009

Information/Background:

Playgrounds were assessed and replacements have been included in the CIP in order to maintain safety and usability of Edina Playgrounds. Each Playground includes a CIP request for Equipment and surfacing upgrades. In additional to equipment some locations require additional work for pathways and access to and adjacent to the Playground area. Improvements include extensions of concrete and repair of cracked and heaved panels to ensure proper accessibility.

Resources/Financial Impacts:

Funding for this portion of the projects are part of the Parks and Recreation CIP P&R25107 for Park Accessibility Improvements.

Relationship to City Policies/Plans/Budget Pillars:

Strong Foundation

Reliable Service

Better Together

Values Impact:

Equity	Improving Accessibility to Playground area for users at Normandale and Tingdale Park.
Health	Making playgrounds accessible for improvement of physical and mental health of users. Promoting access and social development for user groups.
Stewardship	Replacing and enhancing pathways for long term use.

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

EDINA MINNESOTA

Purchase Request

September 15, 2026

City Council

Item Number: 6.12

Department: Public Works

Item Activity: Action

Prepared By: Davion Conover, Equipment Operations Supervisor, Andrew Slama, Fire Chief

Item Title: Purchase Request: Fire Tower 90 Ladder Truck Emergency Repair

Action Requested:

Approve Fire Tower 90 Ladder Truck Emergency Repair with Cummins White Bear Lake for $62,134.27.

Requisition Number: 12600235

Vendor: (101418) CUMMINS LLC

Equipment Status: Repair

Funding Source: Equipment Operations repair and maintenance budget

Cost: $62,134.27

Information/Background:

Fire Tower 90 experienced a major engine failure that required extensive repairs. Due to the vehicle's critical role in emergency response, the repair was necessary to return the apparatus to service as quickly as possible.

Resources/Financial Impacts:

Funding for this capital expenditure will come from the Equipment Operations Repair and Maintenance budget. The $62,134.27 expenditure covers emergency repairs to Fire Tower 90. No additional fiscal or operational impact is anticipated beyond the repair expenditure.

Relationship to City Policies/Plans/Budget Pillars:

Supports the City's Reliable Service pillar by maintaining critical Fire Department emergency response equipment and ensuring continuity of essential services.

Reliable Service

Values Impact:

Stewardship	The repair protects the City's investment in critical Fire Department equipment by restoring Tower 90 to reliable service and extending the useful life of the apparatus.

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 Report

September 15, 2026
City Council

Item Number: 6.13

Department: Administration

Item Activity: Action

Prepared By: Sharon Allison, City Clerk

Item Title: Summary Publication for Ordinance 2026-12 Regarding Additional Restrictions for Parks and Publicly Owned Properties

Action Requested:
Approve summary publication for Ordinance 2026-12.

Information/Background:
State Statute requires that the City publish all approved ordinances within 45 days of approval in its official newspaper. If the ordinance is lengthy or contains charts/maps, State Statute allows cities to choose to publish a summary of the ordinance.

Summary for Publication
Ordinance 2026-12 updates City Code regarding additional restrictions for parks and publicly owned properties including use of sound amplification, commercial uses, and clarifies the need of a reservation permit from the city to use any of the parks or publicly owned properties. The ordinance does not change the intent of the code section, but adds clarity on when to obtain such a reservation permit from the city.

The full ordinances are available by contacting the City Clerk at sallison@EdinaMN.gov. Approved for summary publication by the Edina City Council September 15, 2026.

Supporting Documentation:
None

EDINA MINNESOTA

Item Report

September 15, 2026

City Council

Item Number: 6.14

Department: Administration

Item Activity: Action

Prepared By: Sharon Allison, City Clerk

Item Title: Resolution 2026-54: Lawful Gambling Premises Permit for Edina Athletic Booster Club

Action Requested:

Approve Resolution 2026-52 approving the premises permit for lawful gambling for the Edina Athletic Booster Club at The General Sports Bar.

Information/Background:

Earlier this year, the City Council amended the City's Charitable and Liquor Ordinances to allow lawful gambling activities at establishments holding an on-sale liquor license. The Council subsequently approved the ordinance changes and authorized the City to issue premises permits for lawful gambling.

The Edina Athletic Booster Club has now applied for a Minnesota Gambling Control Board Premises Permit at The General Sports Bar, located at 5034 France Avenue. The premises permit allows the organization to conduct lawful gambling at the specified location in accordance with Minnesota law and the requirements of the Gambling Control Board. Gambling activities will include pull-tabs (paper and electronic), bar bingo, electronic linked bingo and paddlewheel.

Staff recommends that the City Council adopt the resolution approving the Premises Permit for Edina Athletic Booster Club at The General Sports Bar, at 5034 France Avenue.

Supporting Documentation:

None

Resolution 2026-54: Lawful Gambling Premises Permit for Edina Athletic Booster Club

WHEREAS, the City Council of the City of Edina allows gambling licenses to be issued within the city;

NOW THEREFORE, be it resolved by the City Council of the City of Edina, Minnesota as follows:

That Edina Athletics Booster Club request for a premises permit at The General Sports Bar, 5034 France Avenue, hereby be approved.

Dated: September 15, 2026

Item Report

September 15, 2026

City Council

Item Number: 6.15

Department: Administration

Item Activity: Action

Prepared By: Elena Roberts, Deputy City Clerk

Item Title: Special Permit for Use of Property for Service of Alcohol for the Edina Car Show

Action Requested:

Approve the special permit for use of property for service of alcohol to Borough for the Edina Car Show.

Information/Background:

Borough will be serving alcohol at the 2026 Edina Car Show September 20, 2026, from Noon-4:00 p.m., and has applied for a Special Permit Use of City Property In Conjunction with Service of Alcohol. The event will take place in the parking lot at Lunds & Byerly's, 50th and France.

The application meets the eligibility requirements and the applicant have submitted plans in compliance with the special conditions outlined in City Code. There have been no prior issues with this organization. The Edina Police Department will provide security for the event.

Supporting Documentation:

None

Item Report

September 15, 2026

City Council

Item Number: 7.1

Department: Administration

Item Activity: Action

Prepared By: Elena Roberts, Deputy City Clerk

Item Title: Proclamation: Declaring September 16-22 Constitution Week

Action Requested:

Motion adopting the Proclamation declaring September 16-22 Constitution Week.

Information/Background:

Diana Lynch from the Monument Chapter of the Daughters of the American Revolution will be present to receive the Proclamation.

Supporting Documentation:

None

Proclamation: Declaring September 16-22 Constitution Week

Whereas it is the privilege of all Americans to commemorate the two hundred fiftieth anniversary of the drafting of the Constitution of the United State of America with appropriate ceremonies and activities; and

Whereas it is fitting and proper to officially recognize this magnificent document and the anniversary of its creations; and

Whereas Public Law 915 guarantees the issuance of a proclamation by the President of the United States of America, designating September 16 through 22 as Constitution Week.

Now, therefore, be it resolved the City Council of Edina, MN, hereby proclaim the week of September 16 through 22 as

CONSTITUTION WEEK

and urge all citizen to study the Constitution, reflect on the privilege of being and American with all the rights and responsibilities that privilege involves and reaffirm the ideals of the Constitution.

Dated this 15th day of September 2026.

EDINA MINNESOTA

Item Report

September 15, 2026

City Council

Item Number: 8.1

Department: Community Development

Item Activity: Action

Prepared By: Kris Aaker, Assistant City Planner

Item Title: Resolution: 2026-48 Appealing Planning Commission's Variance Denial at 5620 Woodcrest Drive

Action Requested:

Adopt Resolution No. 2026-48 upholding the Planning Commission's denial of a building coverage and water body setback variances for an addition at 5620 Woodcrest Drive.

Information/Background:

The Planning Commission heard and denied a variance request by a 6-2 vote at their August 12, 2026, Planning Commission meeting for the property located at 5620 Woodcrest Drive to construct a 4-season porch and small deck at the back of the home.

The existing home is nonconforming regarding setback closer than allowed to a pond and is over on building coverage based on Section 36-4638 of the city's zoning ordinance. The property owners are requesting an appeal of the August 12, 2026, Planning Commission's denial of a 37.9-foot setback variance for construction of a porch and deck to allow a 12.1-foot setback from where a 50-foot setback is required to a pond and a 196-square foot-building coverage variance from the maximum allowed limit of 2,250 square feet. The requested variances reduce the existing nonconforming setback to the water body encroaching closer to the pond edge and increase the existing nonconforming coverage overage of 177-square feet by 196-square feet for a total of 373-square feet of coverage over the allowable 2,250-square foot limit.

Public comments on the proposal may be found through the following link to Better Together Edina https://www.bettertogetheredina.org/5620-woodcrest-drive-variance

Resources/Financial Impacts:

Relationship to City Policies/Plans/Budget Pillars:

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).

1. Planning Ccommission DRAFT Minutes 8/12/26
2. 5620 Woodcrest Road Staff Report
3. Engineering Memo
4. Applicant Narrative
5. Survey
6. Applicant Plan Submittal
7. Staff Presentation

Resolution: 2026-48 Appealing Planning Commission's Variance Denial at 5620 Woodcrest Drive

Section 1. BACKGROUND

1.00 The Planning Commission heard and denied a variance request by a 6-2 vote at their August 12, 2026, Planning Commission meeting for the property located at 5620 Woodcrest Drive to construct a 4-season porch and small deck at the back of the home.
The existing home is nonconforming regarding setback closer than allowed to a pond and is over on building coverage based on Section 36-4638 of the city's zoning ordinance.

1.01 The property owners are requesting an appeal of the August 12, 2026, Planning Commission's denial of a 37.9-foot setback variance for construction of a porch and deck to allow a 12.1-foot setback from where a 50-foot setback is required to a pond and a 196-square foot-building coverage variance from the maximum allowed limit of 2,250 square feet. The requested variances reduce the existing nonconforming setback to the water body encroaching closer to the pond edge and increase the existing nonconforming coverage overage of 177-square feet by 196-square feet for a total of 373-square feet of coverage over the allowable 2,250-square foot limit.

1.02 The property is legally described as: Lot 8, Block 3, Colonial Grove 6th Addition, Hennepin County, Minnesota. PID# 1902824140067

1.03 On August 12, 2026, the Planning Commission held a public hearing and considered the request and recommend denial of the variance request.

1.04 On September 15, 2026, the City Council held a public hearing and considered the requested variance application.

Section 2. FINDINGS

Denial of the variance request to add a porch and small deck at 5620 Woodcrest Drive is based on the following findings:

1.00 The variance is not in harmony with the general purposes and intent of the ordinance. The primary purpose and intent of the ordinance is to maintain an adequate buffer and distance from water bodies and not overbuild on a lot. The proposal will reduce the already nonconforming setback from the pond and increase building area and intensify the already nonconforming building coverage.
The variance is consistent with the Comprehensive Plan. The use of the property will remain a single-family home and the variance is consistent with the city's goals of providing an attractive living environment and promoting housing that is compatible in quality, design, and intensity within neighborhoods.

1.01 The property owner proposes to use the property in a manner not permitted by the Zoning Ordinance. The applicant is proposing to reduce the setback to the pond while intensifying existing building coverage over the maximum allowed. The plight of the landowner is not due to circumstances unique to the property but are instead created by the landowner. The buildable area on this property is consistent with other properties in the vicinity.

1.02 The variance may alter the essential character of the locality. The applicant is proposing to exceed zoning ordinances on a nonconforming property in a neighborhood of similar properties with similar nonconformities, and with no specific property-based characteristics unique enough to grant exceptions.

1.03 Granting of the variances could set a presence for this area.

Section 3. DENIAL

Now, therefore, be it resolved that the Edina City Council denies the 37.9-foot setback variance to allow a 12.1-foot setback to a pond and a 196-square foot-building coverage variance request for a porch and small deck addition at 5620 Woodcrest Drive. Denial is based on the above-mentioned findings.

Dated: September 15, 2026

The CITY of EDINA

CITY GOALS: Strong Foundation | Reliable Service | Livable City | Better Together

Staff Report

Date: 8/12/26

To: Planning Commission

From: Kris Aaker, Assistant Planner

Subject: Variance request

Staff Recommendation: Motion to deny a 37.9-foot setback variance from the 50-foot setback requirement and a 196 sq ft building coverage variance at 5620 Woodcrest Drive based on the findings in the staff report**.**

Information/Background:

The property at 5620 Woodcrest Drive backs up to a pond and contains a one-story rambler with an attached two car garage built in 1974. The property owners are hoping to add a 14' x 14', 196 sq ft, four season porch and a, 8' x 8'.5", 66 sq ft deck, (excluding steps), to the back of their home. The existing home is 26.1 feet from the pond edge. The improvements will reduce the existing nonconforming setback by 14 ft to be within 12.1 feet of the pond therefore; the owners are requesting a 37.9-foot setback variance from the 50-foot pond setback**.** The requested variances reduce the existing nonconforming setback of the home to the water body, encroaching closer to the pond edge. The project also requires a 196-square foot-building coverage variance from the maximum limit of 2,250 square feet increasing the existing nonconforming building coverage of 177-square feet for a total of 373-square feet of coverage over the allowable 2,250-square foot limit **(**32.92%).

Surrounding Land Uses

Northerly: Single-Family; zoned R-1; guided Low Density Residential

Easterly: Single-Family; zoned R-1; guided Low Density Residential/Pond

Southerly: Single-Family; zoned R-1; guided Low Density Residential

Westerly: Single-Family; Water; zoned R-1; guided Low Density Residential

Existing Site Features

The property contains a one-story home with attached garage built in 1974. The property is 7,967 square feet in area and backs up to a pond. There is a 50-foot setback required from the pond located in the rear yard. The existing home is nonconforming with respect to front yard, side yards, and pond setbacks and currently exceeds the maximum allowed building coverage by 177 sq ft.

Planning

Guide Plan designation: Low Density Residential

Zoning: R-1, Single Dwelling Unit District

Grading & Drainage

The Engineering Department has reviewed the application. Full review of the grading and drainage plans will be reviewed at the time of building permit.

Compliance Table

	City Standard	Proposed
West (water) –	50 feet OHWE	****12.1 feet**
East Side (Front) -	30.8 feet	*30 feet no change
North Side–	10 feet	*9.6 feet no change
South Side-	10 feet	*9.7 feet no change
Building Coverage	30% but not to exceed 2,250 sq ft	*2,247 sq ft existing/177 sq ft over **** +196 sq ft = 2,263 sq ft (total: 373 sq ft over existing + proposed) = 32.92%**
Hard Cover	50%	46.8%
Building Height	35 feet	No change

* Existing nonconforming
*****Requires variance***

PRIMARY ISSUES & STAFF RECOMMENDATION

Primary Issues

Is the proposed variance justified?

No, staff does not believe the requested variance is justified.

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 variance would be in harmony with the general purposes and intent of the ordinance.***

   The variance will not be in harmony with the general purposes and intent of the ordinance. The primary purpose and intent of the water body setback ordinance is to maintain an adequate distance from a water body to provide a proper buffer area between structures and the water's edge. Prior to 1990, a 25-foot setback was required from water bodies. Many of the original surveys of homes backing up to the pond indicate setbacks ranging between 25-28 feet from the pond edge. The homes were built in conformance with pond setbacks required in the mid-1970's with a DNR mandated ordinance change in 1990 to a minimum 50 ft setback causing properties to become nonconforming. In 1974, even with a required 25 ft setback, most of the homes surrounding the pond were built with little opportunity to expand closer to the water body.

   The primary purpose and intent of the maximum building coverage ordinance is to maintain a consistent maximum amount of building area per lot regardless of size or configuration of a lot. Beyond the maximum is considered over-building on a lot. It is not the intent of establishing maximum building coverage to allow more building area, which potentially opens expectations of neighbors believing there may be opportunities for similar coverage variances. This property is currently over the maximum allowed coverage of 2,250 sq ft by 177 sq ft. The property is already benefitted from exceeding the building coverage cap.

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

   The variance would be consistent with the Comprehensive Plan. The Comprehensive Plan guides the property for Low Density Residential use. Use of the property will remain a single-family home. The request could be viewed as consistent with the following goal and policy from the Housing Chapter of the Comprehensive Plan:

   > Housing Quality and Design Goal 3: Continue to support high-quality design of residences and residential neighborhoods in a way that furthers sustainability, character, and livability, and maintains long term investment.
   >
   > 1. Provide an attractive living environment and promote housing that is compatible in quality, design, and intensity within neighborhoods to ensure the vitality and health of single family and multifamily/mixed-use neighborhoods.

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.***

      The property owner is not proposing to use the property in a reasonable manner The applicant is proposing to add more building area to a structure that currently exceeds the allowable building coverage. Staff are unable to identify a unique circumstance specific to the property that could not be replicated by other properties in the vicinity to also exceed coverage and allow reduced setbacks from the pond that would require similar variance requests.

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

      The plight of the landowner is due to the desire to expand the main floor to gain a 4-season porch and small deck on a nonconforming property that is currently "over-built" given the amount of building coverage. The new home addition and deck are proposed to be closer to a water body than the existing home. Conditions around the pond are similar for neighboring properties who share similar circumstances of proximity and coverage.

   iii. ***The variance, if granted, may alter the essential character of the locality.***

      The variance may alter the essential character of the locality. The applicant is proposing improvements that may motivate similar variance requests from setback and coverage. Building coverage and setback changes may alter the existing character of the neighborhood.

Staff Recommendation

Staff recommend denial of the requested variance. Denial is based on the following findings:

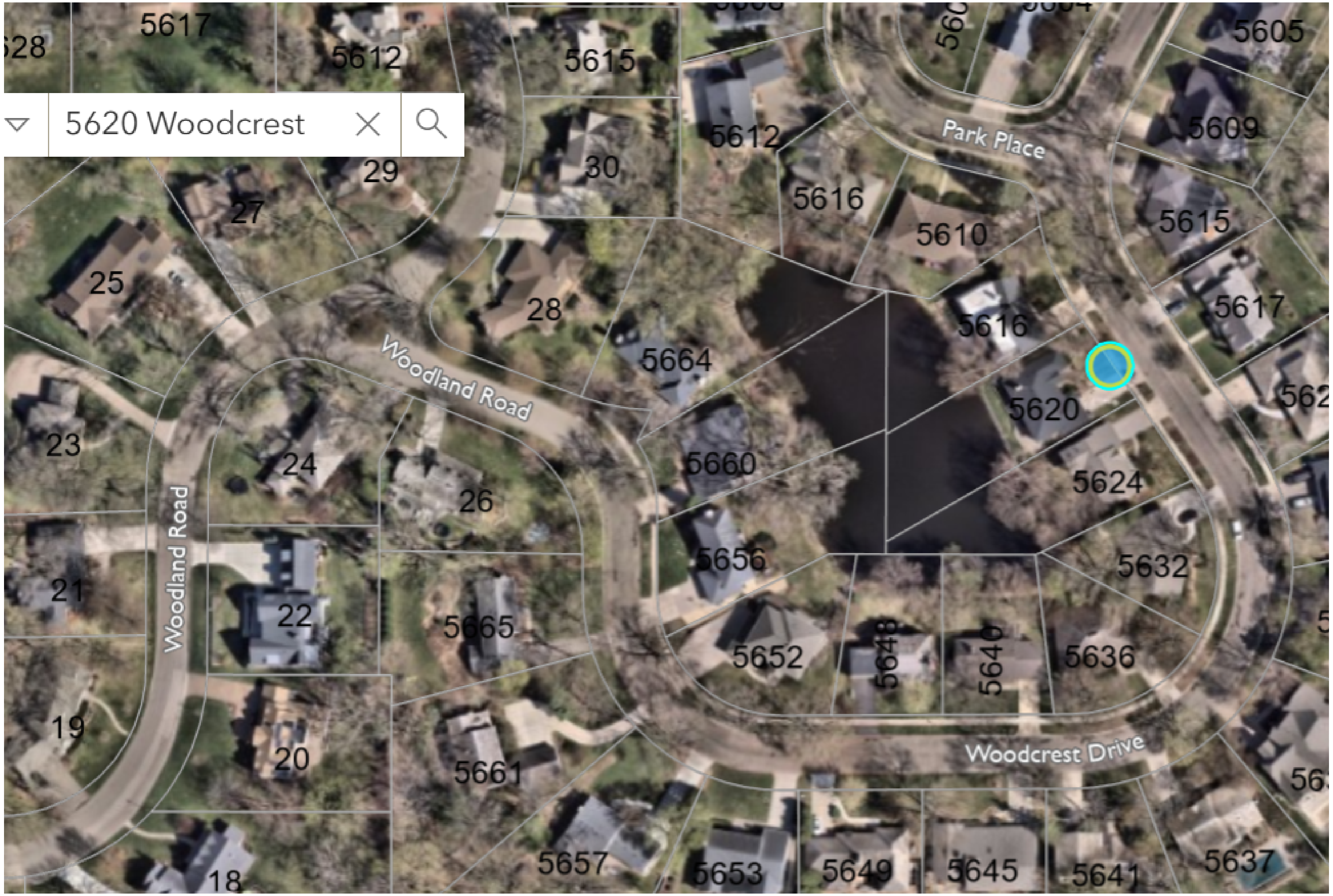
1. The variance is not in harmony with the general purposes and intent of the ordinance. The primary purpose and intent of the ordinance is to maintain an adequate buffer and distance from water bodies and not over build on a lot. The proposal will reduce the already nonconforming setback from the pond and increase building area and intensify the already nonconforming building coverage.
2. Staff agree the variance is consistent with the Comprehensive Plan. The use of the property will remain a single-family home and the variance is consistent with the city's goals of providing an attractive living environment and promoting housing that is compatible in quality, design, and intensity within neighborhoods.

3. The property owner proposes to use the property in a manner not permitted by the Zoning Ordinance. The applicant is proposing to reduce setback to the pond while intensifying existing building coverage over the maximum allowed.
4. The plight of the landowner is not due to circumstances unique to the property but are instead created by the landowner. The buildable area on this property is consistent with other properties in the vicinity.
5. The variance may alter the essential character of the locality. The applicant is proposing to exceed zoning ordinances on a nonconforming property in a neighborhood of similar properties with similar nonconformities, and with no specific property-based characteristics unique enough to grant exceptions.

Variance at 5620 Woodcrest

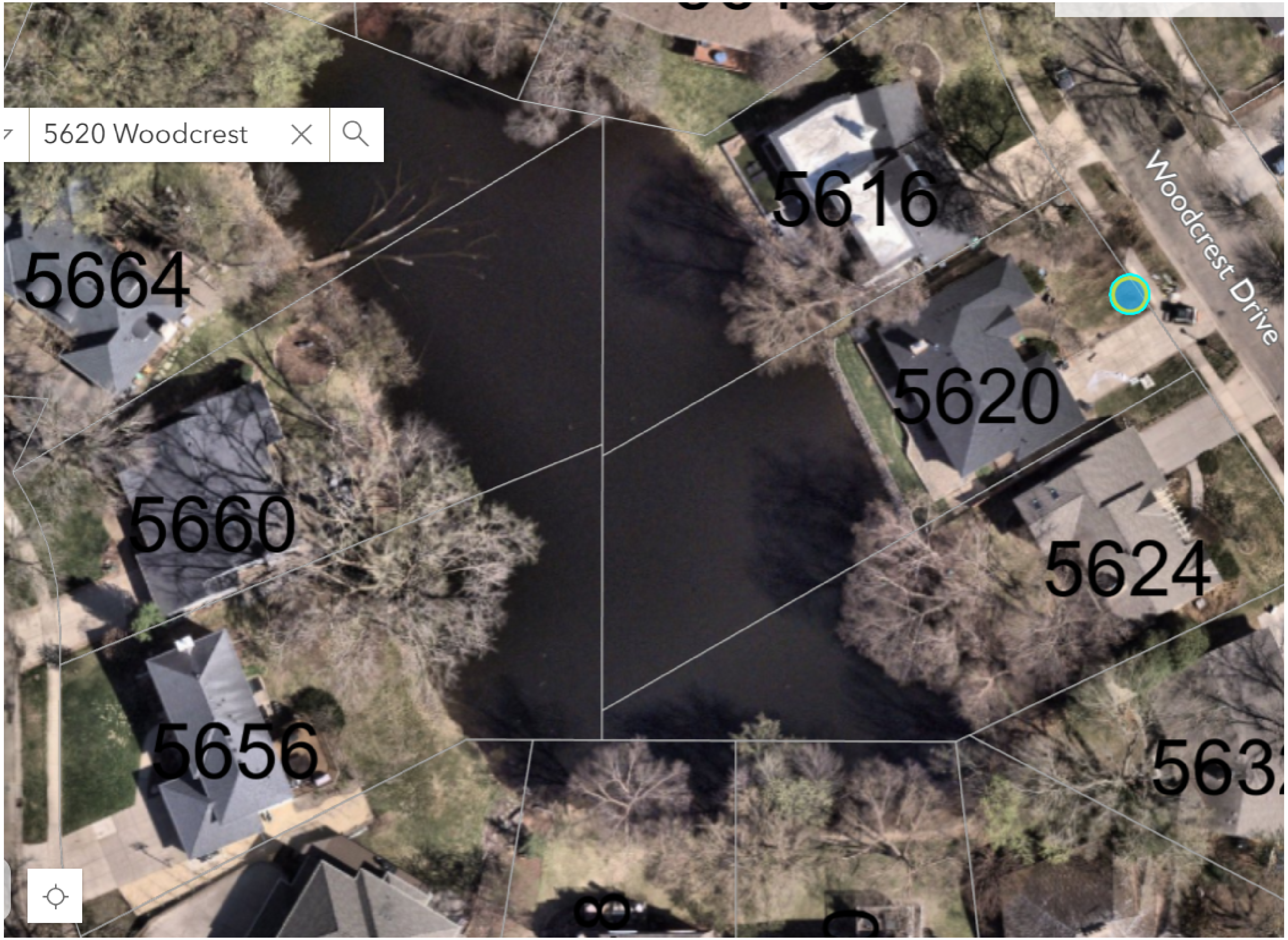
September 15, 2026

Project Location – 5620 Woodcrest



The CITY of EDINA

Existing

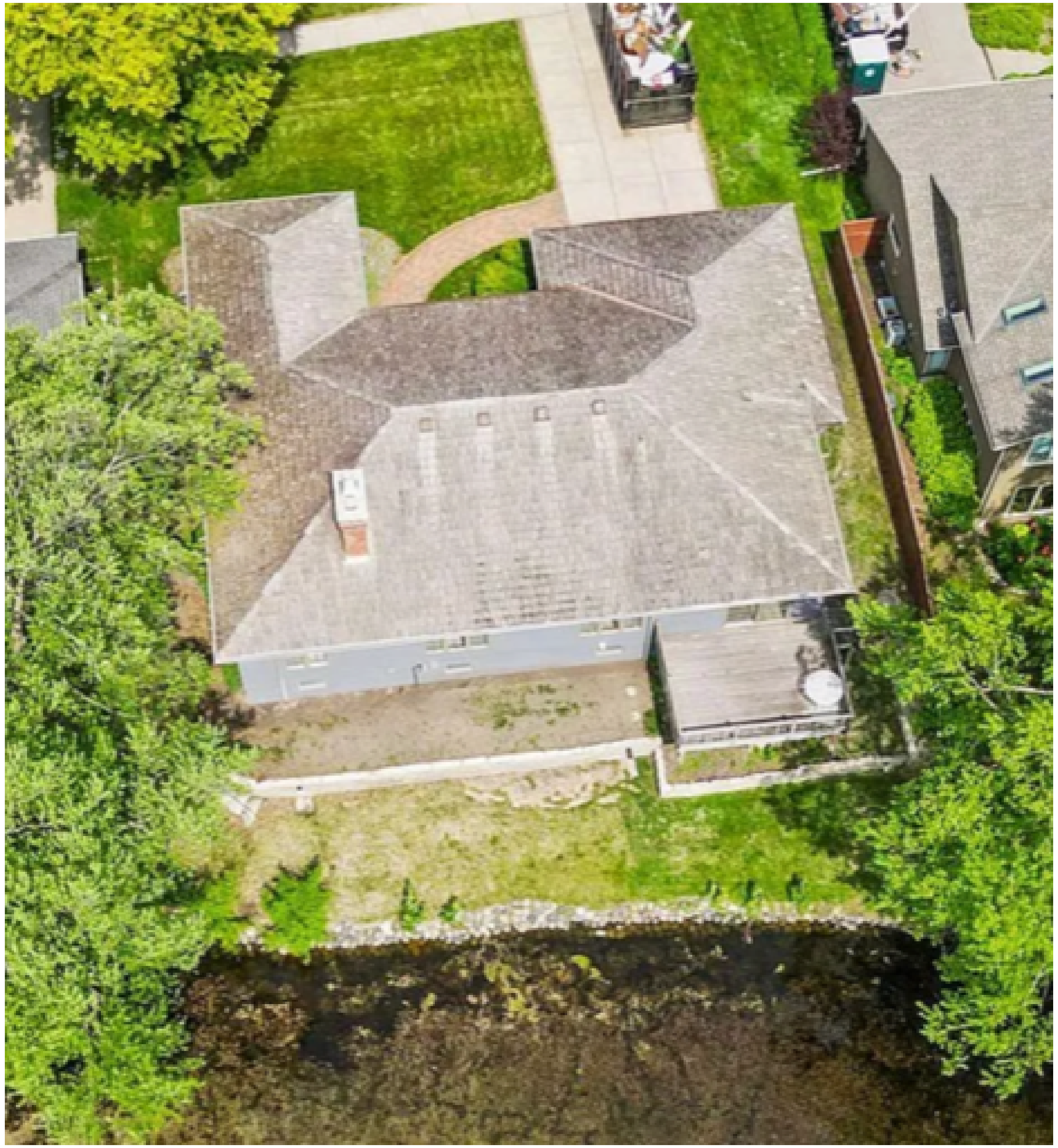


The CITY of EDINA

Previous and current Facade

The CITY of EDINA

Areial View



The CITY of EDINA

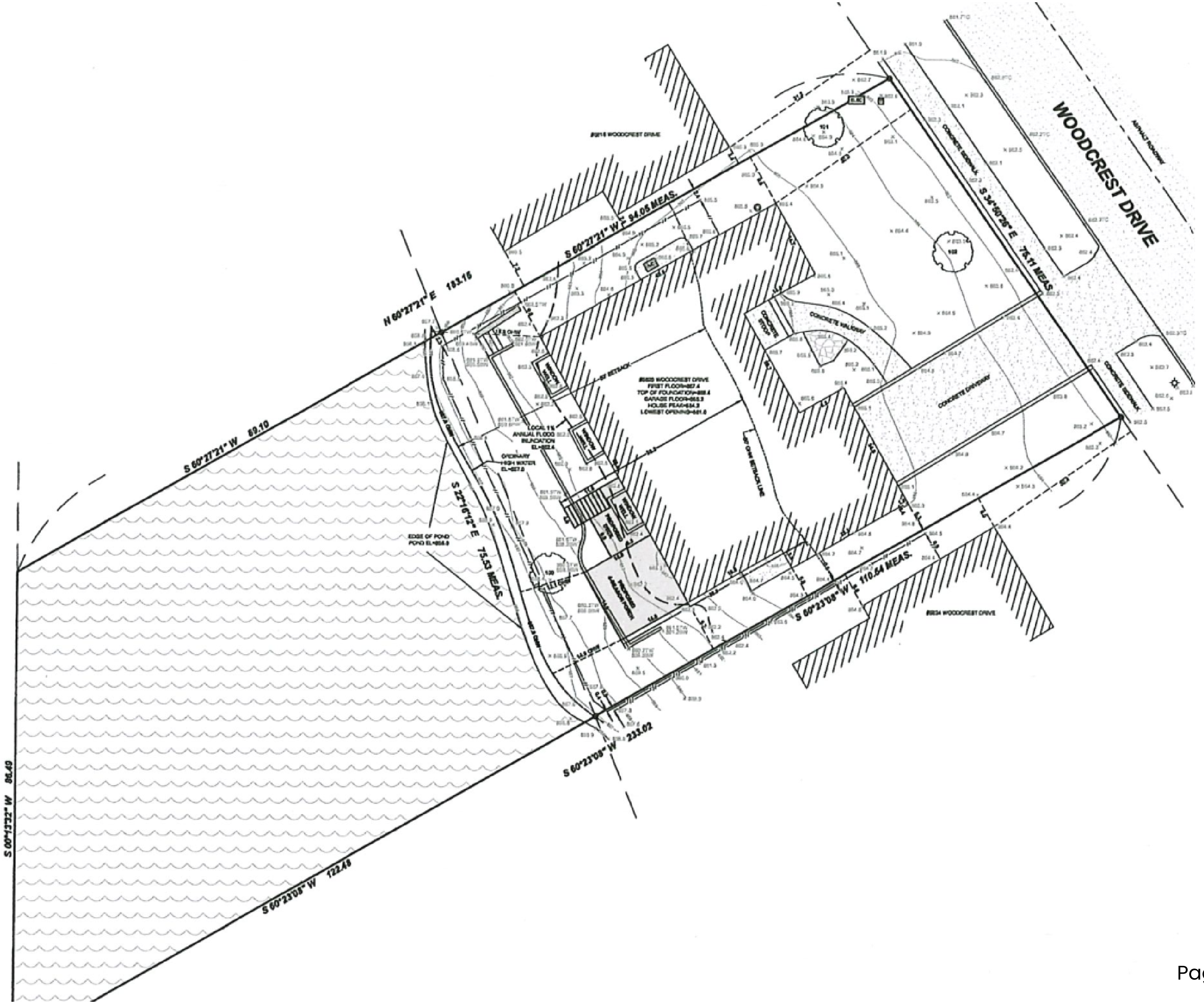
Existing Deck

The CITY of
EDINA

The Variance "Ask" is:

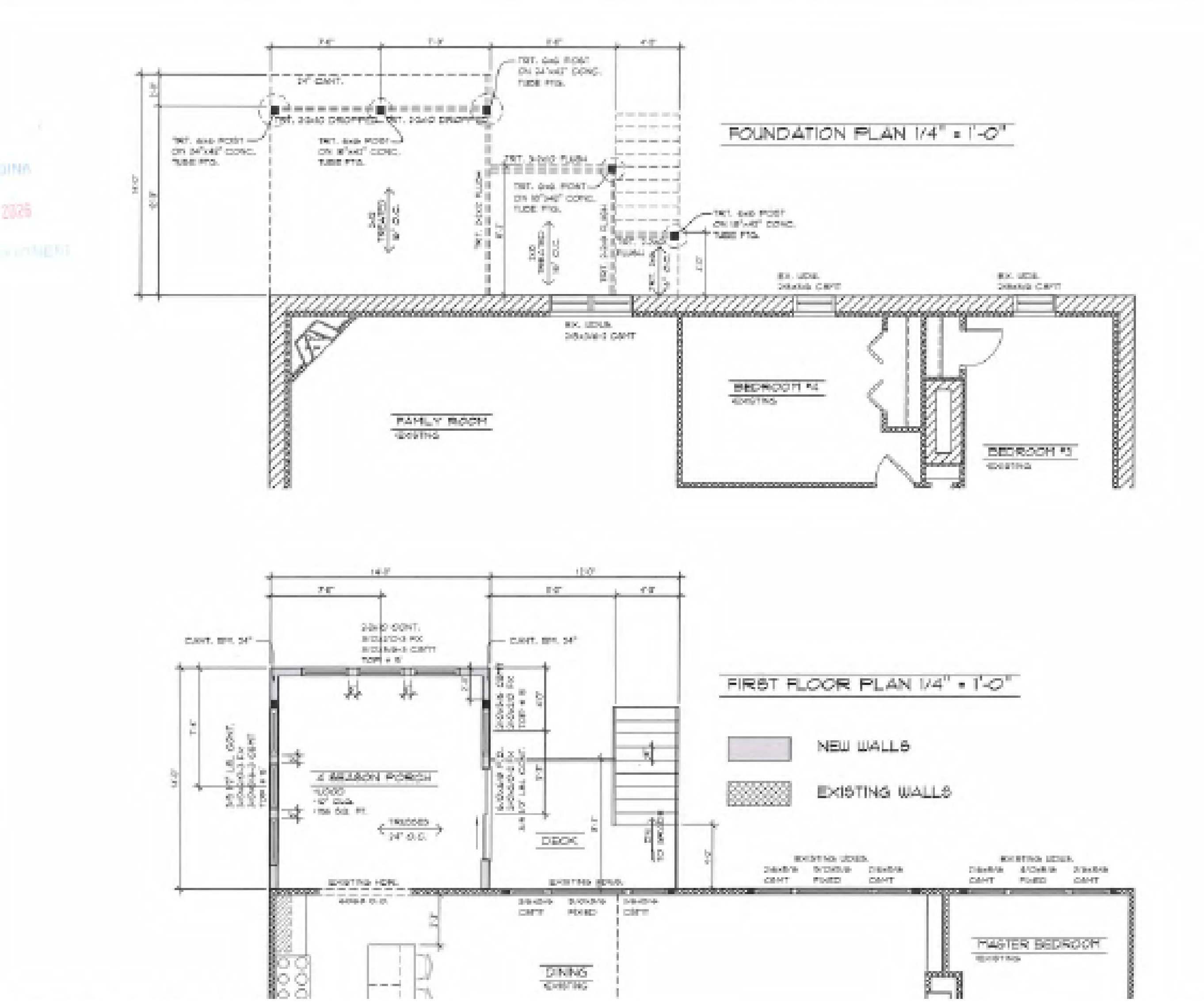
- Owner is requesting a 37.9-foot setback variance for construction of a porch and deck to allow a 12.1-foot setback from where a 50-foot setback is required to a pond. The project also requires a 196-square foot-building coverage variance from the maximum allowed limit of 2,250 square feet.

Proposed Pla



The CITY of EDINA

Building Floor Plans

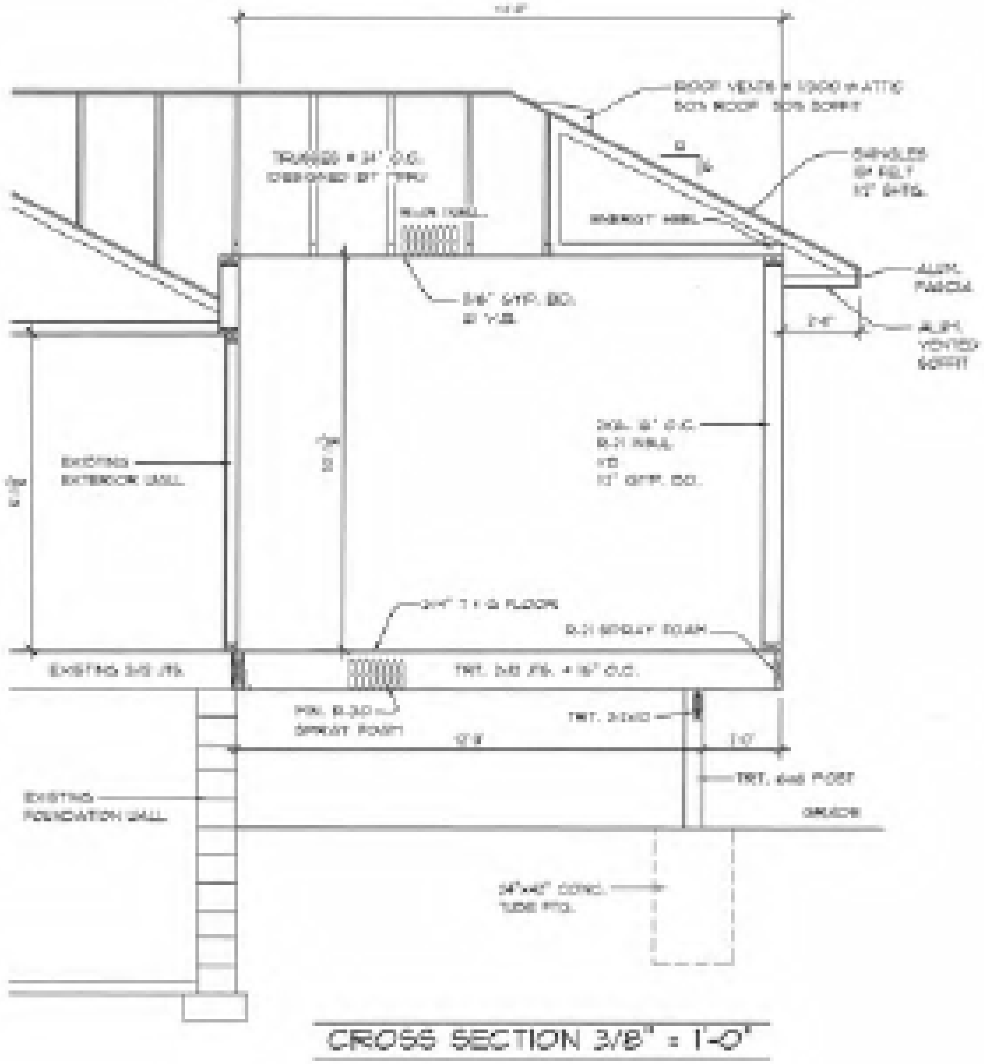


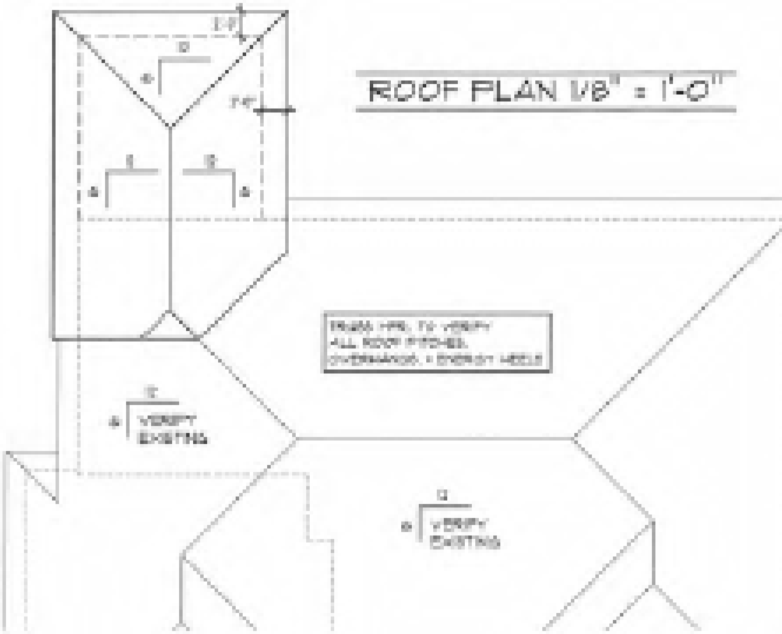
The CITY of EDINA

Building Elevations

The CITY of EDINA

Building Sections and Roof Plan





Variance Criteria: Not Met per Planning Commission

1. The variance would be in harmony with the general purposes and intent of the ordinance. Not Met.
2. The variance would be consistent with the Comprehensive Plan. Met.
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. Not Met.
   ii. The plight of the landowner is due to circumstances unique to the property not created by the landowner. Not Met.
   iii. The variance, if granted, will not alter the essential character of the locality. Not Met.

Staff Recommendation

Motion to deny the variance as recommended by the Planning Commission's 6-2 vote denying the variance application at their August 12, 2026, meeting and based on the findings in the staff report.

Deadline for a City decision: November 28, 2026

Property owners Tonya and Scott Beck are present for questions.

The CITY of EDINA

EDINA
MINNESOTA

Item Report

September 15, 2026

City Council

Item Number: 9.1

Department: Administration

Item Activity: Action

Prepared By: Elena Roberts, Deputy City Clerk

Item Title: Resolution 2026-58: Accepting Donations

Action Requested:

Approve Resolution 2026-58 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

Resolution 2026-58: Accepting Donations

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.

Edina Senior Center

Kowalski's Edina Market	$500	Edina Senior Center Programming
Edina Modern Dentistry	13 Bingo Prizes	Wellness Bingo
Senior Care Authority	13 Bingo Prizes	Pi Day Bingo
Edina Heights	13 Bingo Prizes	April Fool's Day Bingo
Martin Luther Manor	13 Bingo Prizes	May Day Bingo
York Gardens	13 Bingo Prizes	National Bingo Day Bingo
Armatage Home Care	13 Bingo Prizes	Backyard BBQ Bingo
Hayden Grove	13 Bingo Prizes	Nations Senior Citizen Day Bingo
Sholom	30 Boxed Lunches	Lunch & Learn
Donna Tilsner	$55	Edina Senior Center Programming
Aurora on France	Coffee Supplies	Coffee Cart Supplies
Senior Care Authority	60 Ice Cream Treats	National Ice Cream Month Social
Sholom	30 Boxed Lunches	Lunch & Learn
Caring Transitions	30 Boxed Lunches	Lunch & Learn
Sholom	30 Boxed Lunches	Lunch & Learn
Caring Transitions	30 Boxed Lunches	Lunch & Learn

Braemar Golf Course

Pacy Erck	$4,000	Braemar Memorial Fund

Dated: September 15, 2026

Item Report

September 15, 2026
City Council

Item Number: 9.2 **Department:** Community Development

Item Activity: Action **Prepared By:** Cary Teague, Community Development Director

Item Title: Resolution 2026-50: Approval of Site Plan Extension to December 31, 2026, for 7235 France Avenue (Old Macy's Furniture Store Site)

Action Requested:
Approve Resolution 2026-50 granting a Site Plan approval extension to December 31, 2026, for 7235 France Avenue.

Information/Background:
As a result of a delay in the purchase of the property, the applicant (Enclave) has not yet been issued a building permit to begin construction of the project. They are in the process now of obtaining a building permit, but it may not be issued prior to the two-year site plan approval expiration on September 17, 2026. Therefore, Enclave is requesting an extension to December 31, 2026, for their site plan approvals. The applicant has shortened their requested timeline as they are confident that they will begin the work as originally approved.

In response to the questions asked at the last City Council meeting regarding TIF:

Summary and Status of TIF Redevelopment Financing

The City formally recognized the blighted and substandard conditions of the former furniture building at 7235 France Ave, approved the TIF Financing Plan and established the 72nd & France #3 TIF District on 11-19-2024. This action established a funding mechanism for public and private redevelopment activities, but is not a binding spending obligation. Hennepin County certified this TIF Plan and TIF District in June 2026.

- The approved TIF Plan identifies the geographic location, sets the start and end dates of TIF collection, sets the maximum cumulative spending cap ($80,892,935 over 25 years) and identifies the eligible spending categories. This TIF Plan remains applicable regardless of the design details and completion schedules for the site.
- The spending cap ($80.9 M) is based on the projected incremental property taxes generated from the fully redeveloped site with four market rate mixed use buildings. The actual tax increment may be more or less depending on the type, scale and timing of the taxable facilities constructed on the site by the developers. The spending cap is not a commitment or obligation to spend that amount, but instead a maximum amount that could be spent over the 25 year period.
- If this TIF District is decertified now, a replacement TIF Redevelopment District is not possible since the developer has already demolished the blighted structure.

City, HRA & Developer executed TIF Redevelopment Financing Agreements on 11-19-2024 and amended 8-19-2025. A separate Financing Agreement was prepared for each parcel: Southwest, Northwest and East. Enclave Companies is the intended real estate developer for the East and NW parcels. Lifestyle Communities is the intended developer for the SW parcel.

- Each TIF Financing Agreement specifies improvements and public benefits that must be financed and delivered by the Developer before a TIF Note will be issued to partially reimburse the developer for a portion of the eligible costs.
- The Developer(s) are currently in compliance with the deadlines for applicable milestones such as: acquiring the property from Macy's, demolishing the substandard/blighted building and beginning site preparations. The next major milestones for TIF Financing are receipt of Go-Ahead letters issuance of construction permits for each phase by 12-1-2028.
- The SW Developer's purchase agreement is reported to have lapsed. The City/HRA could declare this situation to be a 'default' by Lifestyle Communities. If the City/HRA decides to formally declare 'default', the developer has 12 months to correct the default. Alternatively, the developer could proactively terminate the SW Parcel TIF Financing Agreement to allow a new developer to step in.

Ben Landhauser, Enclave will present on why the extension should be granted. City staff will be present to answer other questions pertaining to the redevelopment financing strategies put in place to attract high quality investments on this site.

Supporting Documentation:

1. Enclave's Revised Extension Letter
2. Resolution 2024-60 approving the Site Plan
3. Site Plan
4. 2024-60 - Denial Resolution
5. Enclave's Original Extension Request

Resolution 2026-50: Approval of Site Plan Extension to December 31, 2026, for 7235 France Avenue (Old Macy's Furniture Store Site)

Section I. BACKGROUND.

1.00 Enclave Companies are proposing to redevelop the Macy's Furniture store site at 7235 France Avenue. The proposal is to tear down the existing 89,782 square foot structure and build the following:

Southwest Parcel Lot 1, Block 1). An 11-story (55-foot tall) mixed-use building containing 47,236 square feet of office, 49 senior condominiums, 9,549 square feet of retail/restaurant and a 280-stall parking garage.
Northwest Parcel (Lot 3, Block 1). A 7-story (85-foot tall) mixed-use building containing 20,825 square feet of office/lobby/conference, 124 apartment units and 7,594 square feet of retail, and a 3-18-stall parking garage.
East Parcel (Lot 2, Block 1). A 7-story (82-foot tall) apartment with 223 units and a 346-stall parking garage, and a 7-story (82-foot tall) apartment with 176 units and 4,141 square feet of retail/restaurant and a 380-stall parking garage.

1.01 The property is legally described as follows:

Lot 3, Block 7, Yorktown, Hennepin County, Minn.

1.02 On September 17, 2024, the applicant received Final Rezoning from PCD-3 to PUD-25 and Site Plan approval.

1.03 The applicant is requesting an extension of the Site Plan approvals to December 31, 2026.

1.04 The applicant intends to begin construction of the two buildings on the east parcel in the fall of 2026.

Section 2. FINDINGS

2.01 The plans have not changed since the original approvals.

2.02 The applicant had a delay in purchasing the property and did not close on the property until 2026.

2.03 The applicant is currently working with the building department to obtain permits to construct the two easterly buildings.

Section 3. APPROVAL

NOW THEREFORE, it is hereby resolved by the City Council of the City of Edina, approving the request for an extension of the Site Plan approvals to December 31, 2026. Approval is subject to the following conditions:

1. All the findings and conditions outlined in Resolution No. 2024-60 must be met.

Dated: September 15, 2026

ENCLAVE

MEMORANDUM

TO: Cary Teague, Community Development Director, City of Edina

FROM: Ben Landhauser, Enclave

DATE: September 9, 2026

RE: Updated Request for an Extension of the Deadline to Obtain a Building Permit and Commence Construction

PURPOSE

By this memorandum, Edina Enclave, LLC (the "Developer" or "Enclave") respectfully submits this **updated request for a short-term extension of the current deadline (under Section 36-218 of the City Code)** — to **December 31, 2026** — for the Developer to obtain a building permit and commence construction for the Enclave France Avenue Apartments at 7235 France Avenue South, Edina, Minnesota (the "Property"). This updated request seeks a period substantially shorter than the one (1) year authorized under Section 36-218 of the Edina City Code, reflecting Enclave's readiness to promptly commence construction. As you are aware, the City granted final approval of the Property on September 17, 2024 by Resolution No. 2024-60 and Ordinance No. 2024-07 (establishing Planned Unit Development PUD-25), and the Developer and the City entered into the Development Contract for Gallagher France of the same date (the "Development Contract").

Under Section 36-218 of the Edina City Code (Lapse of Approved Site Plan by Nonuser; Extension of Time), the approved site plan requires that building permits be obtained and construction commenced within two (2) years of approval — that is, on or before September 17, 2026 — and authorizes the City Council to extend that deadline by one (1) additional year upon the Developer's request.

CURRENT STATUS OF WORK & PROGRESS

Since completing the $18.6 million property acquisition in February 2026, Enclave has notably commenced development activities relating to the critical public/private supporting infrastructure for the full Macy's Redevelopment site – referred to as the All Element Improvements Plans. Construction activity is actively underway at the Property. Commenced in May 2026, the All Elements Improvements construction work includes the completed demolition of the former Dayton's / Macy's Home Store, which was complete as of the week of August 3, 2026. This work represents approximately $5.4 million in infrastructure investment, together with $1.3 million in letters of credit securing the related public improvements and will enhance access for the surrounding local businesses from the Gallagher Drive intersection on France Avenue. The balance of the All Elements Improvements work is anticipated to reach substantial completion in the latter part of October 2026.

To date, Enclave has committed approximately $25 million to the Project — including $18.6 million in land acquisition, $5.4 million in infrastructure, and approximately $0.8 million in design costs —

in addition to $1.3 million in letters of credit. This substantial and ongoing investment underscores Enclave's commitment to advancing the Project to completion.

In preparation for obtaining building permits and beginning construction on the NE and SE buildings, Enclave and their design consultants have actively been working through the 30%, 60% and 90% plan reviews with City of Edina staff for both general building permit-related progress check-ins as well as the additional Green Building plan check-ins. To date the NE Building has completed both the 30% and 60% reviews with both the building permit staff and the Green Building staff. The SE Building has completed the 30% reviews. The NE Building submitted its footing and foundation permit application on September 3, 2026, positioning the Project to commence vertical construction by the current September 17th deadline or shortly thereafter. Enclave seeks the extension to better align the status of plan development for both buildings as they exist on a single property and are being financed and developed as a single project. The extension enables Enclave to ensure all parties, including the City, are well aligned with the timing and planned sequencing of construction, financing and ultimate completion.

Consistency with the Approved Redevelopment Agreement Schedule

The requested extension is fully consistent with — and, in fact, more accelerated than — the construction milestone schedule that the City and the Housing and Redevelopment Authority of Edina have already approved for these buildings. In the First Amendment to the Redevelopment Agreement (7235 France Avenue – East Element), effective August 19, 2025, the City, the Authority, and Enclave amended the parties' Redevelopment Agreement dated November 19, 2024 and extended the agreed Completion dates by approximately nine (9) months. The amended Minimum Improvements Timeline (Section 3.1.1), which governs the NE and SE Buildings on the East Lot, establishes the following agreed dates: Site Preparation commencement anticipated October 1, 2026 (no later than March 1, 2027); Go-Ahead Letter completion anticipated May 1, 2027 (no later than December 1, 2028); Foundation commencement anticipated March 1, 2027 (no later than December 1, 2028); and Shell and Base Interior Construction commencement anticipated March 1, 2027 (no later than December 1, 2028), with completion anticipated August 1, 2029.

Measured against this approved schedule, Enclave's plan to pull footing and foundation permits and begin footings and foundations at the end of October or the beginning of November 2026 is approximately four (4) months ahead of the Foundation commencement date the City and Authority have already agreed to anticipate (March 1, 2027), and more than two years ahead of the corresponding "No Later Than" Foundation date of December 1, 2028. Accordingly, even with the requested short-term extension of the Section 36-218 deadline from September 17, 2026 to December 31, 2026, Enclave's commencement of vertical construction on the East Lot would remain well within — and ahead of — the Foundation and Construction commencement dates already approved under the amended Redevelopment Agreement (RDA). Below is a table intended to illustrate the approved Milestone dates written into the RDA against the most current timeline projection.

Approved East Element Redevelopment Agreement Milestones Reference

MILESTONE DATES FROM EAST ELEMENT RDA					Current Status / Proposed Timeline
Minimum Improvement	Commencement Anticipated	Commencement No Later Than	Completion Anticipated	Completion No Later Than	
Real Estate Land Closing	—	—	09/18/2025	**03/15/2026**	☑ Completed February 2026
Site Preparation	10/01/2026	03/01/2027	*12/01/2026*	***12/01/2028***	*In progress* — All Elements Improvements commenced May 2026; Macy's demolition completed week of Aug 3, 2026; substantial completion anticipated late October 2026
Go-Ahead Letter	—	—	05/01/2027	**12/01/2028**	*In progress* — Anticipate Submitting to Staff
Foundation	03/01/2027	**12/01/2028**	—	—	*In progress* — NE Building footing & foundation permit application submitted Sept 3, 2026 with actual footing/foundation work anticipated to begin in Nov. 2026
Shell & Base Interior Construction	03/01/2027	**12/01/2028**	08/01/2029	**02/01/2031**	*Current Start Estimate: Jan 2027* *Current Completion Estimate: Dec 2028*
Certificate of Occupancy (Shell Building)	—	—	07/01/2029	**02/01/2031**	*Current Estimate: Dec 2028*

Requested City Extension *(Section 36-218):* ***obtain building permits and commence construction by December 31, 2026*** *— in lieu of the maximum one-year extension to September 17, 2027. Enclave anticipates commencing NE Building footings and foundations at the end of October or the beginning of November 2026, ahead of the requested deadline.*

UPDATED REQUEST

The purpose of this request is not to defer the commencement of construction. To the contrary, Enclave is ready to perform and therefore seeks only a short extension — through December 31, 2026 — rather than the full one (1) year that Section 36-218 would permit. Rather, as stated above, Enclave intends to pull building permits for both the NE Building (223 units) and the SE Building (176 units + 4,100 square feet of commercial space) soon and begin construction promptly thereafter. Construction is intended to commence with the NE Building, with construction of the SE Building anticipated to follow approximately two to three months after commencement of the NE Building.

Importantly, the NE and SE Buildings are both located on a single platted lot (the East Lot). Accordingly, obtaining a building permit and commencing vertical construction of the NE Building would satisfy the site-plan commencement requirement for the East Lot as a whole — only one of the two east buildings must meet the deadline for the lot to remain in compliance. The requested extension is intended to provide reasonable schedule flexibility for the phased, sequential commencement of the two buildings, while confirming Enclave's clear intent to move the Project forward this fall.

Accordingly, consistent with Section 36-218 of the Edina City Code, **Enclave respectfully requests that the City Council extend the deadline to obtain building permits and commence construction for the Property to December 31, 2026** — a period substantially shorter than the one (1) year the Code authorizes — reflecting Enclave's readiness to perform.

Please contact me with any questions or if additional information is needed to process this request. Thank you for your consideration.

Respectfully,

Ben Landhauser
Developer

ENCLAVE

C: 952-228-7944
ben.landhauser@enclavecompanies.com

RESOLUTION NO. 2024-60

APPROVAL OF A FINAL REZONING, OVERALL DEVELOPMENT PLAN, FINAL SITE PLAN, DEVELOPMENT CONTRACT, ASSESSMENT AGREEMENT AND FINAL PLAT FOR 7235 FRANCE AVENUE

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

Section I. BACKGROUND.

1.00 Enclave Companies are proposing to redevelop the Macy's Furniture store site at 7235 France Avenue. The proposal is to tear down the existing 89,782 square foot structure and build the following:

Southwest Parcel. An 11-story (155-foot tall) mixed use building containing 47,236 square feet of office, 49 senior condominiums, 9,549 square feet of retail/restaurant and a 280-stall parking garage.
Northwest Parcel. A 7-story (85-foot tall) mixed use building containing 20,825 square feet of office/lobby/conference, 124 apartment units and 7,594 square feet of retail, and a 318-stall parking garage.
Northeast Parcel. A 7-story (82-foot tall) apartment with 223 units and a 346-stall parking garage.
Southeast Parcel. A 7-story (82-foot tall) apartment with 176 units and 4,141 square feet of retail/restaurant and a 380-stall parking garage.

1.01 The applicant proposes to include affordable housing units within the project to meet the City's affordable housing policy. Ten percent (10%) of the rental units would be available to those at 50% AMI (53 units) and ten percent (10%) of the for-sale condos would be available to those persons at 80% AMI (5 units).

1.02 The applicant intends to meet the City's Sustainable Buildings Policy. (See page 9 of the applicant narrative. Also, 45% of the project would be dedicated as public realm; this would include areas on all sides of all four buildings.

1.03 The property is legally described as follows:

Lot 3, Block 7, Yorktown, Hennepin County, Minn.

1.04 To accommodate the request, the following is requested:

- Final Rezoning from PCD-3 to PUD-25, which would include an overall development plan. The PUD would ensure that affordable housing is included within the project, that the Sustainable Buildings Policy is met, and land is dedicated for public use. In return, the applicant is requesting flexibility to the underlying PCD-3 standards including building height, building material, building transparency, first floor ceiling height, building setbacks, building setback from single-family homes, floor area ratio and building coverage.

- Final Site Plan and Final Plat.

1.05 On May 22, 2024, the Planning Commission held a public hearing and recommended approval of the requests. Vote: 5 Ayes and I Nay.

1.06 On June 4, 2024, the City Council held a public hearing and considered the requests.

1.07 On June 18, 2024, the City Council granted Preliminary Approval of the requests.

Section 2. FINDINGS

2.01 Approval of the Final Rezoning from PCD-3, Planned Commercial District - 3 to PUD-25, Planned Unit Development - 25, Overall Development Plan, Final Site Plan and Final Plat at 7235 France Avenue. Approval is based on the following findings:

I. The proposed land uses and density are consistent with the Comprehensive Plan and the existing Zoning on the site.

2. The final plans are consistent with the approved preliminary plans and have adequately addressed the concerns and conditions required by City Council at preliminary approval.

3. The proposal meets the City's criteria for PUD zoning. The PUD zoning would:

   a. Promote a more creative and efficient approach to land use within the City, while at the same time protecting and promoting the health, safety, comfort, aesthetics, economic viability, and general welfare of the City.
   c. Provide for variations to the strict application of the land use regulations in order to improve site design and operation, while at the same time incorporate design elements that exceed the City's standards to offset the effect of any variations. Desired design elements include sustainable design, greater utilization of new technologies in building design, special construction materials, landscaping, lighting, stormwater management, pedestrian oriented design, and podium height at a street.
   d. Project is of high quality of design and design compatible with surrounding land uses, including both existing and planned.
   e. Maintains the efficiency of public streets and utilities.
   f. Provides a mixture of land uses within the development.
   g. Project would meet the City's affordable housing policy.

4. The PUD would ensure that the development proposed would be the only buildings that would be allowed on the site unless an amendment to the PUD is approved by City Council.

5. The PUD would ensure 10% of the units within the building would be for affordable housing.

6. The proposed project would meet the following goals and policies of the Comprehensive Plan:
   a. The evolution of the Greater Southdale District into a more inclusive, functional, urban, active and livable mixed-use area, unified through an enhanced pedestrian-oriented public realm, harmoniously integrating new development with existing built and landscape context with compatible transitions to adjacent neighborhoods.

   b. Higher-intensity, compact development patterns, and clustered destinations to (I) achieve a high level of quality services and amenities, (2) make access by walking, wheelchair, transit, and bicycle more practical, (3) reduce the amount of driving needed to get to services, and (4) to encourage social interaction and healthy living

   c. A Pedestrian-Friendly Environment. Improving the auto-oriented design pattern present in much of the city will call for guidelines that change the relationship between parking, pedestrian movement and building placement.
      i. Provide visual screening and privacy to buffer cars from people, provide visual relief and allow stormwater infiltration in parking lots.
      ii. Evaluate current parking standards in order to encourage shared parking and minimize the visual impact of surface parking.
      iii. Landscaping is essential to screen parking areas, buffer adjacent residential uses and create a pedestrian-friendly environment along streets.

   d. Ensure that public realm design respects community character, supports commercial and mixed-use development, promotes community identity, and creates high quality experiences for pedestrians, cyclists, transit users, and motorists. Focus on the public realm and pedestrian-scale experiences as the foundation for high quality and artful site and building design, highlighted human activity, and enhanced economic vibrancy.

   e. Encourage the creation of distinctive public and private spaces, including green streets, parks and plazas, highlighted gateways, and especially public gathering spaces, as a means of establishing an overall District identity. Enhance crossing of major streets at intervals reasonable to pedestrians. Enhance links between activity centers and transit in ways that expand the use of alternatives to cars. Anchor these links with green urban spaces.

   f. Require that all site spaces are well-considered, that no "leftover" spaces result from development, and that pedestrian experiences are considered first in the design of new introductions to the District

   g. Encourage successful mixed-use development. Promote well-balanced aggregations of "come to" and stay at" on each block, in each neighborhood, and within the District as a whole so that an active, linked and engaging public realm results.

   h. Create and maintain housing options that serve a diverse range of ages, household types, and economic situations.

i. Multifamily. Multifamily developments are concentrated primarily along the main traffic arteries and are generally located toward the edges of the city, often in proximity to retail business establishments. Concentrations of multifamily developments are found along York Avenue, France Avenue, Vernon Avenue, Lincoln Drive, and Cahill Road.

j. "Mixed-use development allows for a savings in time and convenience for residents who choose to live in closer proximity to where they work and shop. Community interest is served by this type of development, as the city is able to integrate additional residences and businesses more efficiently within existing city infrastructure. Pedestrian amenities and proximity of uses encourage more trips to be made by foot or bike, reducing the increase of congestion that can otherwise result from conventional development of separated land uses."

k. "Building Placement and Design. Where appropriate, building facades should form a consistent street wall that helps to define the street and enhance the pedestrian environment. On existing auto-oriented development sites, encourage placement of liner buildings close to the street to encourage pedestrian movement.
• Locate prominent buildings to visually define corners and screen parking lots.
• Locate building entries and storefronts to face the primary street, in addition to any entries oriented towards parking areas.

l. "Support the development of mixed-use districts that provide a variety of living opportunities within a walkable and livable area."

7. The existing roadways and parking would support the project. WSB Consulting conducted a traffic and parking impact study and concluded that the proposed development could be supported by the existing roads and proposed parking.

8. The proposed height of eleven stories is reasonable for this site. To provide affordable housing within this project, the additional height is needed to create more market rate units to help absorb the cost of the affordable housing units and to build the building to meet the City's sustainability policy.

9. The proposed uses and site plan would be an upgrade to the current development on the site.

10. In exchange for flexibility from conventional zoning the community benefits the City would achieve through the PUD with this project include:

a. Fifty-eight (58) affordable housing units, five (5) owner-occupied.
b. Structures that meet the City's sustainable buildings policy.
c. Forty-five percent (45%) of the project land area dedicated for public use.
d. Significant pedestrian connections through the site.
e. Enhanced landscaping.
f. Ability for a future safe pedestrian and bike connection over or under France Avenue.

11. As outlined in their letter to the City of Edina dated August 8, 2024, the applicant has revised the proposed plans to address concerns and conditions required by the City

Council at preliminary approval. Revisions include: Saving additional trees; increasing the capabilities for EV charging stations; revised the parking on the north side of the NW building; building exteriors have been updated; moved the dog run slightly away from the promenade to the west, entrances were moved to the west side of the run; provided berming from the promenade for screening; reduced the number of connections to the promenade from 7 to 3; reduced the number of parking stalls; shifted the regional trail away from the southeast building; and had a wind study done by CPP, Wind Engineering Consultants.

Section 3. APPROVAL

NOW THEREFORE, it is hereby resolved by the City Council of the City of Edina, approves the request for Final Rezoning from PCD-3, Planned Commercial District - 3 to PUD-25, Planned Unit Development - 25, Overall Development Plan, Final Site Plan, Final Plat, Development Contract and Assessment Agreements at 7235 France Avenue. Approval is subject to the following conditions:

I. Construction plans must be consistent with the final plans approved by City Council on September 17, 2024.

2. The Final Landscape Plan must meet all minimum landscaping requirements per Chapter 36 of the Zoning Ordinance and is subject to staff and City Council approval. 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. Preserve the mature trees near the regional trail if possible. Any landscaping within the promenade is subject to staff approval. Final Landscape Plan submitted with building permits is subject to approval of the city forester.

3. The Final Lighting Plan must meet all minimum requirements per Section 36-1260 of the City Code.

4. Roof-top mechanical equipment shall be screened per Section 36-1459 of the City Code.

5. Submit a copy of the Minnehaha Creek Watershed District permit. The City may require revisions to the approved plans to meet the district's requirements.

6. The project must conform to the City's affordable housing policy. The project shall provide 10% of the rental units (53 units) within the building for affordable housing for persons/families earning 50% the area median income (AMI) for the Twin Cities, and 10% of the for-sale condos for families/persons earning 80% of the area median income (AMI) for the Twin Cities.

7. Subject to the Zoning Ordinance Amendment approving the PUD, Planned Unit Development for this site.

8. Prior to issuance of a certificate of occupancy for any building, dedication of public access easements on all sidewalks, drive lanes, and public areas on all four sides of each building, must be established subject to review and approval of city staff and the city attorney.

9. Execute all required assessment agreements. Park dedication fee in the amount of $5,000.00 per residential unit shall be due per assessment agreement.

10. Submittal of a construction management plan subject to review and approval of city staff prior to issuance of a building permit. The plan must demonstrate minimal impact to pedestrian and vehicle movement. Construction limits must be located on the west side of the promenade sidewalk/trail.

11. Hours of construction must be consistent with City Code.

12. Maintenance of sidewalks and public space shall be responsibility of property owner.

13. Provision of code compliant bike racks near building entrances and within the parking areas would be required at the time of permitting.

14. Compliance with the City's tree preservation ordinance.

15. Compliance with all the conditions outlined in the director of engineering's memo dated May 16, 2024.

16. Compliance with the WSB Consulting Traffic & Parking Study recommendations.

17. Compliance with all the recommendation outlined from the parks and recreation department memo/email dated September 9, 2024.

18. Compliance with the conditions outlined in the fire marshal and building official's memo dated May 16, 2024.

19. Compliance with City's affordable housing policy and sustainable buildings policy.

20. Shift the Regional Trail to the south in the south east corner of the site and reconnect to the promenade. The realignment is subject to approval from Three Rivers Parks, engineering staff and Edina parks staff.

21. There shall be no connections from the development to the Regional Bike Trail.

22. The dog run should be signed to make clear it is not operated by the City of Edina.

23. Increase the number of EV charging stations to be above minimum standards.

Dated: Adopted this 17th day of September, 2024.

Attest: ______________________________
Sharon Allison, City Clerk

____
James B. Hovland, Mayor

STATE OF MINNESOTA)
COUNTY OF HENNEPIN)SS
CITY OF EDINA)

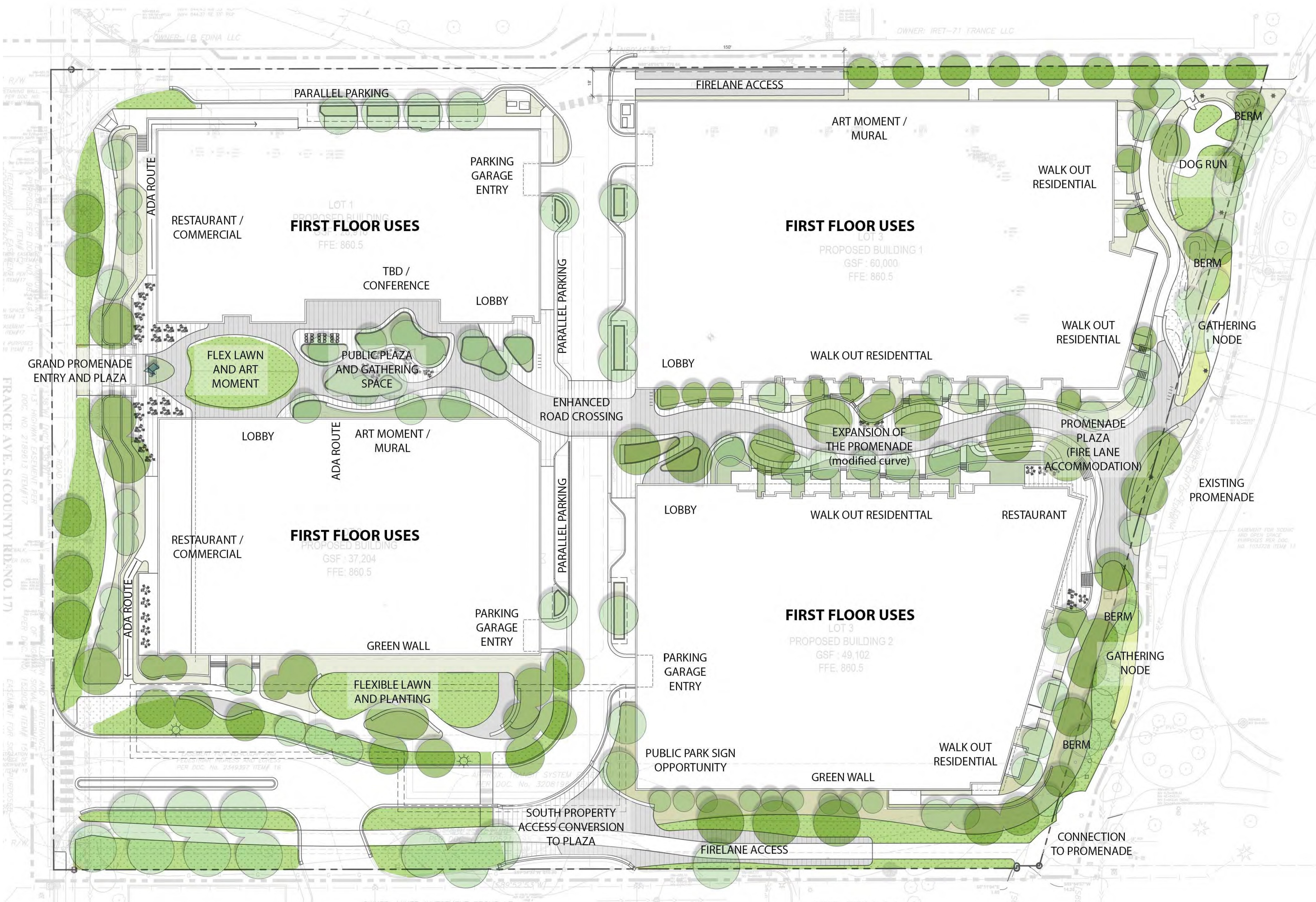
CERTIFICATE OF CITY CLERK

I, the undersigned duly appointed and acting City Clerk for the City of Edina do hereby certify that the attached and foregoing Resolution was duly adopted by the Edina City Council at its Regular Meeting of September 17, 2024, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this y of _ - 1, , ____ 2024.

Seal

____
Sharon Allison, City Clerk



1
LS200
OVERALL PLAN INTENT RENDERING

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
901 North Third Street, Suite 225
Minneapolis, MN 55401
612.333.3702
www.thinkconfluence.com

PRELIMINARY
NOT FOR CONSTRUCTION

Revision Schedule

	Date	Description
01	04/26/2024	PUD SUBMISSION
02	07/26/2024	LANDUSE APPLICATION SUBMISSION

ENCLAVE MIXED-USE DEVELOPMENT ON FRANCE

EDINA, MN 55435

Project Number	23192
Issue	00000
Date	2024-09-03

OVERALL PLAN INTENT RENDERING

LS200

RESOLUTION NO. 2026-60

DENIAL OF A SITE PLAN EXTENSION REQUEST FOR 7235 FRANCE AVENUE

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

Section I. BACKGROUND.

1.00 Enclave Companies are proposing to redevelop the Macy's Furniture store site at 7235 France Avenue. The proposal is to tear down the existing 89,782 square foot structure and build the following:

Southwest Parcel (Lot 1, Block 1). An 11-story (155-foot tall) mixed use building containing 47,236 square feet of office, 49 senior condominiums, 9,549 square feet of retail/restaurant and a 280-stall parking garage.
Northwest Parcel (Lot 3, Block 1). A 7-story (85-foot tall) mixed use building containing 20,825 square feet of office/lobby/conference, 124 apartment units and 7,594 square feet of retail, and a 318-stall parking garage.
East Parcel (Lot 2, Block 1) A 7-story (82-foot tall) apartment with 223 units and a 346-stall parking garage and a 7-story (82-foot tall) apartment with 176 units and 4,141 square feet of retail/restaurant and a 380-stall parking garage.

1.01 The property is legally described as follows:

Lots 1-3, Block 1 Gallagher France, Hennepin County, Minn.

1.02 On September 17, 2024, the City Council approved Final Rezoning from PCD-3 to PUD-25, an overall development plan, Final Site Plan and Final Plat.

1.03 The Site Plan approvals expire on September 17, 2026.

1.04 On September 15, the City Council considered the request for a Site Plan extension to December 31, 2026.

Section 2. FINDINGS

2.01 There has been no reasonable progress in building upon the two western lots (Lots 1 & 3) within the approved Planned Unit Development (PUD). Rather, the developer is considering new development proposals for each lot which do not conform to the approved site plan and zoning. Therefore, the council does not expect that the approved work will commence during the extension, and the facts which were the basis for approving the final development plan have materially changed.

2.02 A sketch plan was submitted for the northwest lot that was not in keeping with the approved PUD, including shifting of the east-west Promenade. Therefore, the council does not expect that the approved work will commence during the extension, and the facts which were the basis for approving the final development plan have materially changed.

2.03 The Council does not believe that the original overall PUD plan approved and incorporated in this development will be implemented.

'

Section 3. DENIAL

NOW THEREFORE, it is hereby resolved by the City Council of the City of Edina, denies the request for an extension of the Site Plan approvals to December 31, 2026. Denial is based on the findings above.

Dated: Adopted this 17th day of September, 2024.

Attest: ______________________
Sharon Allison, City Clerk

____
James B. Hovland, Mayor

STATE OF MINNESOTA)
COUNTY OF HENNEPIN)SS
CITY OF EDINA)

CERTIFICATE OF CITY CLERK

I, the undersigned duly appointed and acting City Clerk for the City of Edina do hereby certify that the attached and foregoing Resolution was duly adopted by the Edina City Council at its Regular Meeting of September 17, 2024, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this□y of _ - 1, , □ 2024.

Seal

____
Sharon Allison, City Clerk

MEMORANDUM

TO: Cary Teague, Community Development Director, City of Edina

FROM: Ben Landhauser, Enclave

DATE: August 10, 2026

RE: Request for a One-Year Extension of the Deadline to Obtain Building Permits and Commence Construction; Enclave France Avenue Apartments (NE and SE Buildings), 7235 France Avenue South, Edina, MN 55435

PURPOSE

By this memorandum, Edina Enclave, LLC (the "Developer" or "Enclave") respectfully requests a one-year extension of the deadline by which the Developer must obtain building permits and commence construction for the Enclave France Avenue Apartments at 7235 France Avenue South, Edina, Minnesota (the "Property"). The City granted final approval of the Property on September 17, 2024 by Resolution No. 2024-60 and Ordinance No. 2024-07 (establishing Planned Unit Development PUD-25), and the Developer and the City entered into the Development Contract for Gallagher France of the same date (the "Development Contract").

Under Section 36-218 of the Edina City Code (Lapse of Approved Site Plan by Nonuser; Extension of Time), the approved site plan requires that building permits be obtained and construction commenced within two (2) years of approval — that is, on or before September 17, 2026 — and authorizes the City Council to extend that deadline by one (1) additional year upon the Developer's request, without the need to repeat the full Planning Commission, neighborhood, and public-hearing review process. For purposes of this deadline, "commencing construction" is understood to require, at a minimum, issuance of the footing and foundation permits authorizing vertical construction of the building(s) on the applicable lot.

CURRENT STATUS OF WORK & PROGRESS

Since completing the property acquisition in February 2026, Enclave has notably commenced development activities relating to the critical public/private supporting infrastructure for the full Macy's Redevelopment site – referred to as the All Element Improvements Plans. Construction activity is actively underway at the Property. The All Elements Improvements construction work includes the completed demolition of the former Dayton's / Macy's Home Store which was complete as of the week of August 3, 2026. The balance of the All Elements Improvements work is generally anticipated to reach substantial completion in the latter part of October 2026.

In preparation for obtaining building permits and beginning construction on the NE and SE buildings, Enclave and their design consultants have actively been working through the 30%, 60% and 90% plan reviews with City of Edina staff for both general building permit-related progress check-ins as well as the additional Green Building plan check-ins. To date the NE Building has completed both the 30% and 60% reviews with both the building permit staff and the Green Building staff. The SE Building has completed the 30% reviews. Both buildings are slated to have their next milestone review with City Staff toward the end of August/beginning of September with the ability to pull a footing/foundation permit before the current September 17th deadline. However; Enclave is seeking the extension to better align the status of plan development for both buildings as they exist on a single property and are being financed and developed as a single project. The extension enables Enclave to ensure all parties, including the City, are well aligned with the timing and planned sequencing of construction, financing and ultimate completion.

REQUEST

The purpose of this request is not to defer the commencement of construction for a full year. Rather, Enclave intends to pull building permits for both the NE Building (223 units) and the SE Building (176 units + commercial space) concurrently this fall and to begin construction promptly thereafter. Construction is intended to commence with the NE Building, with construction of the SE Building anticipated to follow approximately two to three months after commencement of the NE Building.

Importantly, the NE and SE Buildings are both located on a single platted lot (the East Lot). Accordingly, obtaining a building permit and commencing vertical construction of the NE Building would satisfy the site-plan commencement requirement for the East Lot as a whole — only one of the two east buildings must meet the deadline for the lot to remain in compliance. The requested extension is intended to provide reasonable schedule flexibility for the phased, sequential commencement of the two buildings, while confirming Enclave's clear intent to move the Project forward this fall.

Consistent with Section 36-218 of the Edina City Code, Enclave respectfully requests that the City Council extend the deadline to obtain building permits and commence construction for the Property by one (1) year, from September 17, 2026 to September 17, 2027.

Please contact me with any questions or if additional information is needed to process this request. Thank you for your consideration.

Respectfully,

Ben Landhauser
Developer

C: 952-228-7944
ben.landhauser@enclavecompanies.com

EDINA MINNESOTA

Item Report

September 15, 2026

City Council

Item Number: 9.3 **Department:** Finance

Item Activity: Action **Prepared By:** Pa Thao, Finance Director

Item Title: Resolution 2026-53: Authorizing the use of General Fund Surplus and Reserves for One-Time Capital and Strategic Investments

Action Requested:
Approve Resolution 2026-53 authorizing the use of General Fund Surplus and Reserves for One-Time Capital and Strategic Investments.

Information/Background:
Edina's Fund Balance Policy targets an unassigned General Fund balance between 42–47% of the following year's property tax revenue. Surplus amounts above this threshold are directed to the Construction Fund for capital improvements and equipment. The 2025 budget closed with an unassigned General Fund surplus of $6,377,487, plus over $2 million carried forward from prior years, resulting in a total available surplus of $8,647,336 as of December 31, 2025.

Consistent with best practices, staff recommend using surplus dollars for one-time investments to avoid structural deficits. The proposal allocates $7,644,646 of the available surplus toward high-priority capital, deferred maintenance, and strategic modernization needs, including:

- Paying off Fire Station 1 Debt (2016A): $218,172
- Paying off Public Works & Park Maintenance Facility Debt Service (2017C): $1,236,474
- Deferred Maintenance: Public Works Cold Storage: $1,500,000
- Deferred Maintenance: Public Works & Park Maintenance Facility: $1,900,000
- Deferred Maintenance: Lewis Park Shelter (partial funding): $140,000
- Design Funds for Edina Art Center: $600,000
- Process Automation and AI Investment: $2,000,000

After funding these investments, approximately $1,002,690 will be retained to preserve contingency and liquidity within the Construction Fund. This surplus strategy reduces long-term liabilities, addresses critical infrastructure needs, and positions the City for future cost savings through modernization. Staff plan to bring forward a 2026 Budget amendment based on this surplus allocation.

Debt Service and Levy Impact
The 2027 debt service levy is proposed at $5,387,700—a 16.45% decrease from 2026—enabled by retiring the 2016A and 2017C bonds in partial by utilizing budget surplus. Prepayment eliminates up to $123,527 in future interest costs and removes levy obligations from 2027–2029, strengthening the City's

financial position.

Construction Funding and Capital Improvement Plan
The proposed 2027 Construction Fund levy is $5,974,678, restoring funding to levels seen in 2024 after temporary reductions. The 2027–2032 CIP draft provides a robust foundation for long-term decision-making, addressing immediate needs and emerging pressures. Projects include major deferred maintenance, facility upgrades, and investments in the Edina Art Center and Lewis Park Shelter.

Staff Recommendation
Staff recommends Council approves authorization to use General Fund Surplus and Reserves for one-time capital and strategic investments.

Resources/Financial Impacts:
General Fund Surplus

Relationship to City Policies/Plans/Budget Pillars:

Strong Foundation	Reliable Service	Livable City	Better Together

Values Impact:

Stewardship	We make wise investments that focus on the best long-term value for residents.

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

Resolution 2026-53: Authorizing the use of General Fund Surplus and Reserves for One-Time Capital and Strategic Investments

Whereas, the 2025 Annual Comprehensive Financial Report presented to the Council on June 16, 2026, reported an unassigned fund balance in the General Fund of $31,253,577.

Whereas, the City's goal is to maintain appropriate financial reserves in the General Fund, and the City Council has adopted a fund balance policy for the General Fund. The fund balance policy establishes a goal of an unassigned fund balance in the General Fund of 42%-47% of the subsequent year's budgeted property tax revenue. As of December 31, 2025, the City has an unassigned fund balance of $6,337,487 above this goal range. The policy further states that fund balance above the goal range should be transferred to the Construction Fund to support capital improvements and equipment.

Now, therefore, be it resolved by the City Council of the City of Edina, Minnesota, as follows:

The City Council hereby authorizes the allocation of $7,644,646 of the General Fund surplus to the Construction Fund for the purposes listed below:
Paying off Fire Station 1 Debt (2016A): $218,172
Paying off Public Works & Park Maintenance Facility Debt Service (2017C): $1,236,474
Deferred Maintenance: Public Works Cold Storage: $1,500,000
Deferred Maintenance: Public Works & Park Maintenance Facility: $1,900,000
Deferred Maintenance: Lewis Park Shelter (partial funding): $140,000
Design Funds for Edina Art Center: $600,000
Process Automation and AI Investment: $2,000,000

The City Council directs that approximately $1,002,690 of the available surplus remain in reserve within the Construction Fund to provide necessary liquidity, contingency capacity, and flexibility for future infrastructure needs.

Passed and adopted by the City Council of the City of Edina.

Dated: September 15, 2026

Item Report

September 15, 2026
City Council

Item Number: 9.4 **Department:** Finance

Item Activity: Action **Prepared By:** Pa Thao, Finance Director

Item Title: Resolution 2026-42: Providing for the Redemption of Certain Outstanding General Obligation Capital Improvement Plan Refunding Bonds, Series 2017C of the City

Action Requested:
Approve Resolution 2026-42 to provide for redemption of outstanding general obligation capital improvement plan refunding bonds series 2017C.

Information/Background:
The City of Edina originally issued $14M in bonds in 2009 to fund the Public Works Facility, supported by annual property tax levies. In 2017, the City refinanced the remaining balance with $8.955M in 2017C Refunding Bonds, lowering interest rates and shortening the term by one year, resulting in $1.4M in debt service savings. The 2017C Bonds include a call option allowing prepayment of the remaining principal ($2.81M) after February 1, 2026.

In consideration of utilizing the general fund budget surplus balance to exercise the call option to pay off the remaining balance in 2026, this action requires council approval via resolution, followed by formal notifications to bondholders (minimum 30 days notice).

Remaining principal: $2,810,000
Scheduled interest to be eliminated: $13,097.50
Levy Obligations for FY 2027-2029 would be eliminated

The funding for the payoff will be $1.57M from the restricted debt service fund and $1.25M from General Fund Budget Surplus.

Council must adopt a resolution to authorize early redemption and approve the use of funds.

Resources/Financial Impacts:
Debt Levy, Restricted Debt Service Fund and General Fund Budget Surplus

Relationship to City Policies/Plans/Budget Pillars:

Strong Foundation | Reliable Service | Livable City | Better Together

Values Impact:

Equity — By reducing future levy obligations, this action helps ease the tax burden on all households.

Stewardship	Early redemption of the bonds demonstrates strong fiscal stewardship by eliminating unnecessary interest costs, reducing administrative obligations, and strengthening the City's long-term financial position. This action reflects thoughtful management of public resources and care for the community's financial future.

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

Resolution 2026-42: Providing for the Redemption of Certain Outstanding General Obligation Capital Improvement Plan Refunding Bonds, Series 2017C of the City

BE IT RESOLVED By the City Council of the City of Edina, Hennepin County, Minnesota (the "City"), as follows:

1. The City has issued its General Obligation Capital Improvement Plan Refunding Bonds, Series 2017C, dated December 14, 2017 (the "Bonds"), in the original aggregate principal amount of $8,955,000. The Bonds maturing on February 1 in the years 2027 through 2029, in the aggregate principal amount of $2,810,000 (the "Callable Bonds"), are subject to call for prior redemption and prepayment on February 1, 2026 and any date thereafter at a price of par plus accrued interest to the date of redemption.

2. It is determined that it is in the sound financial management of the City that the Callable Bonds be prepaid and redeemed on October 19, 2026, or such later date for which proper notice of redemption may be given, and such bonds are hereby called for redemption on such date.

3. U.S. Bank Trust Company, National Association in St. Paul, Minnesota (the "Registrar") is authorized and directed to mail the Notice of Call for Redemption in substantially the form attached hereto as **Exhibit A** to the registered owners of each Callable Bond to be redeemed at the addresses shown on the registration books kept by the Registrar and to deposit with the bank where the Callable Bonds are payable sufficient funds to pay all principal and interest due on said Callable Bonds as of the call date.

The motion for adoption of the foregoing resolution was duly seconded by Member _______, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

Whereupon said resolution was declared duly passed and adopted.

Approved this 15th day of September, 2026 by the City Council of the City of Edina, Minnesota.

EXHIBIT A

NOTICE OF CALL FOR REDEMPTION

GENERAL OBLIGATION CAPITAL IMPROVEMENT PLAN REFUNDING BONDS, SERIES 2017C

CITY OF EDINA, HENNEPIN COUNTY, MINNESOTA

NOTICE IS HEREBY GIVEN that, by order of the City Council of the City of Edina, Hennepin County, Minnesota, there have been called for redemption and prepayment on

October 19, 2026

the outstanding bonds of the City designated as General Obligation Capital Improvement Plan Refunding Bonds, Series 2017C, issued in the original aggregate amount of $8,955,000, dated December 14, 2017, having stated maturity dates of February 1 in the years 2027, 2028 and 2029, totaling $2,810,000 in principal amount, and with the following CUSIP numbers:

Maturity Date	Principal Amount	Interest Rate	CUSIP Number
2/1/2027	$920,000	2.05%	280606 BS2
2/1/2028	935,000	2.15%	280606 BT0
2/1/2029	955,000	2.25%	280606 BU7

The bonds are being called at a price of par plus accrued interest to October 19, 2026, on which date all interest on said bonds will cease to accrue. Holders of the bonds hereby called for redemption are requested to present their bonds for payment at the office of U.S. Bank Trust Company on or before October 19, 2026 when they will cease to bear interest, in the following manner:

By Mail , Overnight Mail, or Courier Service, or In Person, By Hand:

U.S. Bank Trust Company, National Association

Attn: Corporate Trust Services

111 Fillmore Avenue East

St. Paul, MN 55107

U.S. Bank Trust Company, National Association shall not be responsible for the selection of or use of the CUSIP number, nor is any representation made as to its correctness indicated in this Notice of Partial Call for Redemption. It is included solely for the convenience of the Holders.

Important Notice: In compliance with the Jobs and Growth Tax Relief Reconciliation Act of 2003, federal backup withholding tax will be withheld at the applicable backup withholding rate in effect at the time the payment by the redeeming institutions if they are not provided with your social security number or federal employer identification number, properly certified. This requirement is fulfilled by submitting a W-9 Form, which may be obtained at a bank or other financial institution.

Dated: September 15, 2026.

BY ORDER OF THE CITY COUNCIL

Item Report

September 15, 2026

City Council

Item Number: 9.5

Department: Finance

Item Activity: Action

Prepared By: Pa Thao, Finance Director

Item Title: Resolution 2026-43: Providing for the Redemption of Certain Outstanding General Obligation Bonds, Series 2016A of the City

Action Requested:

Approve Resolution 2026-43 to provide for redemption of certain outstanding general obligation bonds series 2016A

Information/Background:

The City of Edina originally issued $5.7M in bonds in 2007 to fund reconstruction of Fire Station #1, supported by annual property tax levies. In 2016, the City refinanced the remaining balance with $3.635M of refunding bonds included as part of the City's larger $16.35M 2016A bond issue which included funding for street and utility reconstruction as well. The refinancing lowered interest rates resulting in $0.565M in debt service savings.

The 2016A Bonds include a call option allowing prepayment of all or a portion of the remaining principal starting February 1, 2024. Currently, the outstanding principal balance of the 2016A Bonds is $3.75M, of which $740,000 remains from the original fire station amount scheduled for payment in 2027 and 2028. In consideration of utilizing the general fund budget surplus balance to exercise the call option to pay off the remaining fire station balance in 2026, this action requires council approval via resolution, followed by formal notifications to bondholders (minimum 30 days notice).

Remaining principal: $740,000
Scheduled interest to be eliminated: $18,625
Levy Obligations for FY 2027-2028 would be eliminated

Funding for payoff will be about $540,453 from the restricted debt service fund with an additional $218,172 from General Fund Budget Surplus.

Resources/Financial Impacts:

Debt Levy, Restricted Debt Service Fund and General Fund Budget Surplus

Relationship to City Policies/Plans/Budget Pillars:

Strong Foundation | Reliable Service | Livable City | Better Together

Values Impact:

Equity	By reducing future levy obligations, this action helps ease the tax burden on all households.
Stewardship	Early redemption of the bonds demonstrates strong fiscal stewardship by eliminating unnecessary interest costs, reducing administrative obligations, and strengthening the City's long-term financial position. This action reflects thoughtful management of public resources and care for the community's financial future.

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

Resolution 2026-43: Providing for the Redemption of Certain Outstanding General Obligation Bonds, Series 2016A of the City

BE IT RESOLVED By the City Council of the City of Edina, Hennepin County, Minnesota (the “City”), as follows:

1. The City has issued its General Obligation Bonds, Series 2016A, dated July 6, 2016 (the “Bonds”), in the original aggregate principal amount of $16,350,000. The Bonds maturing on February 1 in the years 2027 through 2033, in the aggregate principal amount of $3,750,000 (the “Callable Bonds”), are subject to call for prior redemption and prepayment on February 1, 2024 and any date thereafter at a price of par plus accrued interest to the date of redemption.

2. It is determined that it is in the sound financial management of the City that the Refunding Bonds (as defined in the resolution awarding the sale of the Bonds adopted on June 7, 2016) portion of the Callable Bonds maturing in 2027 and 2028 in the aggregate principal amount of $740,000 (the “Redeemed Bonds”) be prepaid and redeemed on October 19, 2026, or such later date for which proper notice of redemption may be given, and such bonds are hereby called for redemption on such date.

3. U.S. Bank Trust Company, National Association in St. Paul, Minnesota (the “Registrar”) is authorized and directed to mail the Notice of Call for Redemption in substantially the form attached hereto as **Exhibit A** to the registered owners of each Redeemed Bond to be redeemed at the addresses shown on the registration books kept by the Registrar and to deposit with the bank where the Redeemed Bonds are payable sufficient funds to pay all principal and interest due on said Redeemed Bonds as of the call date.

The motion for adoption of the foregoing resolution was duly seconded by Member _______, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

Whereupon said resolution was declared duly passed and adopted.

Approved this 15th day of September, 2026 by the City Council of the City of Edina, Minnesota.

EXHIBIT A

NOTICE OF PARTIAL CALL FOR REDEMPTION

GENERAL OBLIGATION BONDS, SERIES 2016A

CITY OF EDINA, HENNEPIN COUNTY, MINNESOTA

NOTICE IS HEREBY GIVEN that, by order of the City Council of the City of Edina, Hennepin County, Minnesota, there have been called for redemption and prepayment on

October 19, 2026

a portion of the outstanding bonds of the City designated as General Obligation Bonds, Series 2016A, issued in the original aggregate amount of $16,350,000, dated July 6, 2016, having stated maturity dates of February 1 in the years 2027 and 2028, totaling $740,000 in principal amount, and with the following CUSIP numbers:

Maturity Date	Principal Amount	Interest Rate	CUSIP Number
2/1/2027	$365,000	2.50%	280605 7W0
2/1/2028	375,000	2.50%	280605 7X8

The bonds are being called at a price of par plus accrued interest to October 19, 2026, on which date all interest on said bonds will cease to accrue. Holders of the bonds hereby called for redemption are requested to present their bonds for payment at the office of U.S. Bank Trust Company, National Association on or before October 19, 2026 when they will cease to bear interest, in the following manner:

By Mail , Overnight Mail, or Courier Service, or In Person, By Hand:

U.S. Bank Trust Company, National Association

Attn: Corporate Trust Services

111 Fillmore Avenue East

St. Paul, MN 55107

U.S. Bank Trust Company, National Association shall not be responsible for the selection of or use of the CUSIP number, nor is any representation made as to its correctness indicated in this Notice of Partial Call for Redemption. It is included solely for the convenience of the Holders.

Important Notice: In compliance with the Jobs and Growth Tax Relief Reconciliation Act of 2003, federal backup withholding tax will be withheld at the applicable backup withholding rate in effect at the time the payment by the redeeming institutions if they are not provided with your social security number or federal employer identification number, properly certified. This requirement is fulfilled by submitting a W-9 Form, which may be obtained at a bank or other financial institution.

Dated: September 15, 2026.

BY ORDER OF THE CITY COUNCIL

Item Report

September 15, 2026

City Council

Item Number: 9.6

Department: Finance

Item Activity: Action

Prepared By: Pa Thao, Finance Director

Item Title: Resolution 2026-47: Granting City Council Consent for HRA Tax Levy Payable in 2027

Action Requested:

Approve resolution 2026-47 granting City Council consent for HRA tax levy payable in 2027

Information/Background:

M.S. 275.065 requires that the City adopt a proposed budget and levy and certify the proposed levy to the county auditor by September 30. The county auditor will use this information to prepare and send parcel specific notices between November 11 to 24. The City is also required to certify the final property tax levy to the county by December 28, 2026

Resources/Financial Impacts:

HRA Levy

Relationship to City Policies/Plans/Budget Pillars:

Strong Foundation

Reliable Service

Livable City

Better Together

Values Impact:

Engagement	We build meaningful connections and create spaces where everyone feels welcome, valued and has a sense of belonging.
Equity	We provide equitable opportunities for people to participate in the city government and access City institutions, facilities, and services.
Health	We use Health-in-All Policies to promote and protect the physical, mental, and social wellbeing of all people who live, work, or visit Edina.
Stewardship	We make wise investments that focus on the best long-term value for residents.
Sustainability	We ensure that our policies, decisions, and plans have a positive impact on people and the planet now and for future generations.

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

Resolution 2026-47: Granting City Council Consent for HRA Tax Levy Payable in 2027

Whereas, the Edina Housing and Redevelopment Authority (the "HRA") has authorities and powers according to MN Statutes, Sections 469.001 to 469.047. MN Statutes, Section 469.033, subd. 6 grants the HRA the power to levy and collect taxes subject to a resolution of consent from the Edina City Council for a set period.

Whereas, the HRA has formulated and filed budgets for the 2027 fiscal years in the same manner as required of executive departments of the City.

Whereas, the HRA's 2027 preliminary budget includes a property tax levy of $275,100.

Now, therefore, be it resolved by the Edina City Council as follows:

The City Council hereby consents to and authorizes an HRA tax levy in the not to exceed amount of $275,100 payable in 2027.

Dated: September 15, 2026

EDINA MINNESOTA

Item Report

September 15, 2026

City Council

Item Number: 9.7

Department: Finance

Item Activity: Action

Prepared By: Scott Neal, City Manager

Item Title: Resolution 2026-45: Adopting the Proposed Budget for the City of Edina for Year 2027, and Establishing the Proposed Tax Levy Payable in 2027

Action Requested:

Approve Resolution 2026-45 adopting the proposed budget and establishing the proposed tax levy payable in 2027.

Information/Background:

2027 City Manager Budget Proposal

The City of Edina continues its biennial budgeting approach, reviewing operating budgets in odd-numbered years and major capital investments in even-numbered years. In 2026, staff completed a full review of operating needs while developing the 2027–2031 Capital Improvement Plan (CIP). The City Manager proposed preliminary property tax levy for 2027 is $67,833,959, a 6.5% increase from 2026. This represents a decrease of $1.48 million from the earlier projection shared during the April retreat.

The proposal balances essential City services with targeted spending reductions, operational efficiencies, and debt service savings, while preserving funding for critical capital investments. It maintains service levels through strategic efficiencies, supports long-term needs such as deferred maintenance and capital reinvestment, and adds capacity for process automation and AI initiatives to improve organizational performance.

The General Fund levy is proposed at $56,196,481, a 6.0% increase over 2026. Key operational investments include completing staffing for six Firefighter/Paramedic positions approved in 2026 and adding partial-year staffing for Fred Richards Park in anticipation of its 2027 opening. Savings continue from transferring assessing services to Hennepin County and from departmental consolidations. Additional operational reductions totaling $810,300 reflect efficiencies, vacancy savings, software consolidation, and elimination of select seasonal programs.

The proposal also outlines how surplus funds may be used to strengthen capital investments, reduce debt obligations, and support future cost-saving initiatives. Debt service savings from retiring specific issuances further contribute to the levy reduction. Overall, the 2027 budget proposal advances the City's goals of maintaining service levels, managing long-term liabilities, reinvesting in essential infrastructure, and preparing for future operational and technological needs while slowing levy growth compared to initial projections.

General Fund
The City Manager's proposed 2027 General Fund levy is $56,196,481, representing a 6.50% increase over 2026. The budget prioritizes maintaining core City services and ensuring continuity in daily operations while implementing targeted efficiencies to slow levy growth.

Key operational investments include completing funding for the six Firefighter/Paramedic positions approved in 2026 and adding two partial-year positions to begin staffing Fred Richards Park ahead of its 2027 opening. At the same time, the budget reflects ongoing savings from prior council decisions most notably the transition of assessing services to Hennepin County, which generates an additional $500,000 in savings and brings total annual savings to roughly $1 million. Savings also continue as a result of the consolidation of Public Works and Engineering.

Aligned with discussions at the April retreat, the budget incorporates $655,300 in operational efficiencies, clean-up adjustments, and refinements. An additional $155,000 in reductions further moderates cost growth, including vacancy savings in public safety staffing, reductions within Public Works, elimination of duplicative software, and discontinuation of the Employee Assistance Program for seasonal employees. In total, General Fund reductions amount to $810,300, helping preserve service levels while moderating levy impacts.

Overall, the General Fund proposal balances necessary operational investments with strategic savings, ensuring essential services remain strong while responding to inflationary pressures and long-term financial goals.

Surplus Recommendation
The City's Fund Balance Policy sets a target of maintaining an unassigned General Fund balance between 42–47% of the following year's property tax revenue. Any excess is directed to the Construction Fund to support capital improvements and equipment. The 2025 budget year closed with an unassigned General Fund surplus of $6,377,487, with an additional $2 million-plus carried over from prior years, bringing the total available surplus on December 31, 2025 to $8,647,336.

Consistent with best practices, staff recommend using surplus dollars for one-time investments to avoid creating structural deficits. The proposal allocates $7,644,646 of the available surplus toward high-priority capital, deferred maintenance, and strategic modernization needs. Staff is proposing the following designations for the excess surplus:

- Pay off Fire Station 1 Debt 2016A $218,172
- Pay off Public Works & Park Maintenance Facility Debt Service 2017C $1,236,474
- Deferred Maintenance: Public Works Cold Storage $1,500,000
- Deferred Maintenance: Public Works & Park Maintenance Facility $1,900,000
- Deferred Maintenance: Lewis Park Shelter (part of funding) $140,000
- Design Funds for Edina Art Center $600,000
- Process Automation and AI Investment $2,000,000

After funding these recommended investments, staff recommends retaining approximately

$1,002,690, preserving adequate contingency and liquidity within the Construction Fund. Overall, the surplus strategy focuses on reducing long-term liabilities, addressing critical infrastructure needs, and positioning the organization for future cost savings through modernization.

Debt Service

The 2027 debt service levy is proposed at $5,387,700, reflecting a 16.45% decrease from 2026. This reduction is made possible by staff's recommendation to retire the 2016A Fire Station 1 bonds and the 2017C Public Works & Park Maintenance Facility bonds. Prepayment of these issuances would eliminate up to $123,527 in future interest costs, remove levy obligations from 2027–2029, and strengthen the City's long-term financial position by reducing liabilities.

In addition to these savings, staff note that the callable portions of the 2016A and 2017C issuances carry relatively low interest rates—2.5% and 2.05–2.25%, respectively—and prepaying them results in avoidable interest savings of $14,600 (2016A) and $80,205 (2017C). Retiring these debts now prevents substantial levy increases: including the 2016A levy in 2027 would raise the total tax levy (TTL) from 6.50% to 7.13%, while including 2017C would raise the TTL from 6.50% to 8.04%, with even further impacts in 2028 due to its maturity schedule. Including both issuances would raise the TTL to 8.67%.

To execute the early redemption, the City Council must adopt a formal resolution on September 15, authorizing prepayment and directing staff to issue official notice to bondholders. State statute requires that bondholders receive a minimum of 30 days' notice prior to the designated prepayment date, making the September 15 council action essential to stay within required timelines. In addition to the recommended prepayment, the proposal outlines continuing debt service support for planned future projects, including preparation for an estimated $8 million roof replacement at Braemar Arena in 2028 due to rising construction costs and aging building envelope conditions.

Overall, the debt service strategy reduces near-term levy pressure, lowers long-term interest costs, and positions the City to manage upcoming capital obligations more effectively.

Construction Funding

The proposed 2027 Construction Fund levy is $5,974,678, a 50.63% increase from 2026. While significant, this increase largely restores funding to levels previously seen in 2024 after temporary reductions in 2025–2026 that helped offset rising debt service costs. Construction-related levies which include CIP, CEP, the Street Special Levy, and the Special Park Improvement Levy—peaked at $6.95 million in 2024 before being reduced to $5.83 million in 2025 and $3.97 million in 2026. The 2027 proposal begins rebuilding this capacity to support essential infrastructure, facility, and equipment needs.

Projects identified for 2027 addresses major deferred maintenance priorities, including Public Works Cold Storage, building automation and lighting upgrades at the Public Works & Parks Maintenance Facility, new design and FFE investments for the Edina Art Center, and the Lewis Park Shelter replacement. The surplus allocation also supports nonrecurring capital needs that cannot be absorbed by operating or enterprise funds.

Staff also included an expanded draft CIP covering 2027–2032, rather than only the 2027 program included in the June retreat report. This multi-year view will give the Council clearer insight into long-range infrastructure needs, deferred maintenance trends, project sequencing, and anticipated levy impacts over the next six budget cycles. Year 1 and 2 (2027 and 2028) of the CIP are considered to be more reviewed and represent higher-certainty needs, while out-year projections will likely change depending on equipment condition, funding availability, and prioritization in later years. Reviewing the full 2027–2032 CIP will also help contextualize upcoming major obligations—such as municipal campus planning, Braemar Arena building envelope needs, enterprise facility reinvestments, and parks system modernization and ensure future resource planning aligns with Council priorities.

Overall, the Construction Funding proposal and the 2027–2032 CIP draft provide a more robust foundation for long-term decision-making, illustrating both immediate needs and emerging pressures that will require thoughtful sequencing and sustained investment.

Next Steps for 2027 Budget
Preliminary levy approval will set a ceiling for the City's total property tax levy for 2027. This figure will be used to calculate the preliminary property tax statements that taxpayers will receive from Hennepin County in mid-November. After this action, the City's final spending and taxing decisions cannot exceed the level set by the preliminary approval and can only be reduced when the total tax levy is adopted in December. State Statutes require that Minnesota city governments approve their preliminary 2027 total property tax levies on or before September 30, 2026.

As part of the budget development process, the City invited residents to share feedback with the Council from July 15 through July 31 to inform Council discussions. The feedback tool will reopen from November 2 through December 6 to gather additional input leading up to final budget adoption.

Staff Recommendation
Staff asks Council to Approve Resolution 2026-45 adopting the proposed budget and establishing the proposed tax levy payable in 2027.

Resources/Financial Impacts:
The budget details the key priorities of the City Council and the resources dedicated to achieving results for Edina residents utilizing strategic guidance from Vision Edina, the Comprehensive Plan, and the Capital Improvement Plan.

Relationship to City Policies/Plans/Budget Pillars:

Strong Foundation | Reliable Service | Livable City | Better Together

Values Impact:

Engagement	We build meaningful connections and create spaces where everyone feels welcome, valued and has a sense of belonging.
Equity	We provide equitable opportunities for people to participate in the city government and access City institutions, facilities, and services.

	Health	We use Health-in-All Policies to promote and protect the physical, mental, and social wellbeing of all people who live, work, or visit Edina.
	Stewardship	We make wise investments that focus on the best long-term value for residents.
	Sustainability	We ensure that our policies, decisions, and plans have a positive impact on people and the planet now and for future generations.

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. 2027 Proposed Tax Levies
2. 2027 Proposed Budgets DRAFT - GF CF Debt
3. 2027-2032 CIP Draft
4. Staff Presentation

Resolution 2026-45: Adopting the Proposed Budget for the City of Edina for Year 2027, and Establishing the Proposed Tax Levy Payable in 2027

THE CITY COUNCIL OF THE CITY OF EDINA, MINNESOTA, DOES RESOLVE AS FOLLOWS:

Section 1. That there is proposed to be levied upon all taxable real and personal property in the City of Edina, a tax rate sufficient to produce the amount as follows:

FOR GENERAL FUND	$56,196,481
FOR CONSTRUCTION FUND	$5,974,678
LEVY FOR PAYMENT OF CIP PLAN BONDS — SERIES 2021B (PW)	$480,000
LEVY FOR PAYMENT OF HRA PUBLIC PROJECT BONDS — SERIES 2014A (DOME)	$1,166,400
LEVY FOR PAYMENT CIP PLAN BONDS — SERIES 2024A (FIRE 2)	$1,070,600
LEVY FOR PAYMENT CIP PLAN BONDS — SERIES 2024B (FIRE 2)	$1,071,100
LEVY FOR PAYMENT CIP PLAN BONDS — SERIES 2025A (FIRE 2)	$701,800
LEVY FOR PAYMENT CIP PLAN BONDS — SERIES 2025B (AQUATIC)	$688,000
LEVY FOR PAYMENT CIP PLAN BONDS — SERIES 2025B (INTERCHANGE)	$209,800
TOTAL TAX CAPACITY LEVY	$67,558,859

Section 2. That the preliminary 2027 budget for the City of Edina is as follows:

TOTAL REVENUES — GOVERNMENTAL FUNDS	$153,469,696
TOTAL EXPENDITURES — GOVERNMENTAL FUNDS	$152,369,800
TOTAL REVENUES — ENTERPRISE FUNDS	$63,086,430
TOTAL EXPENDITURES — ENTERPRISE FUNDS	$73,455,283

TOTAL REVENUES — INTERNAL SERVICE FUNDS	$10,235,828
TOTAL EXPENDITURES — INTERNAL SERVICE FUNDS	$10,240,945

Section 3. Be it further resolved, the 2027 budget and tax levy incorporates revisions to the scheduled debt levy for the Series 2019A General Obligation Bonds (Fire Equipment) in the amount of $413,437.50 will not be levied due to sufficient funds available to pay the required debt service.

Section 4. Be it further resolved, the 2027 proposed budget and tax levy incorporates revisions to the scheduled debt levy for the Series 2014A General Obligation Bonds (Dome) in the amount of $1,166,400.00 instead of the scheduled amount due to sufficient funds available to pay the required debt service.

Section 5. Be it further resolved, the 2027 proposed budget and tax levy incorporates revisions to the scheduled debt levy for the Series 2016A General Obligation Bonds (Fire Station 1) in the amount of $403,593.75 will be canceled and will not be levied due to sufficient funds available to pay the required debt service.

Section 6. Be it further resolved, the 2027 proposed budget and tax levy incorporates revisions to the scheduled debt levy for the Series 2017C General Obligation Bonds (PW) in the amount of $1,025,419.50 will be canceled and will not be levied due to sufficient funds available to pay the required debt service.

Section 7. Be it further resolved, the 2027 proposed budget and tax levy incorporates revisions to the scheduled debt levy for the Series 2021B General Obligation Refunding Bonds (PW) in the amount of $480,000.00 instead of the scheduled amount due to sufficient funds available to pay the required debt service.

Section 8. Be it further resolved, the 2027 proposed budget and tax levy incorporates revisions to the scheduled debt levy for the Series 2024A General Obligation Bonds (Fire 2) in the amount of $1,070,600.00 instead of the scheduled amount due to sufficient funds available to pay the required debt service.

Section 9. Be it further resolved, the 2027 proposed budget and tax levy incorporates revisions to the scheduled debt levy for the Series 2024B General Obligation Bonds (Fire 2) in the amount of $1,071,100.00 instead of the scheduled amount due to sufficient funds available to pay the required debt service.

Section 10. Be it further resolved, the 2027 proposed budget and tax levy incorporates revisions to the scheduled debt levy for the Series 2025A General Obligation Bonds (Fire 2) in the amount of $701,800.00 instead of the scheduled amount due to sufficient funds available to pay the required debt service.

Dated: September 15, 2026

PROPOSED TAX LEVIES

	Budget 2027
General Fund Levies	
General Operating Levy	$ 56,196,481
General Fund Subtotal	56,196,481
Increase From Prior Year (%)	6.01%
Debt Service Fund Levies	
Public Works Facility	480,000
Sports Dome	1,166,400
Fire Station 2*	2,843,500
Highway 100 Interchange	209,800
Aquatic Center	688,000
Debt Service Fund Subtotal	5,387,700
Increase From Prior Year (%)	-16.45%
Construction Fund Levies	
Capital Improvement Plan Levy	1,960,000
Equipment Levy	2,259,279
Street Reconstruction Levy	1,355,400
Special Park Improvement Levy	400,000
Construction Fund Subtotal	5,974,679
Increase From Prior Year (%)	50.63%
HRA Fund Levies	
HRA Operating Levy	275,100
HRA Fund Subtotal	275,100
Increase From Prior Year (%)	3.00%
Total Property Tax Levy	$ 67,833,960
Increase From Prior Year (%)	6.50%

*The City will formally adopt an operational budget for all Governmental and Enterprise funds, which encompasses both the funds presented and the Special Revenue Funds and Enterprise Funds that staff will bring at a future City work session. The funds currently shared directly affect the proposed total tax levy, which is why they are being provided at this time.

	2027 Proposed Budgets		
	General Fund	**Debt Service Fund**	**Construction Fund**
REVENUES AND TRANSFERS IN			
Property Tax Levy	$ 56,196,481	$ 5,387,700	$ 5,974,678
Local Sales Tax	-	-	7,080,000
Franchise Fees & Other Taxes	735,808	-	1,493,892
Special Assessments	-	187,805	2,584,229
Licenses & Permits	5,792,400	-	-
Intergovernmental	2,129,000	-	7,740,000
Charges for Services	7,006,756	-	311,182
Fines and Forfeitures	500,000	-	-
Investment Income	395,314	-	1,197,231
Other Revenue	560,150	-	-
Transfers and Contributions	166,491	4,076,187	5,899
Debt Issued	-	-	20,523,046
Other Financing Sources	5,000	-	21,000
TOTAL REVENUES AND TRANSFERS IN	73,487,400	9,651,692	46,931,157
EXPENSES AND TRANSFERS OUT - BY TYPE			
Personnel Services	51,802,727	-	151,307
Contractual Services	10,997,726	-	711,475
Commodities	2,460,521	-	15,870
Internal Services	7,126,425	-	6,144
Capital Outlay	250,000	-	46,506,665
Debt Service	-	11,572,327	-
Transfers and Contributions	1,100,000	-	2,988,587
TOTAL EXPENSES AND TRANSFERS OUT	73,737,400	11,572,327	50,380,047
EXPENSES AND TRANSFERS OUT - BY DEPARTMENT			
Administration	3,520,611	-	610,000
Human Resources	1,968,361	-	-
Finance	3,474,834	-	-
Public Works	12,271,948	-	23,818,301
Fire	18,355,304	-	2,085,425
Parks and Recreation	9,261,894	-	22,790,000
Police	20,862,708	-	809,321
Community Development	2,088,538	-	72,000
Information Technology	-	-	195,000
Communications	1,933,202	-	-
Debt Service	-	11,572,327	-
TOTAL EXPENSES AND TRANSFERS OUT	73,737,400	11,572,327	50,380,047
CHANGE IN NET POSITION	**$ (250,000)**	**$ (1,920,635)**	**$ (3,448,891)**

2027-2032 Preliminary Capital Improvement Plan

The 2027-2032 Capital Improvement Plan outlines a preliminary schedule of capital investments based on current budget expectations. If expectations change, the City will adjust project timing and financial decisions to remain aligned with available resources. Projects planned for 2027 and 2028 have undergone more extensive review and represent higher-priority needs. Projects planned for 2029 through 2032 are considered out-year investments and are more likely to change based on equipment condition, available funding and subsequent future prioritization.

Enterprise funded projects remain under heightened review due to revenues shortages and low cash reserves. Current demand for enterprise capital projects exceeds available resources; therefore, most projects cannot proceed unless additional resources are identified.

Before any project-related purchase, staff will evaluate available funding and reassess project prioritization to ensure appropriate and responsible use of resources.

2027-2032 Preliminary Capital Improvement Plan

Funding Source	Project Number	Project Title	Capital Costs 2027	2028	2029	2030	2031	2032	Total
Aquatic Fund	P&R23106	AC: Deferred Maintenance	160,000	70,000	65,000	-	-	-	295,000
	P&R27110	AC: Digital Sign	-	-	200,000	-	-	-	200,000
	P&R27111	AC: Replace Shipwreck Express Zipline Attraction	-	-	-	650,000	-	-	650,000
	P&R27112	AC: Concession Equipment	40,000	50,000	-	-	-	-	90,000
	P&R27113	AC: Oakwood Forest Dry Playground Replacement	-	-	20,000	350,000	-	-	370,000
	P&R27114	AC Domestic Hot Water Heaters	-	-	100,000	-	-	-	100,000
	P&R27135	AC: Flow Rider Ride Surface Replacment	200,000	-	-	-	-	-	200,000
	P&R27136	AC: Refurbish Zero-Depth Play Structure	150,000	-	-	-	-	-	150,000
	P&R27137	AC: Resurface Slide Tower Stairs	-	175,000	-	-	-	-	175,000
	P&R27138	AC: Water Slide Gel Coating	-	-	200,000	-	-	-	200,000
	P&R27140	AC: Repaint Main and Zero Depth Pools	-	-	-	80,000	-	-	80,000
	P&R27141	AC: Flow Rider Wave Pump Replacement	-	-	250,000	-	-	-	250,000
	P&R27172	AC: Shade Structures	-	-	250,000	-	-	-	250,000
Aquatic Fund Total			**$ 550,000**	**$ 295,000**	**$ 1,085,000**	**$ 1,080,000**	**$ -**	**$ -**	**$ 3,010,000**
Asset Preservation Funding	FAC25101	Life Safety System	50,000	-	-	-	-	-	50,000
	FAC25128	City Wide ADA Facility Improvements Level 2	50,000	50,000	50,000	50,000	50,000	50,000	300,000
Asset Preservation Funding Total			**$ 100,000**	**$ 50,000**	**$ 50,000**	**$ 50,000**	**$ 50,000**	**$ 50,000**	**$ 350,000**
Braemar Arena Fund	P&R27127	BA: New Audio System in West Arena	-	-	300,000	300,000	-	-	600,000
	P&R27128	BA: Concessions Equipment Upgrades	50,000	-	-	-	-	-	50,000
Braemar Arena Fund Total			**$ 50,000**	**$ -**	**$ 300,000**	**$ 300,000**	**$ -**	**$ -**	**$ 650,000**
Braemar Field Fund	P&R25125	BF: Turf & Shell Replacement	-	2,500,000	-	-	-	-	2,500,000
	P&R25126	BF: Heater Replacement/Additional Heaters	-	500,000	-	-	-	-	500,000
Braemar Field Fund Total			**$ -**	**$ 3,000,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 3,000,000**
Bridge Maintenance	PWK27104	49th Street CPKC Rail Crossing	80,000	-	-	-	-	-	80,000
	PWK27117	Nine Mile Creek Abandoned Bridge Removal	50,000	-	-	-	-	-	50,000
Bridge Maintenance Total			**$ 130,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 130,000**
CAS Fund: Utility Franchise Fees	ENG21062	Facility Efficiency & Renewable Energy Upgrades	500,000	500,000	500,000	500,000	500,000	500,000	3,000,000
	ENG25079	Electric Vehicle Infrastructure & Green Fleet Upgrades	100,000	100,000	100,000	100,000	100,000	100,000	600,000
CAS Fund: Utility Franchise Fees Total			**$ 600,000**	**$ 600,000**	**$ 600,000**	**$ 600,000**	**$ 600,000**	**$ 600,000**	**$ 3,600,000**

2027-2032 Preliminary Capital Improvement Plan

Funding Source	Project Number	Project Title	Capital Costs 2027	2028	2029	2030	2031	2032	Total
Centennial Lakes Park Fund	P&R23116	CLP: Deferred Maintenance	-	21,732	182,055	-	-	-	203,787
	P&R25128	CLP: Paddleboat Replacement	-	-	30,000	-	40,000	-	70,000
	P&R25129	CLP: Putting Course Pond Replacement	-	-	150,000	100,000	-	-	250,000
	P&R25130	CLP: Public Wi-Fi	-	-	-	50,000	-	-	50,000
	P&R25131	CLP: Outdoor Sound System	-	-	-	200,000	-	-	200,000
	P&R25132	CLP: Signage	-	-	200,000	-	-	-	200,000
	P&R25133	CLP: Amphitheater Bathroom Addition	-	-	-	-	100,000	1,000,000	1,100,000
	P&R25137	CLP: Skating Mats	-	-	-	50,000	-	-	50,000
	P&R25140	CLP: Clubhouse Replacement	-	-	100,000	2,000,000	-	-	2,100,000
	P&R25143	CLP: Lawn Game Replacement/Seating Enhancement	-	400,000	-	-	-	-	400,000
	P&R25144	CLP: Site Amenities Replacement	25,000	25,000	25,000	-	-	-	75,000
	P&R25146	CLP: Site and Hardscapes Repairs	-	-	-	14,800,000	-	7,000,000	21,800,000
	P&R27119	CLP: Maintenance Garage HVAC Replacement	400,000	-	-	-	-	-	400,000
	P&R27120	CLP: Skating Rink Light Replacement	-	-	-	-	100,000	-	100,000
	P&R27121	CLP: Equipment Replacement Toro Workman	-	-	-	-	75,000	-	75,000
	P&R27122	CLP: Equipment Replacement Golf Carts	-	-	-	50,000	-	-	50,000
	P&R27123	CLP: Equipment Replacement Kubota Tractor	-	-	-	-	-	60,000	60,000
	P&R27124	CLP: Equipment Replacement Skid-Steer	-	-	-	100,000	-	-	100,000
	P&R27125	CLP: Equipment Replacement Kubota RTV	-	-	-	-	60,000	-	60,000
	P&R27126	CLP: Central Park Trellis	-	-	150,000	-	-	-	150,000
	P&R27142	CLP: Amphitheater Maintenance	-	-	-	500,000	-	-	500,000
Centennial Lakes Park Fund Total			**$ 425,000**	**$ 446,732**	**$ 837,055**	**$ 17,850,000**	**$ 375,000**	**$ 8,060,000**	**$ 27,993,787**
CIP Bonds	FAC25103	City Wide Roof Replacement	-	-	15,500,000	-	-	-	15,500,000
	FAC25114	Public Works Space Reconfiguration	-	-	850,000	-	-	-	850,000
	P&R27145	BA: Braemar Arena Roof	-	8,000,000	-	-	-	-	8,000,000
CIP Bonds Total			**$ -**	**$ 8,000,000**	**$ 16,350,000**	**$ -**	**$ -**	**$ -**	**$ 24,350,000**
CIP Levy	ADM27103	City Hall Facility Improvements	100,000	-	-	-	-	-	100,000
	ENG21045	City Wide ADA Facility Improvements Level 3&4	-	-	-	-	1,500,000	-	1,500,000
	ENG21051	Pamela Park Facility Maintenance	-	-	-	270,000	-	-	270,000
	ENG27100	Yancey Park Facility Maintenance	-	-	-	71,273	-	-	71,273
	FAC25112	Fire Station #1 Deferred Maintenance	-	-	-	-	-	1,244,724	1,244,724
	FAC25115	Public Works Access Gates	330,000	-	-	-	-	-	330,000
	FAC25127	Fire Station #1 Energy Management Study	-	-	-	-	250,000	2,000,000	2,250,000
	FAC25200	Asset Preservation Funding	700,000	700,000	750,000	800,000	800,000	800,000	4,550,000
	FIR27100	Fire Station #2 Deferred Maintenance	-	-	-	-	50,000	50,000	100,000
	P&R15049	Lewis Park Shelter Building Replacement	430,000	-	-	-	-	-	430,000
	P&R21003	Outdoor Athletic Field Lighting	100,000	125,000	-	-	-	-	225,000
	P&R25106	Park Pathways and Parking Project Improvements	100,000	100,000	100,000	100,000	100,000	100,000	600,000
	P&R25107	Parks Accessibility Improvements	100,000	100,000	100,000	100,000	100,000	100,000	600,000
	P&R25145	CLP: Entrance Feature Repair	-	-	-	500,000	-	-	500,000
	P&R27103	Pamela Park Turf Replacement	-	-	-	650,000	-	-	650,000
	PW22002	Annual Deferred Retaining Wall Replacements	100,000	100,000	200,000	200,000	-	-	600,000
CIP Levy Total			**$ 1,960,000**	**$ 1,125,000**	**$ 1,150,000**	**$ 2,691,273**	**$ 2,800,000**	**$ 4,294,724**	**$ 14,020,997**
Construction Fund Reserves	P&R25103	Yorktown Park Master Plan Implementation	-	-	-	750,000	-	-	750,000
Construction Fund Reserves Total			**$ -**	**$ -**	**$ -**	**$ 750,000**	**$ -**	**$ -**	**$ 750,000**

2027-2032 Preliminary Capital Improvement Plan

Funding Source	Project Number	Project Title	Capital Costs 2027	2028	2029	2030	2031	2032	Total
Edinborough Fund	FAC25123	EP: Pool HVAC Unit	250,000	1,300,000	-	-	-	-	1,550,000
**All projects on hold until after facility study.*	P&R21012	EP: Fitness Equipment Replacement	50,000	50,000	-	-	-	-	100,000
	P&R25116	EP: Pool Resurfacing & Painting	-	200,000	-	-	-	-	200,000
	P&R25151	EP: Concession Equipment Replacement	60,000	-	-	-	-	-	60,000
	P&R25152	EP: Amphitheater Upgrades	-	100,000	100,000	-	-	-	200,000
	P&R25153	EP: SE Entry Concrete Replacement	-	-	100,000	-	-	-	100,000
	P&R25154	EP: Locker Replacement	-	100,000	-	-	-	-	100,000
	P&R25157	EP: Replace Camus Boiler	125,000	-	-	-	-	-	125,000
	P&R25158	EP: Locker Room Upgrade	-	400,000	-	-	-	-	400,000
	P&R25159	EP: Entrance & Visitor 1st Experience	100,000	500,000	-	-	-	-	600,000
	P&R27115	EP: Exterior Signage	225,000	-	-	-	-	-	225,000
	P&R27116	EP: Adventure Peak Playground Renovation	-	600,000	-	-	-	-	600,000
	P&R27117	EP: Outdoor Lighting on Park Property	-	100,000	-	-	-	-	100,000
	P&R27118	EP: Indoor Park Lighting	-	400,000	-	-	-	-	400,000
Edinborough Fund Total			**$ 810,000**	**$ 3,750,000**	**$ 200,000**	**$ -**	**$ -**	**$ -**	**$ 4,760,000**
Equipment Cert Bond	FIR25200	Fire Equipment Replacement	1,448,725	48,725	4,048,725	48,725	48,725	48,725	5,692,350
	POL25200	Police Equipment Replacement	84,321	84,321	84,321	84,321	84,321	28,371	449,976
	PWK23200	Public Works Equipment Replacement	1,190,000	-	1,881,000	-	-	-	3,071,000
Equipment Cert Bond Total			**$ 2,723,046**	**$ 133,046**	**$ 6,014,046**	**$ 133,046**	**$ 133,046**	**$ 77,096**	**$ 9,213,326**
Equipment Replacement Levy	ADM23200	City Hall Equipment	225,000	200,000	200,000	200,000	-	-	825,000
	ADM27101	Elections Equipment	-	-	30,000	-	-	-	30,000
	ADM27102	Administration Equipment Replacement	110,000	-	-	-	-	-	110,000
	DEV25200	Development Equipment Replacement	-	-	-	62,000	-	-	62,000
	ENG25200	Engineering Equipment Replacement	64,500	64,700	187,500	30,000	70,000	116,000	532,700
	FAC25110	Facility Asset Maintenance Software	142,000	150,000	155,000	162,000	170,000	190,000	969,000
	FAC25200	Asset Preservation Funding	-	58,131	-	-	-	-	58,131
	FIR25200	Fire Equipment Replacement	636,700	802,438	596,550	762,750	674,800	686,850	4,160,088
	ITS25200	IT Equipment Replacement	195,000	713,000	230,500	468,000	140,000	296,000	2,042,500
	P&R17028	BA: Zamboni Replacement	200,000	-	200,000	-	-	-	400,000
	P&R21001	General Park Asset Equipment Replacement	50,000	50,000	50,000	50,000	50,000	50,000	300,000
	P&R23120	Park Maintenance Equip Replacement - Vehicles	20,000	366,750	326,000	304,000	175,000	60,000	1,251,750
	P&R25122	BA: Pickup Truck Replacement	-	-	50,000	-	-	-	50,000
	P&R25124	EAC: Design, Fixtures, & Equipment for New Art Center	800,000	-	-	-	-	-	800,000
	POL25101	Patrol Squad Car Addition	-	60,000	-	-	-	-	60,000
	POL25108	Special Operations Ballistic Helmets, Hearing Protection, Radio Communications Replacement	-	41,000	-	-	-	-	41,000
	POL25200	Police Equipment Replacement	725,000	707,800	1,690,000	405,000	835,000	684,000	5,046,800
	POL27100	Replacement Full Face Respirators	-	-	-	-	40,000	-	40,000
	PWK23200	Public Works Equipment Replacement	196,000	314,950	160,300	836,223	1,156,300	988,300	3,652,073
Equipment Replacement Levy Total			**$ 3,364,200**	**$ 3,528,769**	**$ 3,875,850**	**$ 3,279,973**	**$ 3,311,100**	**$ 3,071,150**	**$ 20,431,042**
General Fund Reserves	ADM27100	City Hall Conference Room Renovation	175,000	-	-	-	-	-	175,000
	DEV25109	2050 Comprehensive Plan	250,000	100,000	-	-	-	-	350,000
	FAC25113	Public Works Cold Storage Building Replacement	1,500,000	-	-	-	-	-	1,500,000
	FAC25117	Public Works BAS & Lighting Upgrades	1,950,000	-	-	-	-	-	1,950,000
	P&R15049	Lewis Park Shelter Building Replacement	-	140,000	-	-	-	-	140,000
	P&R25124	EAC: Design, Fixtures, & Equipment for New Art Center	600,000	-	-	-	-	-	600,000
	PWK27101	2028 Comprehensive Plan Traffic Model Update	200,000	-	-	-	-	-	200,000
General Fund Reserves Total			**$ 4,675,000**	**$ 240,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 4,915,000**

2027-2032 Preliminary Capital Improvement Plan

			Capital Costs						
Funding Source	**Project Number**	**Project Title**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**Total**
Golf Course Fund	P&R21028	BGC: Toro 300 Gal GPS Sprayer	-	-	-	-	110,000	-	110,000
	P&R21043	BGC: Cart Path Addition Hole #6 & #11	-	150,000	-	-	-	-	150,000
	P&R25160	BGD: Netting Repairs	-	150,000	-	-	-	-	150,000
	P&R25161	BGC: Permanent Restroom Academy 9	-	-	-	-	20,000	400,000	420,000
	P&R25162	BGC: Tractor & Mower Replacements	160,000	50,000	100,000	100,000	100,000	100,000	610,000
	P&R25164	BGC: Irrigation Upgrade	-	-	-	225,000	-	-	225,000
	P&R25166	BGC: Club Car Utility Carts	-	26,000	30,000	34,000	-	-	90,000
	P&R25168	BGC: Restroom Renovation Hole #15	-	-	75,000	-	-	-	75,000
	P&R25170	BGC: Update Well House #2 on Hole #13	-	-	20,000	200,000	-	-	220,000
	P&R25172	BGC: Driving Range Safety Netting	200,000	-	-	-	-	-	200,000
	P&R25173	BGC: Golf Chemical Fill Station Building and Wash Pad	-	-	-	500,000	-	-	500,000
	P&R25178	BGC: Cart Path Addition Academy 9	-	-	150,000	-	-	-	150,000
	P&R25180	BGC: Academy Training Facility	100,000	1,000,000	-	-	-	-	1,100,000
	P&R25184	BGC: Green Renovation/Relocation Hole #8	-	-	-	-	-	500,000	500,000
	P&R25185	BGD: Building Expansion	-	-	-	-	3,000,000	-	3,000,000
	P&R271230	BGC: Autonomous Fairway Mowers	-	-	-	400,000	-	-	400,000
	P&R27129	BGC: Tractor Mounted Aerifier	-	-	-	-	60,000	-	60,000
	P&R27131	BGC: Pond Restoration	-	-	125,000	125,000	-	-	250,000
	P&R27133	BGC: Electric Rollers (2)	-	-	150,000	-	-	-	150,000
	P&R27134	BGC: Electric Triflex (2) Mowers	165,000	-	-	-	-	-	165,000
Golf Course Fund Total			**$ 625,000**	**$ 1,376,000**	**$ 650,000**	**$ 1,584,000**	**$ 3,290,000**	**$ 1,000,000**	**$ 8,525,000**
Grants/Donations	PWK19301	Wooddale Ave Bridge Historic Rehab	-	-	1,410,000	-	-	-	1,410,000
	PWK27113	Interlachen Boulevard	500,000	-	-	-	-	-	500,000
	PWK27135	Vernon Ave Multi-Modal Improvements	3,000,000	-	-	-	-	-	3,000,000
Grants/Donations Total			**$ 3,500,000**	**$ -**	**$ 1,410,000**	**$ -**	**$ -**	**$ -**	**$ 4,910,000**
HRA Fund: 72nd & France TIF	ENG27101	France Ave Multi-Modal Study Parklawn to Hazleton	50,000	-	1,000,000	-	-	-	1,050,000
HRA Fund: 72nd & France TIF Total			**$ 50,000**	**$ -**	**$ 1,000,000**	**$ -**	**$ -**	**$ -**	**$ 1,050,000**
HRA Fund: Centennial Lakes TIF	DEV15189	Gateway Signs	50,000	-	-	-	-	-	50,000
HRA Fund: Centennial Lakes TIF Total			**$ 50,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 50,000**
HRA Fund: Grandview	ENG25021	Grandview Pedestrian Bridge Access Route City Parking Lot to Gus Young Lane	-	-	-	-	-	600,000	600,000
	ENG25022	Grandview Pedestrian Bridge Access Route to City Parking Lot	-	-	-	-	-	1,400,000	1,400,000
HRA Fund: Grandview Total			**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 2,000,000**	**$ 2,000,000**
IT Internal Service Reserves	ITS25200	IT Equipment Replacement	300,000	-	-	-	-	85,000	385,000
IT Internal Service Reserves Total			**$ 300,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 85,000**	**$ 385,000**
Liquor Fund	FAC23110	Liquor Stores Facility Improvements	325,000	-	-	-	-	-	325,000
Liquor Fund Total			**$ 325,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 325,000**
Local Sales Tax	P&R25181	BGC: Parking Lot Upgrade	-	-	20,000	1,000,000	-	-	1,020,000
	P&R25101	Braemar Park & Arena	15,790,000	2,250,000	-	-	-	-	18,040,000
	P&R25100	Fred Richards Park	3,955,000	700,000	-	-	-	-	4,655,000
Local Sales Tax Total			**$ 19,745,000**	**$ 2,950,000**	**$ 20,000**	**$ 1,000,000**	**$ -**	**$ -**	**$ 23,715,000**

2027-2032 Preliminary Capital Improvement Plan

Funding Source	Project Number	Project Title	Capital Costs 2027	2028	2029	2030	2031	2032	Total
Municipal State Aid (MSA)	ENG25002	Parklawn Avenue A Reconstruction	-	-	-	-	-	752,904	752,904
	ENG25023	Valley View Rd Fence Replace Sdale Neighborhood	-	-	100,000	-	-	-	100,000
	ENG25028	Traffic Signal at Halifax and 50th St	500,000	-	-	-	-	-	500,000
	ENG25029	50th over Minnehaha Creek North Retaining Wall	-	275,000	-	-	-	-	275,000
	ENG25030	Benton Avenue Over CP Rail Beam Painting	-	-	-	300,000	-	-	300,000
	ENG25031	Valley View Road Bridge over CP Rail Beam Painting	-	-	-	300,000	-	-	300,000
	ENG25064	West 77th Street D Reconstruction	-	-	-	-	-	1,133,784	1,133,784
	PWK19301	Wooddale Ave Bridge Historic Rehab	-	-	1,500,000	-	-	-	1,500,000
	PWK27111	Hilary Lane Reconstruction	-	-	-	-	3,841,471	-	3,841,471
	PWK27113	Interlachen Boulevard	3,400,000	-	-	-	-	-	3,400,000
	PWK27126	West 76th Street Reconstruction	-	-	-	-	-	2,480,153	2,480,153
	PWK27135	Vernon Ave Multi-Modal Improvements	340,000	-	-	-	-	-	340,000
Municipal State Aid (MSA) Total			**$ 4,240,000**	**$ 275,000**	**$ 1,600,000**	**$ 600,000**	**$ 3,841,471**	**$ 4,366,841**	**$ 14,923,312**
PACS Fund: Utility Franchise Fees	ENG25002	Parklawn Avenue A Reconstruction	-	-	-	-	-	100,000	100,000
	ENG25050	Sidewalk Inspection Program	40,000	40,000	40,000	40,000	40,000	40,000	240,000
	ENG25054	Wooddale Avenue Bike Lanes	-	-	-	-	21,600	-	21,600
	ENG25055	McCauley Trail Shared-Use Path	-	515,300	616,200	-	-	-	1,131,500
	ENG25058	W 44th St Bike Lanes	-	89,900	-	-	-	-	89,900
	ENG25060	Minnehaha Creek Pedestrian Bridge	-	229,000	-	-	-	-	229,000
	ENG25062	W 66th Street Sidewalk	-	-	-	523,800	-	-	523,800
	ENG25063	Valley View Road Bike Lane Design	-	-	100,000	-	-	-	100,000
	PWK19301	Wooddale Ave Bridge Historic Rehab	-	-	75,000	-	-	-	75,000
	PWK19334	Olinger Boulevard Sidewalk	945,400	-	-	-	-	-	945,400
	PWK27105	69th St Bike Lanes	24,300	-	-	-	-	-	24,300
	PWK27106	Chowen Park C Reconstruction	-	-	44,900	-	-	-	44,900
	PWK27107	Chowen Park E Reconstruction	-	-	179,700	-	-	-	179,700
	PWK27111	Hilary Lane Reconstruction	-	-	-	-	280,600	-	280,600
	PWK27113	Interlachen Boulevard	200,000	-	-	-	-	-	200,000
	PWK27116	Roadway Safety Projects	50,000	50,000	50,000	50,000	50,000	50,000	300,000
	PWK27117	Washington Ave Bike Lanes	-	64,300	-	-	-	-	64,300
	PWK27119	Sanitary Trunk Capacity Expansion South Trunk Segment D - Kellogg	-	-	-	-	-	151,600	151,600
	PWK27120	Sanitary Trunk Capacity Expansion South Trunk Segment F-Oaklawn Ave	-	-	-	141,700	-	-	141,700
	PWK27121	Sanitary Trunk Capacity Expansion South Trunk Segment E- Gilford	-	-	-	-	88,400	-	88,400
	PWK27126	West 76th Street Reconstruction	-	-	-	-	-	100,000	100,000
	PWK27127	The Heights C Reconstruction	-	-	-	-	-	369,600	369,600
	PWK27128	The Heights A Reconstruction	-	-	-	-	-	369,600	369,600
	PWK27129	Todd Park B Reconstruction	-	13,000	-	-	-	-	13,000
	PWK27130	Parkwood Knolls L Reconstruction	-	-	-	-	675,100	-	675,100
	PWK27134	Minnehaha Woods D Reconstruction	-	-	-	322,900	-	-	322,900
	PWK27135	Vernon Ave Multi-Modal Improvements	275,000	-	-	-	-	-	275,000
PACS Fund: Utility Franchise Fees Total			**$ 1,534,700**	**$ 1,001,500**	**$ 1,105,800**	**$ 1,078,400**	**$ 1,155,700**	**$ 1,180,800**	**$ 7,056,900**
PEG Cable	COM25200	Communications Equipment Replacement	-	40,000	70,000	-	105,000	-	215,000
PEG Cable Total			**$ -**	**$ 40,000**	**$ 70,000**	**$ -**	**$ 105,000**	**$ -**	**$ 215,000**
Police Special Revenue (E911)	POL25200	Police Equipment Replacement	475,000	278,000	-	-	-	-	753,000
Police Special Revenue (E911) Total			**$ 475,000**	**$ 278,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 753,000**

2027-2032 Preliminary Capital Improvement Plan

Funding Source	Project Number	Project Title	2027	2028	2029	2030	2031	2032	Total
			Capital Costs						
Public Safety Aid	FIR25200	Fire Equipment Replacement	-	25,000	40,000	-	-	245,000	310,000
	POL25200	Police Equipment Replacement	-	-	-	-	65,000	-	65,000
Public Safety Aid Total			**$ -**	**$ 25,000**	**$ 40,000**	**$ -**	**$ 65,000**	**$ 245,000**	**$ 375,000**
Special Assessments	DEV25110	HRA Grandview Maintenance District	45,000	50,000	55,000	55,000	-	-	205,000
	ENG25002	Parklawn Avenue A Reconstruction	-	-	-	-	-	39,603	39,603
	ENG25064	West 77th Street D Reconstruction	-	-	-	-	-	59,637	59,637
	PWK27106	Chowen Park C Reconstruction	-	-	1,097,348	-	-	-	1,097,348
	PWK27107	Chowen Park E Reconstruction	-	-	681,112	-	-	-	681,112
	PWK27111	Hilary Lane Reconstruction	-	-	-	-	197,846	-	197,846
	PWK27112	Indian Trails A Reconstruction	-	524,185	-	-	-	-	524,185
	PWK27113	Interlachen Boulevard	400,000	-	-	-	-	-	400,000
	PWK27115	Minnehaha Woods B Reconstruction	-	-	-	474,508	-	-	474,508
	PWK27126	West 76th Street Reconstruction	-	-	-	-	-	130,456	130,456
	PWK27127	The Heights C Reconstruction	-	-	-	-	-	591,172	591,172
	PWK27128	The Heights A Reconstruction	-	-	-	-	-	709,406	709,406
	PWK27129	Todd Park B Reconstruction	-	444,177	-	-	-	-	444,177
	PWK27130	Parkwood Knolls L Reconstruction	-	-	-	-	831,600	-	831,600
	PWK27131	Rolling Green Reconstruction	1,861,492	-	-	-	-	-	1,861,492
	PWK27132	Pamela Park C (Halifax Ave) Reconstruction	-	-	-	168,902	-	-	168,902
	PWK27133	Pamela Park B (Peacedale Ave) Reconstruction	-	-	-	192,063	-	-	192,063
	PWK27134	Minnehaha Woods D Reconstruction	-	-	-	350,232	-	-	350,232
Special Assessments Total			**$ 2,306,492**	**$ 1,018,362**	**$ 1,833,460**	**$ 1,240,705**	**$ 1,029,446**	**$ 1,530,274**	**$ 8,958,739**
Special Park Improvement Levy (SPIL)	P&R15048	Normandale Park Shelter Building Replacement	-	-	-	100,000	1,250,000	-	1,350,000
	P&R21003	Outdoor Athletic Field Lighting	80,000	55,000	180,000	180,000	180,000	180,000	855,000
	P&R21006	Athletic Field Improvements	-	350,000	350,000	350,000	350,000	350,000	1,750,000
	P&R21039	Strachauer Park Phase II	-	-	100,000	1,200,000	-	-	1,300,000
	P&R21047	Heights Park Playground Equipment	185,000	-	-	-	-	-	185,000
	P&R23212	York Park Playground Replacement	185,000	-	-	-	-	-	185,000
	P&R25102	Creek Valley School Park Shelter Replacement	-	-	-	-	-	100,000	100,000
	P&R25104	Chowen Park Playground Improvement	-	-	-	200,000	-	-	200,000
	P&R25105	Countryside Playground Replacement	-	-	315,000	-	-	-	315,000
	P&R25111	Rosland Park Master Plan	-	-	100,000	-	-	-	100,000
	P&R25113	Fox Meadow Picnic Shelter Replacement	-	55,000	-	-	-	-	55,000
	P&R25114	Alden Park Playground Replacement	195,000	-	-	-	-	-	195,000
	P&R25118	McGuire Park Playground Equipment Replacement.	-	225,000	-	-	-	-	225,000
	P&R25134	Pamela Park Playground Equipment Replacement	-	300,000	-	-	-	-	300,000
	P&R27100	Weber Park Playground Replacement	-	-	-	-	-	225,000	225,000
	P&R27101	Rosland Park Playground Replacement	-	-	-	-	500,000	-	500,000
	P&R27102	Arneson Acres Picnic Shelter Replacement	-	145,000	-	-	-	-	145,000
	P&R27103	Pamela Park Turf Replacement	-	50,000	-	-	-	-	50,000
	P&R27104	Rosland Park Restroom Building - Pickleball Courts	-	50,000	550,000	-	-	-	600,000
	P&R27105	Williams Park: Historic Creek Corridor Signage Concept Plan	-	25,000	-	-	-	-	25,000
	P&R27143	Highlands Park Shelter Replacement	-	-	-	-	100,000	1,400,000	1,500,000
	P&R27144	Utley Picnic Shelter Replacement	-	-	-	65,000	-	-	65,000
Special Park Improvement Levy (SPIL) Total			**$ 645,000**	**$ 1,255,000**	**$ 1,595,000**	**$ 2,095,000**	**$ 2,380,000**	**$ 2,255,000**	**$ 10,225,000**

2027-2032 Preliminary Capital Improvement Plan

			Capital Costs						
Funding Source	**Project Number**	**Project Title**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**Total**
Special Street Levy	ENG25002	Parklawn Avenue A Reconstruction	-	-	-	-	-	148,623	148,623
	ENG25064	West 77th Street D Reconstruction	-	-	-	-	-	223,809	223,809
	PWK27106	Chowen Park C Reconstruction	-	-	2,525,104	-	-	-	2,525,104
	PWK27107	Chowen Park E Reconstruction	-	-	1,567,306	-	-	-	1,567,306
	PWK27112	Indian Trails A Reconstruction	-	989,902	-	-	-	-	989,902
	PWK27113	Interlachen Boulevard	450,000	-	-	-	-	-	450,000
	PWK27115	Minnehaha Woods B Reconstruction	-	-	-	1,352,956	-	-	1,352,956
	PWK27126	West 76th Street Reconstruction	-	-	-	-	-	489,582	489,582
	PWK27127	The Heights C Reconstruction	-	-	-	-	-	2,823,981	2,823,981
	PWK27128	The Heights A Reconstruction	-	-	-	-	-	3,388,777	3,388,777
	PWK27129	Todd Park B Reconstruction	-	838,812	-	-	-	-	838,812
	PWK27130	Parkwood Knolls L Reconstruction	-	-	-	-	3,011,672	-	3,011,672
	PWK27131	Rolling Green Reconstruction	2,917,927	-	-	-	-	-	2,917,927
	PWK27132	Pamela Park C (Halifax Ave) Reconstruction	-	-	-	481,588	-	-	481,588
	PWK27133	Pamela Park B (Peacedale Ave) Reconstruction	-	-	-	547,625	-	-	547,625
	PWK27134	Minnehaha Woods D Reconstruction	-	-	-	998,611	-	-	998,611
Special Street Levy Total			**$ 3,367,927**	**$ 1,828,714**	**$ 4,092,410**	**$ 3,380,780**	**$ 3,011,672**	**$ 7,074,772**	**$ 22,756,275**
Utility Fund: Sewer	ENG25002	Parklawn Avenue A Reconstruction	-	-	-	-	-	137,275	137,275
	ENG25064	West 77th Street D Reconstruction	-	-	-	-	-	28,087	28,087
	PWK15173	Asset Management Software and Equipment	10,000	10,000	10,000	10,000	10,000	10,000	60,000
	PWK19301	Wooddale Ave Bridge Historic Rehab	-	-	10,000	-	-	-	10,000
	PWK19336	Sanitary Trunk Capacity Exp York Seg 4 & Fairview	2,350,000	2,350,000	-	-	-	-	4,700,000
	PWK19340	Sanitary Targeted Inflow Reduction Project	-	-	-	-	130,000	-	130,000
	PWK23201	Utilities Equipment Replacement	600,000	126,000	45,000	-	-	22,000	793,000
	PWK25105	Lift Station Pump and VFD Renewal	30,000	30,000	30,000	30,000	30,000	30,000	180,000
	PWK27102	2028 Comprehesive Plan Sanitary Model Update	200,000	-	-	-	-	-	200,000
	PWK27106	Chowen Park C Reconstruction	-	-	895,470	-	-	-	895,470
	PWK27107	Chowen Park E Reconstruction	-	-	555,809	-	-	-	555,809
	PWK27108	Future Sanitary Sewer System Improvements	-	-	-	-	2,000,000	2,100,000	4,100,000
	PWK27111	Hilary Lane Reconstruction	-	-	-	-	548,638	-	548,638
	PWK27112	Indian Trails A Reconstruction	-	374,282	-	-	-	-	374,282
	PWK27113	Interlachen Boulevard	200,000	-	-	-	-	-	200,000
	PWK27115	Minnehaha Woods B Reconstruction	-	-	-	496,924	-	-	496,924
	PWK27119	Sanitary Trunk Capacity Expansion South Trunk Segment D - Kellogg	-	-	-	-	-	3,470,000	3,470,000
	PWK27120	Sanitary Trunk Capacity Expansion South Trunk Segment F-Oaklawn Ave	-	-	-	13,900,000	-	-	13,900,000
	PWK27121	Sanitary Trunk Capacity Expansion South Trunk Segment E- Gilford	-	-	-	-	6,290,000	-	6,290,000
	PWK27126	West 76th Street Reconstruction	-	-	-	-	-	282,626	282,626
	PWK27127	The Heights C Reconstruction	-	-	-	-	-	844,226	844,226
	PWK27128	The Heights A Reconstruction	-	-	-	-	-	880,932	880,932
	PWK27129	Todd Park B Reconstruction	-	344,734	-	-	-	-	344,734
	PWK27130	Parkwood Knolls L Reconstruction	-	-	-	-	904,816	-	904,816
	PWK27131	Rolling Green Reconstruction	256,842	-	-	-	-	-	256,842
	PWK27132	Pamela Park C (Halifax Ave) Reconstruction	-	-	-	139,827	-	-	139,827
	PWK27133	Pamela Park B (Peacedale Ave) Reconstruction	-	-	-	182,851	-	-	182,851
	PWK27134	Minnehaha Woods D Reconstruction	-	-	-	333,434	-	-	333,434
	PWK27135	Vernon Ave Multi-Modal Improvements	130,000	-	-	-	-	-	130,000
Utility Fund: Sewer Total			**$ 3,776,842**	**$ 3,235,016**	**$ 1,546,279**	**$ 15,093,036**	**$ 9,913,454**	**$ 7,805,146**	**$ 41,369,773**

2027-2032 Preliminary Capital Improvement Plan

			Capital Costs						
Funding Source	**Project Number**	**Project Title**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**Total**
Utility Fund: Storm	ENG23010	Concord Flood Infrastructure Project #2 Area	950,000	9,500,000	-	-	-	-	10,450,000
	ENG23011	Arden & 50th Flood Infrastructure Project #3 Area	-	-	-	-	-	200,000	200,000
	ENG23013	Minnehaha Creek Storm Sewer Improvements at France Avenue	-	-	200,000	-	6,000,000	-	6,200,000
	ENG23014	Adaptive Level Management Project Ph 2 Minnehaha	-	-	-	2,500,000	-	-	2,500,000
	ENG23017	Chowen and 60th Flood Project	-	-	-	1,100,000	1,100,000	-	2,200,000
	ENG25002	Parklawn Avenue A Reconstruction	-	-	-	-	-	251,419	251,419
	ENG25027	50th St Concrete Curb and Gutter Replacement	1,250,000	-	-	-	-	-	1,250,000
	ENG25037	Clean Water Strategy 2 - Targeted Intensive Street Sweeping	20,000	-	70,000	-	140,000	-	230,000
	ENG25038	Clean Water Strategy 1 - Lake & Pond Sediment Phosphorus Sequestration	100,000	100,000	100,000	100,000	-	-	400,000
	ENG25039	Clean Water Strategy 4 - Rough Fish Management	53,000	46,000	50,000	53,000	-	-	202,000
	ENG25040	Clean Water Strategy 5 - New Clean Water Infrastructure	-	-	150,000	-	400,000	-	550,000
	ENG25064	West 77th Street D Reconstruction	-	-	-	-	-	236,629	236,629
	PWK15173	Asset Management Software and Equipment	15,000	15,000	15,000	15,000	15,000	15,000	90,000
	PWK19301	Wooddale Ave Bridge Historic Rehab	-	-	280,000	-	-	-	280,000
	PWK23201	Utilities Equipment Replacement	90,000	185,000	-	458,000	125,000	-	858,000
	PWK27100	2028 Comprehensive Plan Storm Model Update	200,000	-	-	-	-	-	200,000
	PWK27106	Chowen Park C Reconstruction	-	-	2,667,673	-	-	-	2,667,673
	PWK27107	Chowen Park E Reconstruction	-	-	1,803,635	-	-	-	1,803,635
	PWK27109	Future Storm Water System Improvements	-	-	-	-	4,000,000	4,100,000	8,100,000
	PWK27111	Hilary Lane Reconstruction	-	-	-	-	1,152,592	-	1,152,592
	PWK27112	Indian Trails A Reconstruction	-	1,115,015	-	-	-	-	1,115,015
	PWK27113	Interlachen Boulevard	840,000	-	-	-	-	-	840,000
	PWK27114	Landlocked Lake Level Management Plan Phase 3	120,000	-	-	-	-	-	120,000
	PWK27115	Minnehaha Woods B Reconstruction	-	-	-	1,405,875	-	-	1,405,875
	PWK27118	Salt Brine Production System	50,000	-	-	-	-	-	50,000
	PWK27126	West 76th Street Reconstruction	-	-	-	-	-	593,747	593,747
	PWK27127	The Heights C Reconstruction	-	-	-	-	-	1,991,703	1,991,703
	PWK27128	The Heights A Reconstruction	-	-	-	-	-	2,741,518	2,741,518
	PWK27129	Todd Park B Reconstruction	-	858,268	-	-	-	-	858,268
	PWK27130	Parkwood Knolls L Reconstruction	-	-	-	-	2,936,185	-	2,936,185
	PWK27131	Rolling Green Reconstruction	4,153,670	-	-	-	-	-	4,153,670
	PWK27132	Pamela Park C (Halifax Ave) Reconstruction	-	-	-	379,363	-	-	379,363
	PWK27133	Pamela Park B (Peacedale Ave) Reconstruction	-	-	-	496,091	-	-	496,091
	PWK27134	Minnehaha Woods D Reconstruction	-	-	-	1,037,669	-	-	1,037,669
	PWK27135	Vernon Ave Multi-Modal Improvements	600,000	-	-	-	-	-	600,000
	ENG25041	Clean Water Strategy 3 - Assurance, Monitoring, Lakegrades	40,000	43,000	47,000	50,000	-	-	180,000
Utility Fund: Storm Total			**$ 8,481,670**	**$ 11,862,283**	**$ 5,383,308**	**$ 7,594,998**	**$ 15,868,777**	**$ 10,130,016**	**$ 59,321,052**

2027-2032 Preliminary Capital Improvement Plan

			Capital Costs						
Funding Source	**Project Number**	**Project Title**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**Total**
Utility Fund: Water	ENG21059	Water Supply 50th and France	-	-	-	-	-	2,000,000	2,000,000
	ENG21060	Water Supply Pentagon Park	-	-	-	-	-	1,000,000	1,000,000
	ENG25002	Parklawn Avenue A Reconstruction	-	-	-	-	-	173,818	173,818
	ENG25046	Watermain Replcmnt LB Tr/Shannon Dr/Coventry Way	350,000	-	-	-	-	-	350,000
	ENG25064	West 77th Street D Reconstruction	-	-	-	-	-	218,124	218,124
	PW23002	Well #15 Rehabilitation and Facility Improvements	-	-	-	140,000	-	-	140,000
	PW23004	Well #22 Rehabilitation and Facility Improvements	-	-	-	120,000	-	-	120,000
	PW23005	Well #12 Rehabilitation and Facility Improvements	400,000	-	-	-	-	-	400,000
	PW23006	Well #13 Rehabilitation and Facility Improvements	-	100,000	-	-	-	-	100,000
	PW23007	Well #2 Rehabilitation and Facility Improvements	-	170,000	-	-	-	-	170,000
	PW23008	Well #6 Rehabilitation and Facility Improvements	-	120,000	-	-	400,000	120,000	640,000
	PWK15162	Water Treatment Plant 5 - Southdale	-	-	-	15,750,000	15,750,000	-	31,500,000
	PWK15173	Asset Management Software and Equipment	10,000	10,000	10,000	10,000	10,000	10,000	60,000
	PWK19301	Wooddale Ave Bridge Historic Rehab	-	-	10,000	-	-	-	10,000
	PWK19351	Water Main Condition Assessment	160,000	160,000	160,000	160,000	160,000	160,000	960,000
	PWK19913	Well #7 Rehabilitation and Facility Improvements	-	-	130,000	-	-	-	130,000
	PWK19915	Well #11 Rehabilitation and Facility Improvements	-	-	-	120,000	-	-	120,000
	PWK23201	Utilities Equipment Replacement	-	86,000	597,000	82,000	262,000	365,000	1,392,000
	PWK25101	Water Meter Radio Receivers	1,400,000	1,430,000	1,460,000	-	-	-	4,290,000
	PWK25102	Water Treatment Plant Filter Media Replacement	-	-	450,000	-	-	-	450,000
	PWK27103	2028 Comprehensive Plan Water Model Update	200,000	-	-	-	-	-	200,000
	PWK27106	Chowen Park C Reconstruction	-	-	3,388,342	-	-	-	3,388,342
	PWK27107	Chowen Park E Reconstruction	-	-	1,911,917	-	-	-	1,911,917
	PWK27110	Future Water System Improvements	-	-	-	-	4,000,000	4,100,000	8,100,000
	PWK27111	Hilary Lane Reconstruction	-	-	-	-	231,561	-	231,561
	PWK27112	Indian Trails A Reconstruction	-	1,416,235	-	-	-	-	1,416,235
	PWK27113	Interlachen Boulevard	840,000	-	-	-	-	-	840,000
	PWK27115	Minnehaha Woods B Reconstruction	-	-	-	1,709,360	-	-	1,709,360
	PWK27126	West 76th Street Reconstruction	-	-	-	-	-	357,860	357,860
	PWK27127	The Heights C Reconstruction	-	-	-	-	-	2,525,249	2,525,249
	PWK27128	The Heights A Reconstruction	-	-	-	-	-	3,030,299	3,030,299
	PWK27129	Todd Park B Reconstruction	-	1,043,542	-	-	-	-	1,043,542
	PWK27130	Parkwood Knolls L Reconstruction	-	-	-	-	3,734,952	-	3,734,952
	PWK27131	Rolling Green Reconstruction	2,112,780	-	-	-	-	-	2,112,780
	PWK27132	Pamela Park C (Halifax Ave) Reconstruction	-	-	-	480,989	-	-	480,989
	PWK27133	Pamela Park B (Peacedale Ave) Reconstruction	-	-	-	628,985	-	-	628,985
	PWK27134	Minnehaha Woods D Reconstruction	-	-	-	623,370	-	-	623,370
	PWK27135	Vernon Ave Multi-Modal Improvements	460,000	-	-	-	-	-	460,000
Utility Fund: Water Total			**$ 5,932,780**	**$ 4,535,777**	**$ 8,117,259**	**$ 19,824,704**	**$ 24,548,513**	**$ 14,060,350**	**$ 77,019,383**

2027-2032 Preliminary Capital Improvement Plan

Funding Source	Project Number	Project Title	Capital Costs 2027	2028	2029	2030	2031	2032	Total
Funding TBD	ADM27100	City Hall Conference Room Renovation	-	-	-	300,000	-	-	300,000
	FAC25100	Civic Campus	5,000,000	5,000,000	-	50,000,000	-	-	60,000,000
	FAC25104	BGC: Deferred Maintenance	170,000	10,000	1,500,000	-	-	-	1,680,000
	FAC25105	50th & France Streetscapes Improvements	450,000	3,300,000	1,200,000	500,000	50,000	50,000	5,550,000
	FAC25107	EP: Deferred Maintenance	-	-	15,240,000	-	-	-	15,240,000
	FAC25120	BGC: Audio Visual Replacement	-	-	-	-	-	250,000	250,000
	FAC25122	City Hall Council Chambers Studio Lighting	-	-	-	300,000	-	-	300,000
	FAC25129	Fire Station #1 Living Quarters	-	-	-	2,000,000	-	-	2,000,000
	P&R25120	AC: Changing House Renovation/ Expansion	-	-	1,000,000	15,700,000	-	-	16,700,000
	P&R25163	BGC: New Golf Course Clubhouse	-	-	2,000,000	28,874,421	-	-	30,874,421
	P&R25179	BGC: Maintenance Building Improvements and Addition	-	-	-	-	50,000	500,000	550,000
	PWK27122	Railroad Crossing Safety Improvements Subzone D - Dewey Hill	-	1,517,336	-	-	-	-	1,517,336
	PWK27123	Railroad Crossing Safety Improvements Subzone C - Valley Lane	1,411,475	-	-	-	-	-	1,411,475
	PWK27124	Railroad Crossing Safety Improvements Subzone B - Hanson Rd	-	-	1,792,634	-	-	-	1,792,634
	PWK27125	Railroad Crossing Safety Improvements Subzone A - Brookside Ter & 49th Str	-	-	-	3,506,942	-	-	3,506,942
Funding TBD Total			**$ 7,031,475**	**$ 9,827,336**	**$ 22,732,634**	**$ 101,181,363**	**$ 100,000**	**$ 800,000**	**$ 141,672,808**
Grand Total			**$ 77,774,132**	**$ 60,676,535**	**$ 81,658,101**	**$ 181,407,278**	**$ 72,578,179**	**$ 68,686,169**	**$ 542,780,394**

2027 – 2032 Draft CIP, Budget and Preliminary Levy

September 15, 2026

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Tentative Timeline

- Completed to date:
  - The 2026 Levy & Budget were approved on December 16, 2025.
  - Departments began reviewing the 2027 Budget and 2027–2031 CIP on February 24.
  - Council reviewed kickoff materials and State of the Utilities in March work session.
  - Departments submitted their budget and CIP materials on March 31
    - (Currently in Finance Review)
  - Council and Staff held April 28 and June 23 Retreat
  - Council work session August 18th
  - Council work session and adoption of the 2027 Preliminary Levy **Sept. 15th – Tonight!!**
- Upcoming milestones:
  - Council work sessions scheduled Oct. 6th, Nov. 17th, Dec. 1st to refine budget and CIP priorities.
  - Final adoption of the 2027 Levy, Budget, and 2027–2031 CIP on Dec 1st (Dec 15th – if needed)

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City Manager's Proposed Budget

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2027 City Manager Proposed Budget Priorities

- Balances essential services with targeted reductions and debt-service adjustments while maintaining capital commitments.
- Supports the City's 2027 taxing and spending goals by:
  - Slowing the growth of the Total Tax Levy
  - Reducing the Debt Service Levy through retirement of two prior debt issuances
  - Limiting General Fund growth through operational efficiencies that preserve service levels
- Invests in long-term priorities by restoring annual funding for deferred maintenance and using one-time resources to further reduce maintenance backlogs for facilities, capital, and equipment.
- Allocates funding for process automation and artificial intelligence initiatives to advance a future-ready organization.

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Overall taxing and spending goals for 2027

- Taxing
  - Reduce the rate of growth of the City's Total Tax Levy (TTL)
  - Reduce Debt Service Levy by retiring two past debt issuances
- Spending
  - Reduce the rate of growth of the City's General Fund services through operational reductions that do not reduce service level reductions
  - Establish a special revenue for investment in future technology improvements (process automation, ai, robotics).
  - Increase annual spending on deferred maintenance of City facilities

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2027 Projected Tax Levy

	2024 Adopted	2025 Adopted	2026 Adopted	2027 Previously Projected	2027 Projection on 4/28/2026	2027 CM Proposed Levy
General Fund	$43,744,165	$47,543,215	$53,012,940	$56,929,645	$56,259,645	$56,196,481
Debt Service	$3,471,700	$5,377,639	$6,448,283	$6,771,866	$6,771,866	$5,387,700
Construction	$6,951,000	$5,830,000	$3,966,450	$5,974,678	$5,974,678	$5,974,678
HRA	$251,700	$259,300	$267,100	$275,100	$275,100	$275,100
Total Tax Levy	$54,418,565	$59,010,154	$63,694,773	$69,951,289	$69,321,289	$67,833,959
% Increase	9.15%	8.44%	7.94%	9.82%	8.83%	6.50%

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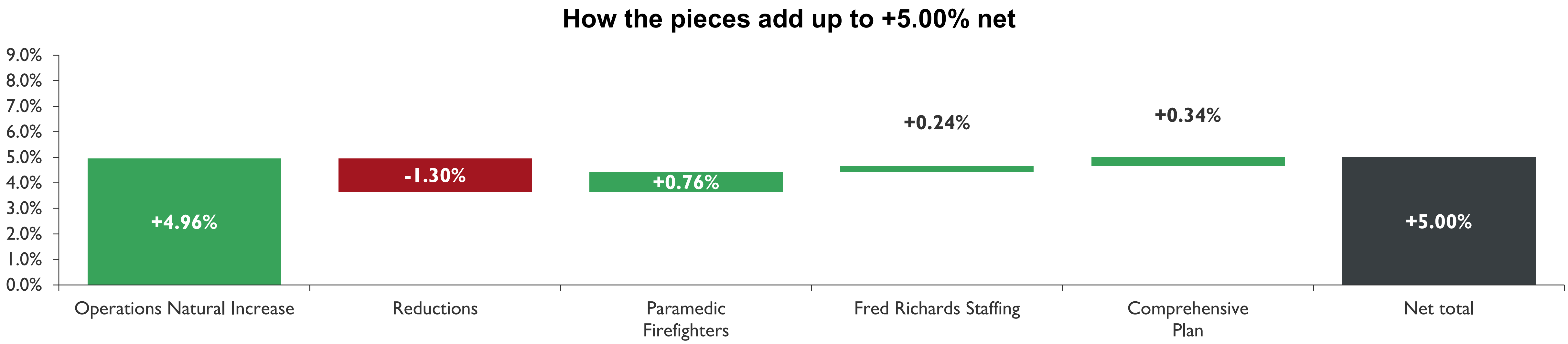
Operational changes for 2027



- Operations “Natural” increase: +4.96%
- Decrease from reductions: -1.30%
- Increase for paramedic firefighters: +0.76% (year 2, no public safety aid)
- Increase for Fred Richards Staffing: +0.24% (year 1)
- Increase for Comprehensive Plan: +0.34% (year 2)

Net total change: +5.00%

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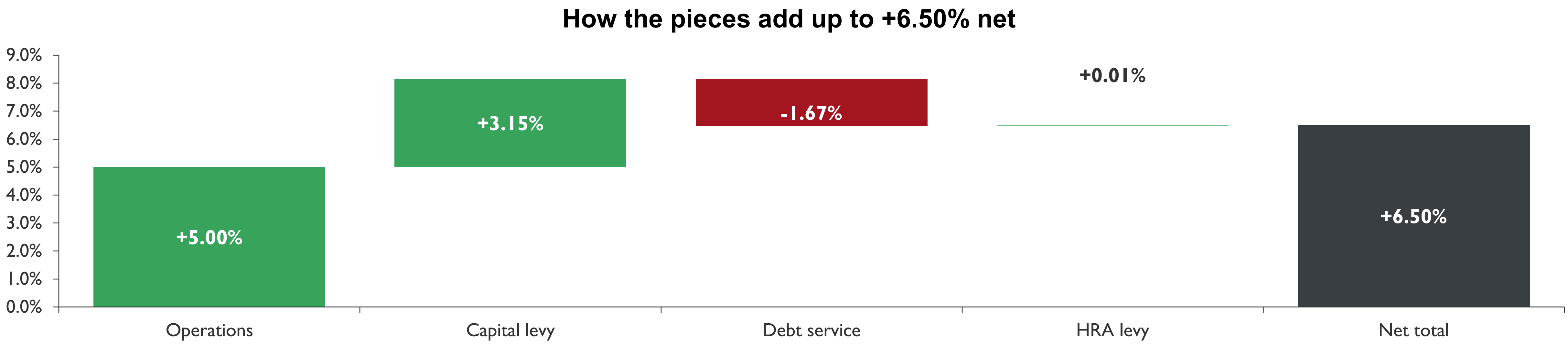
Overall changes for the 2027 proposed levy



- Operations increase: +5.00%
- Capital levy : +3.15% (Returning to previous levels)
- Debt service reduction: -1.67%
- HRA levy increase: +0.01%

Net total change: +6.50%

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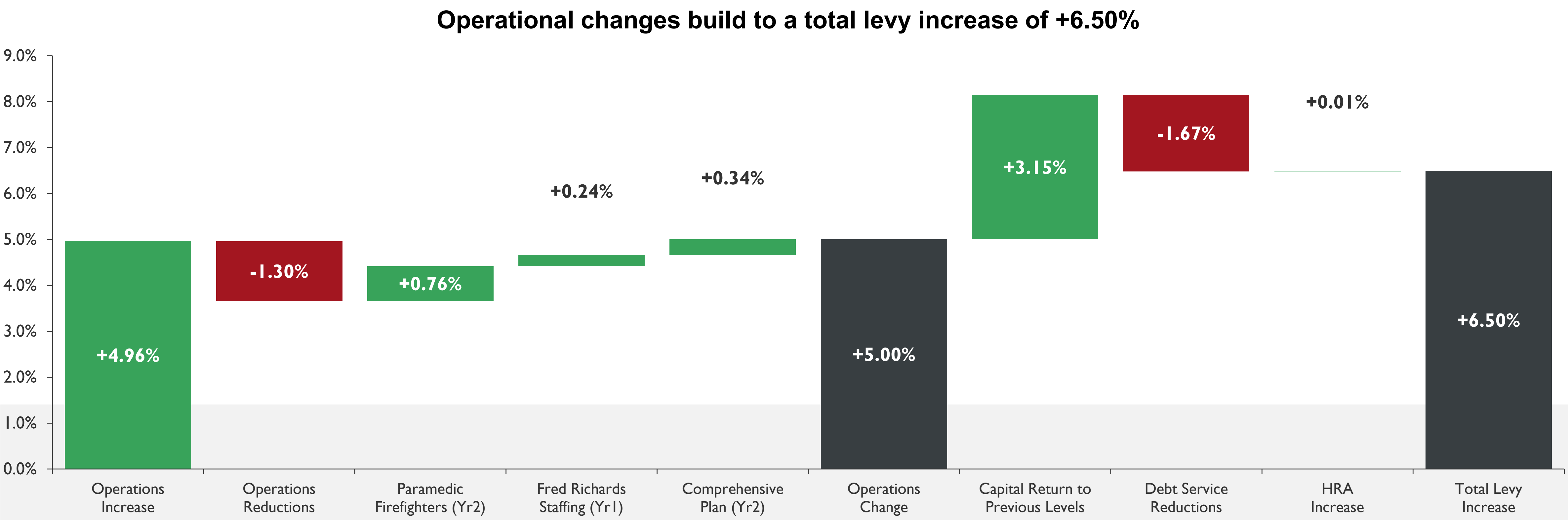
Operational and total levy changes for 2027



Operations change subtotal: +5.00%

Total levy increase: +6.50%

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General Fund Operational Reductions

- Levying $56,196,481 a 6% increase from 2026
- Previous reductions from departments $655,300
- Additional reductions included in CM proposal $155,000
  - Police Vacancy Budgeting $50,000
  - Fire Vacancy Budgeting $50,000
  - PW Misc. reductions $25,000
  - Admin Software Elimination $20,000
  - HR - No seasonal EAP $10,000

Total Changes $810,300

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2025 General Fund Surplus – Key Highlights

- The City closed 2025 with a **$6,337,487 surplus**, reflecting strong financial management.
- **Revenues outperformed expectations by nearly $3M**, driven by higher permit activity, intergovernmental transfers, fines, and investment earnings.
- **Expenses came in $3.18M under budget** due to conservative budgeting and public safety vacancies.
  - About $736,000 of the General Fund surplus resulted from an accounting adjustment related to capital projects. The expenses were paid from the Construction Fund rather than being reimbursed by the General Fund, which increased the reported General Fund surplus while reducing the balance available in the Construction Fund.
- Mid-year Council direction to **add advertising revenue and implement convenience fees** helped reduce costs and generate new income.
- Convenience fees cut credit card processing costs below budget, and new advertising in Edition: Edina and the Activities Directory added additional revenue.

Surplus Recommendation

Surplus Totals	
$2,309,849	Previous years General Fund Surpluses
$6,337,487	2025 General Fund Surplus
$8,647,336	**Total Unallocated Surplus**

$1,002,690 Remaining Surplus for future contingency

Proposed Surplus Designation:	
$218,172	Pay off Fire Station 1 Debt Service 2016A
$1,236,474	Pay off Public Works Facility Debt Service 2017C
$1,500,000	Deferred Maintenance: PW Cold Storage
$1,950,000	Deferred Maintenance: PW Building Automation System & Lighting
$140,000	Deferred Maintenance: Lewis Park (part of funding)
$600,000	EAC Design
$2,000,000	Automation & AI Investment
$7,644,646	**Total Proposed Investments paid for by Surplus**

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2027 Levy Supported Capital Projects

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Construction Levy Goals

- The City Manager's proposed levy for Construction Funds is $5,974,678, representing a 50.63% increase over 2026. While significant, the increase largely reflects a return to funding levels (peak in 2024) following temporary reductions in 2025 and 2026 that were implemented to help offset the impact of rising debt service costs.

- Projects included in the construction funding accomplish major priorities including funding for the PW Cold Storage Facility, PW Building Automation & Lighting Systems, Design & Furniture, Fixtures, Equipment (FFE) for the Art Center Build Out, Lewis Park Shelter Replacement and others (full listing in packet).

Construction Levy History

Construction Fund Levy	2024	2025	2026	2027
Capital Improvement Levy	$2,000,000	$1,000,000	$1,300,000	$1,960,000
Equipment Levy	$2,470,000	$2,668,000	$1,613,450	$2,259,278
Special Street Levy	$1,481,000	$1,762,000	$1,053,000	$1,355,400
Special Park Improvement Levy	$1,000,000	$400,000	$ -	$400,000
	$6,951,000	**$5,830,000**	**$3,966,450**	**$5,974,678**

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Construction Funding

Construction Levy	2027 Levy Amt	2027 Spending Amt (amounts over levy would use reserves)
Capital Improvement Plan	$1,960,000	$1,960,000
Equipment Replacement Plan	$2,259,278	$ 3,364,200
Special Street	$1,355,400	$3,367,927
Special Park Improvement	$400,000	$645,000
Total Construction Levy	**$5,974,678**	**$9,445,627**

Debt Service

- Pay off Fire Station Debt 2016A
- Pay off Public Works Facility Debt Service 2017C
- Debt Levy $5,387,700 16.45% decrease from 2026
- Added $8M for Deferred Maintenance: Arena Roof
- Reduced projected PW building amount due to surplus recommendation (2030)
- Combined future Citywide Roof project to 2030
- Public Works Cold Storage $1,500,000
  - Using surplus to finance instead of debt issuance

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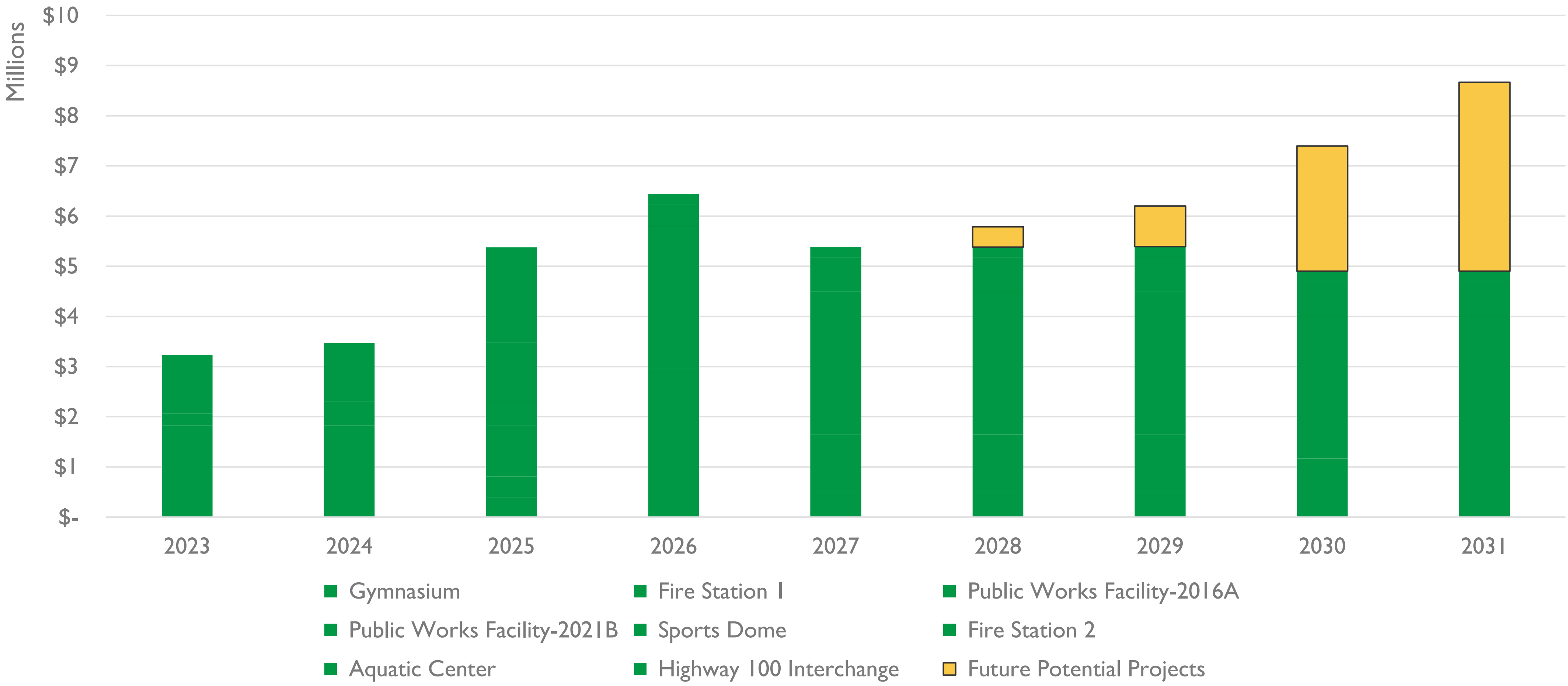
Debt Service Projection

Debt Service Levy Projection	2024 Budget	2025 Budget	2026 Budget	2027 Projection	2028 Projection	2029 Projection	2030 Projection	2031 Projection
EXISTING DEBT SERVICE LEVIES								
Gymnasium Debt Service 2015 HRA	392,000	398,000	-	-	-	-	-	-
Fire Station Debt Service 2016A	403,000	406,000	403,000			-	-	-
Public Works Facility Debt Service 2017C	1,029,200	1,030,000	910,783			-	-	-
Public Works Facility Debt Service 2021B (2013A)	478,800	482,000	478,800	480,000	480,000	480,000	-	-
Sports Dome 2014 HRA	1,168,700	1,165,100	1,166,100	1,166,400	1,164,800	1,166,400	1,167,000	1,165,400
Community Health & Safety Center Debt Service 2024A	-	1,133,449	1,070,600	1,070,600	1,069,800	1,073,500	1,070,900	1,072,700
Community Health & Safety Center Debt Service 2024B	-	763,090	1,071,100	1,071,100	1,070,300	1,073,900	1,071,300	1,071,700
Community Health & Safety Center Debt Service 2025A	-	-	700,900	701,800	701,800	701,300	700,300	698,700
Aquatic Center 2025B	-	-	439,800	688,000	685,700	687,800	683,600	683,800
Highway 100 Interchange 2025B	-	-	207,200	209,800	209,500	209,000	208,200	207,200
GO Bond for Arena in 2028 $8M 15 years	-	-	-	-	404,600	809,200	809,200	809,200
GO Bond for PD/CH in 2031 $14M - 30 years	-	-	-	-	-	-	-	405,000
GO Bond for FS3 in 2031 $30M - 30 years	-	-	-	-	-	-	-	868,500
GO Bond for PW in 2030 $850K- 10 years	-	-	-	-	-	-	116,000	116,000
GO Bond for Citywide Roof $15.5M 15 years							1,570,000	1,570,000
Debt Service Levies Total	3,471,700	5,377,639	6,448,283	5,387,700	5,786,500	6,201,100	7,396,515	8,668,200
Increase from prior year (%)	7.48%	54.90%	19.91%	-16.45%	7.40%	7.16%	19.28%	17.19%

Debt Service Levy Projection (Approved vs. Future) continues



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Horizon Outlook

- Art Center Operationalizing
- Fred Richards Operationalizing
- Municipal Campus (FS3/PD/CH)
- Grandview Bridge Improvements
- Rail Safety Study & Quite Zone
- Climate Change & Operational Impacts
- Deferred Maintenance (Recreational Enterprises)
- Liquor Store Revenue
- Cable Franchise Fee Revenue
- Centennial Lakes Park Maintenance Fees
- Edinborough Park Study (Q4)
- Golf Course Clubhouse
- Local Sales Tax
- Legislative (regulatory changes)
- PFAs & Sewer Capacity
- Classification & Compensation Study Results
- Modernization, Staffing Challenges & External Market Conditions

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Next steps

- 2027 Preliminary Levy Adoption (September 15)
- Truth in Taxation Hearing (December 1)
- 2027 Final Levy Adoption December 1 (December 15 back-up)

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