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**EDINA HOUSING AND REDEVELOPMENT AUTHORITY  
CITY OF EDINA  
COUNTY OF HENNEPIN  
STATE OF MINNESOTA**

**HRA RESOLUTION NO. 2018-03**

**SUPPORTING AFFORDABLY-PRICED HOUSING AT 4100 WEST 76<sup>th</sup> STREET  
USING TAX INCREMENT FINANCING**

**BE IT RESOLVED** by the Housing and Redevelopment Authority of the City of Edina, Minnesota as follows:

**WHEREAS**, the City of Edina recognizes the need to create affordably-priced housing units to supplement the stock of market rate units available in the marketplace; and

**WHEREAS**, Aeon, a not-for-profit developer of affordable housing (the "Developer") proposes to construct a new multi-family housing project on the site that consists of approximately 80 rental apartment units targeted as affordably-priced housing, all occupied by residents with incomes below 60% area median income – for individuals and families (the "Project"); and

**WHEREAS**, the Developer signed a Purchase Agreement for the property in May 2018 and is currently seeking funding from several sources to construct the Project in 2019; and

**WHEREAS**, a variety of grants or other public financial assistance will be required to build the Project including low-income housing tax credits ("LIHTC") from the Minnesota Housing Finance Agency (the "MHFA"); and

**WHEREAS**, the Project will be developed with the requirements of Minnesota Statutes §§ 469.174 to 469.1794 (the "TIF Act"), including but not limited to the requirements set forth in Minnesota Statutes § 469.1761; and

**WHEREAS**, the Project is estimated to cost approximately \$21,975,000 and the Developer is requesting \$925,000 in tax increment financing from the City; and

**WHEREAS**, the City and the Developer will negotiate a Redevelopment Agreement governing the Project that will satisfy all requirements of the TIF Act; and

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**CITY OF EDINA**

**WHEREAS**, subject to the requirements of the Redevelopment Agreement governing the Project and the requirements of the TIF Act, the City will establish a new housing TIF district pursuant to the TIF Act and 2014 Minnesota Session Laws, Chapter 308, Article 6, Section 8 (the "Edina Legislation") that will include the Property (the "Housing TIF District").

**WHEREAS**, the establishment of a Housing TIF for the Project and the pledging of the tax increment to secure a loan for the project will be a local contribution and will assist the Developer in securing the approvals from the MHFA for LIHTC.

**NOW THEREFORE, BE IT RESOLVED**, the Housing and Redevelopment Authority of the City of Edina endorses the Developer's application for LIHTC as allocated by MHFA; and

**BE IT FURTHER RESOLVED**, the Edina Housing and Redevelopment Authority shall provide, subject to the requirements and conditions of this Resolution, a total of \$925,000 in tax increment financing in order to facilitate the financing of the Project. If MHFA funding is not approved by December 1, 2020, the Housing and Redevelopment Authority may rescind its financing commitment to the Project.

Dated: May 10, 2018

Attest: Robert J. Stewart  
Robert J. Stewart, Secretary

James B. Hovland  
James B. Hovland, Chair

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

CERTIFICATE OF EXECUTIVE DIRECTOR

I, the undersigned duly appointed and acting Executive Director for the Edina Housing and Redevelopment Authority do hereby certify that the attached and foregoing Resolution was duly adopted by the Edina Housing and Redevelopment Authority at its Regular Meeting of May 10, 2018, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of the City this 10th day of May, 2018.

Scott Neal  
Scott Neal, Executive Director