



## Hennepin County **Memo**

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**Date:** September 13, 2024  
**To:** County Board of Commissioners  
**From:** Shawn Wink, Land Information and Tax Services  
**Subject:** TIF District – Edina

**Public Hearing: Tuesday, October 1, 2024 7:00PM**

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**Proposal:**

The Edina Housing and Redevelopment Authority (the "HRA") and the City of Edina are proposing the creation of a redevelopment tax increment financing district, with a maximum life of 26 years.

The site of the proposed TIF district consists of a single parcel of land and adjacent right-of-ways, East of France Ave and South of 72nd St W (see attached map).

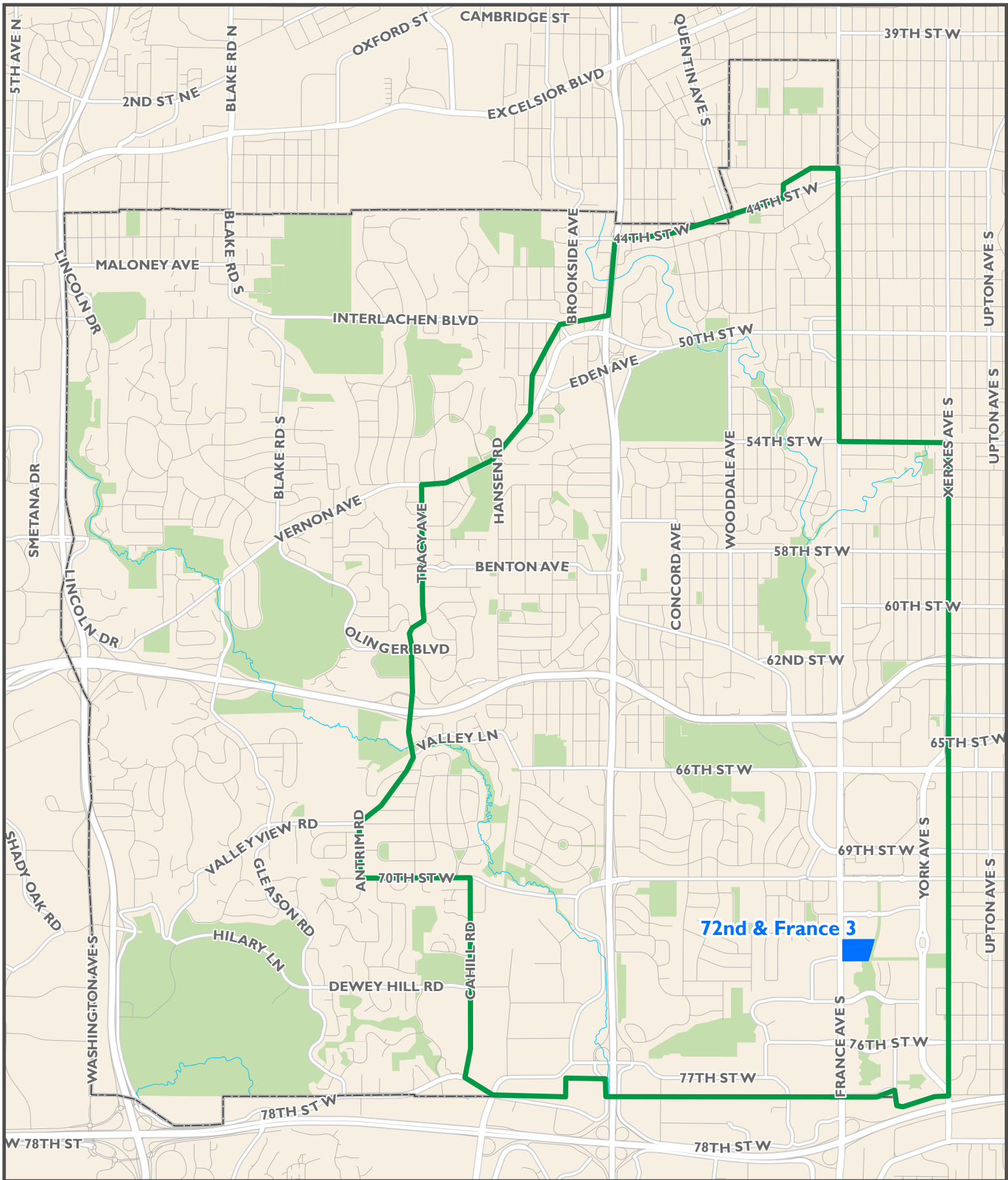
Approximately \$81 million of increment and interest is projected over the life of the district.

The proposed project will enable the HRA to help transform the 8-acre 7235 France parcel containing one single-use commercial building and surface parking lot into a mixed-use redevelopment comprised of four lots with buildings containing commercial office, retail, and multifamily rental and owner-occupied residential units. The HRA anticipates entering into an agreement with Enclave Companies and Lifestyle Communities, LLC or other potential entities as the developer. Development is anticipated to begin in 2025.

If you would like more detail on the district please contact me via e-mail or telephone at:

shawn.wink@hennepin.us  
348-5475

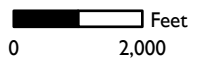
CC: David Hough, County Administrator  
Dan Rogan, Assistant County Administrator, Resident Services  
Suzanne Copeland, Director, Land Information and Tax Services  
Kevin Dockry, Director, Housing and Economic Development



- 72nd & France 3 TIF District
- Southeast Edina Redevelopment Project Area



June 2024







72ND ST W

FRANCE AVE

3202824230004


GALLAGHER DR



 72nd and France 3 TIF District



June 2024

 Feet  
0 100