



Board Meeting Date: 3/9/2026

Title: Agreement to Construct and Maintain a Stormwater Management Facility

Type: Action

Presenter(s): Mert Woodard - Director, Finance & Operations

Description: The District administration first introduced the idea of constructing a regional stormwater management facility on District property at the October 13, 2025 and December 8, 2025 regular board meetings. The Board is now asked to authorize execution of the Agreement to Construct and Maintain Stormwater Management Facility among the District the City of Edina (City), and the Minnehaha Creek Watershed District (MCWD). Both the City and the MCWD have executed the agreement. The School Board's authorization is the final step required to place the agreement into effect.

As previously presented, the City has identified the field between the South View and Concord campuses (McCarthy Field) as the most viable location to address long-standing flooding concerns affecting Concord Avenue, West 58th Street, and the surrounding neighborhood. The City's investment is estimated at \$11,000,000 and includes full site restoration to a condition **at least** equal to pre-construction conditions, with construction currently planned for 2028–2029.

The agreement formalizes the terms under which the City may occupy District property to construct and maintain a regional underground stormwater storage facility. Key provisions include:

1. The City will contract for a feasibility study by March 31, 2026, with the report to be submitted by December 31, 2026. If the City Council finds the facility feasible, the City will retain a design consultant and advance design through 2027, with construction to commence in 2028 and the facility to be fully constructed and functional by January 1, 2030.
2. The City, at its sole cost, will restore all portions of the District's property disturbed during construction to a condition at least equal to pre-construction conditions, including all grading, turf, landscaping, hardscape, and utilities. Restoration obligations survive completion of the facility and any termination of the agreement.

3. The City will be responsible for all future inspection, operation, and maintenance of the facility in accordance with its NPDES MS4 permit and MCWD maintenance standards, with the District providing necessary access.
4. The agreement satisfies Edina's stormwater management obligations under MCWD Permit No. 25-106, associated with the District's tennis court reconstruction project at 5701 Normandale Road.
5. Any annual total phosphorus reduction in excess of 0.83 pounds per year achieved by the facility may be recognized by MCWD as credit applicable to future District redevelopment projects within the facility's catchment area, which encompasses approximately 100 acres of developed land including the Edina Community Center, South View Middle School, Concord Elementary, McCarthy Field, and Kuhlman Stadium campus.

The administration has confirmed that no roadway closures on Concord Avenue, Southview Lane, or Normandale Road are planned or anticipated. Construction sequencing will be developed jointly during the design phase to minimize disruption to school operations, student access, and campus circulation.

The partnership with the City will likely provide the District with significant current and future development benefits. A regional stormwater structure on the site will likely yield more water retention capacity than currently needed, resulting in “credits” with the watershed district. These credits can then be applied to future District development on the 45 acres of land spread across the Edina Community Center, South View Middle School, Concord Elementary, McCarthy Field, and Kuhlman Stadium, offsetting the need to add other stormwater management systems to accommodate new construction projects.

Recommendation: Authorize the School Board Chair to execute the Agreement to Construct and Maintain Stormwater Management Facility among Edina Public Schools, the City of Edina, and the Minnehaha Creek Watershed District.

Desired Outcomes from the Board: Approve the motion to authorize the School Board Chair to execute the Agreement to Construct and Maintain Stormwater Management Facility.

Attachments:

1. Agreement to Construct and Maintain Stormwater Management Facility
2. Memo – Concord Flood Infrastructure Project
3. ECC-SV-CC Campus Project Map