



CITY COUNCIL MEETING
August 1, 2016
4100 Lakeview Avenue North
Robbinsdale, Minnesota
7:00 p.m.

A G E N D A

CITIZEN PARTICIPATION

The City Council is meeting as a legislative body to conduct the business of the City according to the RULES OF PROCEDURE AND DECORUM OF THE CITY COUNCIL. Unless so ordered by the Mayor, citizen participation is limited to the following times and always within the prescribed rules of conduct for public input at meetings.

- A) **PUBLIC HEARINGS:** Public hearings are conducted so that the public affected by a proposal may have input into the decision. During hearings, all affected residents will be given an opportunity to speak pursuant to the RULES OF PROCEDURE AND DECORUM OF THE CITY COUNCIL.
- B) **OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE CITY COUNCIL ON MATTERS NOT ON THE AGENDA**

Any member of the public may speak at this time on any item NOT on the agenda. In consideration for the public attending the meeting for specific items on the agenda, this portion of the meeting will be limited to fifteen (15) minutes. Individuals are requested to limit their comments to four (4) minutes or less. If the majority of the Council determines that additional time on a specific issue is warranted, then discussion on that issue shall be continued under Other Business at the end of the agenda. Before addressing the City Council, members of the public are asked to step up to the microphone, give their name, address and state the subject to be discussed. All remarks shall be addressed to the Council as a whole and not to any member thereof. No person other than members of the Council and the person having the floor shall be permitted to enter into any discussion without permission of the presiding officer.

Your participation, as prescribed by the Council's RULES, is welcomed and your cooperation is greatly appreciated.

- 1. CITY COUNCIL MEETING CALLED TO ORDER
- 2. ROLL CALL: Blonigan, Rogan, Selman, Backen, Mayor Murphy
- 3. **MICROPHONE CHECK:** Blonigan, Rogan, Selman, Backen, Mayor Murphy
- 4. OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE CITY COUNCIL ON MATTERS NOT ON THE AGENDA
- 5. APPROVAL OF THE August 1, 2016 MEETING AGENDA

CITY COUNCIL MEETING AGENDA

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CONSENT AGENDA: Pursuant to Council rules, one motion, non-debatable, will approve the recommendation noted. Any member of the Council may ask for an item to be taken from the Consent Agenda for discussion and separate action. Such items removed from the Consent Agenda shall be considered immediately following approval of the balance of the Consent Agenda:

- | | |
|---|----------------------|
| A. Motion to approve and order placed on file minutes of the regular City Council meeting of July 19, 2016. | 1-4 |
| B. Motion to approve acknowledge receipt and placing on file minutes of the following Commissions and Boards: | 5 |
| • Human Rights Commission for 03/24/2016. | 5-6 |
| • Planning Commission for 06/16/2016. | 7-10 |
| C. Motion to approve issuance of licenses from list dated August 1, 2016. | 11-12 |
| D. Motion to authorize the Mayor and City Manager to execute the Memorandum of Agreement between the Federal Transit Administration and the Minnesota Historic Preservation Office. | 13 |
| E. Motion to hold the SECOND READING of Ordinance 16-13 "AN ORDINANCE AUTHORIZING SALE OF PROPERTY TO ROBBINSDALE ECONOMIC DEVELOPMENT AUTHORITY Twin Oak Lane as dedicated in the plat of Robbins Beach." | 14-15
(Ord. 15) |
| F. Motion to waive the reading and order the adoption of Resolution No. XXXX "AMENDED AND RESTATED RESOLUTION NO. 7491"; "A RESOLUTION AUTHORIZING APPLICATION FOR A CONTAMINATION CLEAN UP GRANT FROM THE DEPTMENTMENT OF EMPLOYMENT AND ECONOMIC DEVELOPMENT (DEED)" TO ADD ADDITIONAL REQUIRED LANGUAGE. | 16-19
(Red.17-18) |
| G. Motion to approve and acknowledge the Robbinsdale Wine & Spirits' Monthly Financial Statements for the month of June 2016. | 20-23 |
| H. Motion to approve and acknowledge the Deputy Registrars' financial reports for the month of June 2016. | 24-25 |
| I. Motion to approve the May 2016 payment for City credit card charges. | 26-33 |

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- J. Motion to authorize the Mayor and City Manager to execute a lease extension with Robin Center for the municipal liquor store. 34
- K. Motion to authorize the Mayor and the City Manager to enter into a contract for the reconstruction of Stormwater Drainage in Sunset Park – Project 27416 for an estimated cost of \$89,795.00 with Valley-Rich Co. Inc. of Chaska, Minnesota. 35-38
- L. Accept Quote for Replacement of Dump Truck – City Project 8040. 39
- Motion to authorize the City Manager and Finance Director to issue a Purchase Order to Boyer International Trucks of Rogers, Minnesota for the purchase of a new 2017 International 7500 Tandem Dump Truck Chassis with diesel engine for the net amount of \$49,571 + tax and license.
 - Motion to approve the City Manager and Finance Director be authorized to issue a Purchase Order to Crysteel Truck Equipment of Fridley, Minnesota for the fitting of a stainless steel elliptical body, belly plow, front plow, plow controls, GPS tracking, salt-sand unit with pre-wetting, back up alarm and amber LED strobe light for an amount of \$95,845.80.
- M. Motion to table action regarding the rental license for 3333 Halifax Ave. N. to August 16, 2016. 40
- N. Motion to allow Life Wireless to distribute cell phones in accordance with the Lifeline Program on a trial basis not to exceed 30 days unless allowed by the Council subject to: 41-43
- Written permission from the property owner.
 - Site plan and signage approval by staff.
- O. Motion to approve the requested block parties for National Night Out. 44
- P. Motion to ratify the proclamation proclaiming Friday, August 5, 2016 as Benin Baseball Day in the City of Robbinsdale, Minnesota. 45-46 (Proc.46)

PRESENTATION

There are no Presentation items scheduled.

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PUBLIC HEARING A

- A. VAC 16-2 Vacation of right-of-way at 36th Ave. N., and the West Broadway Frontage Road in front of Terrace Mall. 47-50

1. Motion to hold the public hearing.
2. Motion to hold the FIRST READING of Ordinance No. XX (Ord.49)
“AN ORDINANCE VACATING WEST BROADWAY FRONTAGE ROAD RIGHT OF WAY AT THE TERRACE MALL IN ROBBINSDALE, MINNESOTA.”

OLD BUSINESS

There are no Old Business items scheduled.

NEW BUSINESS A

- A. Terrace Mall Redevelopment 51-157
1. Motion to receive written comments received after the Planning Commission public hearing shown in Exhibit 6. 133-140
 2. Motion to waive the reading and concur with the Planning Commission by adopting the resolutions shown in Exhibit 10, 11, and 12: 153-157
 - A. “A RESOLUTION APPROVING VARIANCE REQUEST V16-1 TO DRIVEWAY WIDTH AT 36TH AVENUE NORTH AND COUNTY ROAD 81 FOR THE TERRACE MALL REDEVELOPMENT.” (A.Res.153)
 - B. “A RESOLUTION APPROVING PRELIMINARY PLAT REQUEST SUBD. 16-4 FOR ROBBINSDALE MALL SECOND ADDITION.” (B.Res.154-155)
 - C. “A RESOLUTION APPROVING CONDITIONAL USE PERMIT REQUEST C16-1 FOR FUEL PUMPS, DRIVE-THROUGH LANES, OUTDOOR SERVICE AND DISPLAY, SHARED OFF-SITE PARKING AND COMMERCIAL PLANNED UNIT DEVELOPMENT AT THE TERRACE MALL REDEVELOPMENT AREA.” (C.Res.156-157)
 3. Motion to direct the City Manager to write a letter to Hennepin County Commissioner Opat indicating the need and importance of full access from County Road 81 and right turn lane from County Road 81 with preference for a full semaphore controlled intersection.

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OTHER BUSINESS A

- A. Voucher Request Pending Approval for Disbursement 158
By motion, approve disbursement requests for period ending
August 1, 2016.

ADMINISTRATIVE REPORTS

COUNCIL GENERAL COMMUNICATIONS

ADJOURNMENT

Marcia E. Glick

Marcia Glick, City Manager

ITEMS PENDING OR UNDER STUDY FOR COUNCIL CONSIDERATION

ITEM	DEPARTMENT RESPONSIBILITY	ANTICIPATED AGENDA DATE
1. Add pump discharge ice alley/ sidewalk to nuisance.		08-01-16

City of Robbinsdale
CITY COUNCIL MINUTES
July 19, 2016
Meeting No. 14

CALL TO ORDER

1. Mayor Murphy called the meeting to order at 7:00 p.m.

ROLL CALL

2. Present: Backen, Blonigan, Rogan, Selman, Mayor Murphy
Absent: None
Staff: Tom Marshall, Director of Administrative Services;
Marcia Glick, City Manager

OPPORTUNITY FOR THE PUBLIC

3. Mayor Murphy opened the floor to anyone wishing to speak on any items not on the agenda and hearing none, he closed the floor.

APPROVAL OF AGENDA

4. Glick noted an updated National Night Out event list related to consent Item C.
5. Glick noted an updated ordinance for Content Item H; adding a reference that will put in the zoning code relating to "Opting-Out."
6. New Business A: related to a 5k Run and Picnic, and New Business B: requesting a work session for station area plan review.
7. Member Rogan **MOVED**, seconded by Member Selman to approve the agenda. **The vote was unanimous and the motion carried.**

CONSENT AGENDA

8. Member Selman pulled consent item C.
9. Member Blonigan **MOVED**, seconded by Member Rogan to approve the Consent Agenda, items A through J; with the exception of item C. The vote was unanimous and the motion carried.
10. Items approved are as follows:
 - A. Motion to approve and order placed on file minutes of the regular City Council meeting of July 5, 2016, City Council Work Session of July 5, 2016 and, Special City Council Work Session of July 12, 2016.
 - B. Motion to approve issuance of licenses from list dated July 19, 2016.

- C. *Item pulled from the Consent Agenda by, Member Selman.*
- D. Motion to approve the requested block parties and state aid street closures for National Night Out.
- E. Motion to approve the street closure for West Broadway from 41st to 42nd and 41^{1/2} from West Broadway to Hubbard on September 12th from 5 pm to 9 pm and spanning banner proposed by Robbinsdale Chamber of Commerce for the Main Street Meet & Greet which may be installed from August 30 – September 13.
- F. Motion to approve the Right of Entry Permits granting permission to the Metropolitan Council and its agents and/ or contractors to enter city property at specific locations with each identified by a permit having a specific address.
- G. Motion to hold the SECOND READING of Ordinance 16-09 “AN ORDINANCE AMENDING THE SUBDIVISION ORDINANCE TO ALLOW COMMON BOUNDARY LINE RELOCATIONS AS AN EXCEPTION TO PLATTING REQUIREMENTS.”
- H. Motion to hold the SECOND READING of Ordinance 16-10 “AN ORDINANCE OPTING-OUT OF THE REQUIREMENTS OF MINNESOTA STATUTES, SECTION 462.3593.”
- I. Motion to hold the SECOND READING of Ordinance 16-11 “AN ORDINANCE AMENDING THE SIGN ORDINANCE TO ALLOW TEARDROP BANNERS AS TEMPORARY SIGNS.”
- J. Motion to hold the SECOND READING of Ordinance 16-12 “AMENDING CITY CODE SECTION 535 ADMINISTRATIVE PROCEDURES TO BE CONSISTENT WITH THE CITY CHARTER SECTION 3.04.”

PULLED CONSENT ITEM(S):

- 11. Member Selman removed Consent Item C in order to highlight the National Night Out event and encourage residents to continue to sign up.
- 12. Member Selman **MOVED**, seconded by Member Backen to approve the requested block parties for National Night Out on Tuesday, August 2016 (as listed in the Resolution). **The vote was unanimous and the motion carried.**

PRESENTATION A: Helping Us Grow (HUG) – A Service Collaborative

- 13. Melodie Hanson, Program Director; Sandburg Learning Center - 2400 Sandburg Ln, Golden Valley, MN. Presented information about the Helping Us Grow Program specifically highlighting the Diaper Drive. More information may be found on their website at www.HelpingUsGrow.org

14. Member Rogan, seconded by Selman to approve the request to add Robbinsdale City Hall to the September collection sites. **The vote was unanimous and the motion carried.**
15. Member Selman **MOVED**, seconded by Member Backen to ratify the proclamation proclaiming September 26th through October 2nd, 2016 as Diaper Need Awareness Week in the City of Robbinsdale, Minnesota. **The vote was unanimous and the motion carried.**

PUBLIC HEARING:

16. There are no Public Hearing items scheduled.

OLD BUSINESS:

17. There are no Old Business items scheduled.

NEW BUSINESS A: TCJHOP – 5k Run and Picnic

18. Marshall reviewed the staff report; event planned for Tuesday, September 13th.
19. Jean Mersberger, listed the following website for those interested in participating or donating; www.tcjhopp.org .
20. Member Rogan **MOVED**, seconded by Member Selman to approve the Event Application from the TCJHOP, 3620 43rd Ave N, for use of 1.7 miles of city streets around Crystal Lake for the 5k Run and Picnic the evening of Tuesday, September 13th. **The vote was unanimous and the motion carried.**

NEW BUSINESS B: Set Work Session Date/Time for Station Area Plan Review

21. Glick reviewed the staff report.
22. Member Rogan **MOVED**, seconded by Member Selman to schedule a work session for August 9th at 8:00 p.m. at City Hall in the Rear Council Meeting Room for the purpose of discussing the station area plan review with the Crandall-Arambula consultant team. **The vote was unanimous and the motion carried.**
23. Glick noted a possible need for an alternative meeting date.
24. Council members agree on an alternative meeting date of Monday, August 8th at 8 pm.

OTHER BUSINESS A: Voucher Request Pending Approval for Disbursement

25. Member Selman **MOVED**, seconded by Member Backen to approve disbursement requests for period ending July 19, 2016. **The vote was unanimous and the motion carried.**

OTHER BUSINESS B: Work Session Date to Discuss Proposed 2017 Budget

26. Glick reviewed the staff report regarding date selection for budget work session.
27. Council members agreed to hold a Budget Work Session on Monday, August 22 at 7:00 p.m.

ADMINISTRATIVE REPORTS

28. Glick distributed information regarding the Planning Commission process for public hearings. She noted that information would be distributed to this week's meeting attendants regarding the elements of the public hearing and the process.
29. Glick noted that the next City Council meeting would be on Monday, August 1st with National Night Out being celebrated on August 2nd.
30. Glick reminded everyone that the Pet and Wheel and City Band concert in Sanborn Park would be on Thursday July 28th subject to weather.
31. Glick noted that with excessive heat warnings, recreation evening programs (outside) will be canceled for Wednesday July 20 and Thursday July 21. Morning programs are expected to be held as scheduled; participants may call the program cancellation line.

COUNCIL GENERAL COMMUNICATIONS

32. Member Blonigan welcomed DeMolay group observing the meeting.
33. Member Selman – congratulated Whiz Bang Days' Committee and the citizens of Robbinsdale for the tremendous celebration; lots of great events with everyone having a great time. Whiz Bang Ambassadors have already participated in several parades since being elected.
34. Mayor Murphy commented on WBD tournament/ events located on Robbinsdale park grounds. Requested more portable restroom be made available at Lakeview Terrace Park for next years' Whiz Bang Days' event.
35. Introduction by DeMolay (Robbinsdale Chapter) Al Boulder, Chapter Advisor, Robbinsdale DeMolay, youth fraternity for ages 12-21.

ADJOURNMENT

36. Member Selman seconded by Member Backen to adjourn the meeting at 7:40 p.m.
The vote was unanimous and the motion carried.

Alexandria Olson, Recorder

Regan L. Murphy, Mayor

ROBBINSDALE HUMAN RIGHTS COMMISSION
MEETING MINUTES
March 24, 2016

Chair Falk called the meeting to order at 7:05 p.m.

Members Present: Falk, Lease, Ralston Aoki, Stoneking, Sussman
Members Excused: Fox
Members Absent: Webb
Staff Present: Sherry O'Donnell
Others Present: Claudia Fuglie

APPROVAL OF MINUTES

MOVED by Falk, second by Stoneking, to approve the meeting minutes of August 6, 2015.
MOTION CARRIED.

CHAIR REPORT

- A. Vacancies
Currently there are four (4) vacancies. Discussed ways to recruit – word-of-mouth, SunPost, Facebook, cable TV, city website, utility bill News Notes. Claudia Fuglie, a former commissioner, is considering applying.

Election of Vice Chair for 2016

The current Chair, Tamra Falk is willing to serve again as the Chair.

MOVED by Ralston Aoki, second by Stoneking, to nominate and appoint Commissioner Tamra Falk to serve as Chair of the Robbinsdale Human Rights Commission for 2016. MOTION CARRIED.

MOVED by Falk, second by Lease, to nominate and appoint Commissioner Renae Sussman to serve as Vice Chair of the Robbinsdale Human Rights Commission for 2016. MOTION CARRIED.

OLD BUSINESS

- A. Marketing/Outreach
No report.
- B. Sister City Event
Georgette Gray, a Robbinsdale resident and a former Robbinsdale Human Rights Commissioner, volunteered to take the lead on the project. Commissioner Fox attempted to contact Georgette Gray to get an update, but there has been no response.
- C. Human Rights Award
Changes to the application and guidelines were discussed and reviewed by the HRC last year. Commissioner Webb offered to make the changes, but is not in attendance at this meeting to give an update. Chair Falk will contact Commissioner Webb to find out the status. Commissioner Ralston Aoki will also look for notes that she might have taken about the changes.

NEW BUSINESS

A. Adopt-A-Park Clean-up Day (4-30-16)

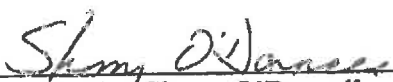
The HRC's adopted park is South Halifax (3101 Halifax Ave N). The clean-up event starts at 10:00 a.m. at Norma Kelly Park (4100 Xenia Ave N). Those able to participate should meet at South Halifax Park at 10:15 a.m. Staff will forward any other details as they become available.

COMMISSIONER REPORTS/UPDATES

Commissioner Ralston Aoki inquired whether or not the New Hope and Crystal group that had organized the genocide event last year is planning another event. Chair Falk had not heard anything further, but will inquire and share any information.

ADJOURNMENT

Chair Falk adjourned the meeting at 7:45 p.m.


Recorded by, Sherry O'Donnell

**Planning Commission
Meeting Minutes
June 16, 2016**

1. **CALL TO ORDER:**

The meeting was called to order by Chair Harper at 7:00 p.m.

2. **ROLL CALL:**

Commissioners Present: Bontrager, Stoneberg, Greenberg, Chair Harper

Commissioners Absent: Ulbrich

Staff Present: Rick Pearson, AICP, Community Development Coordinator

#3A: CONSIDERATION OF MINUTES:

3. **MOTION** by Commissioner Bontrager, seconded by Commissioner Stoneberg to approve the meeting minutes of April 21, 2016. **The vote was 4-0 and the motion carried. (Ulbrich absent)**

#4: PUBLIC INPUT MEETING: Manor Park Angled Parking

4. **MOTION** by Chair Harper, seconded by Commissioner Bontrager to accept the email into the public record from resident Emily Kaess. **The vote was 4-0 and the motion carried. (Ulbrich absent).**
5. Mr. Pearson presented the staff report for 24 angled parking spaces along Abbott Ave. N. The east side of the street has 17 parallel parking spaces in the same distance for comparison.
6. Commissioner Greenberg asked if staff has received any other complaints, concerns other than the one mail received. Mr. Pearson stated that another resident called in support of the angled parking.
7. Commissioner Stoneberg and Commissioner Bontrager supported the angled parking.
8. Chair Harper supports the angled parking because this allows drivers to know "how to use" the parking space now that they are striped.
9. Consensus of the Commissioners supports the angled parking.

#5A: PUBLIC HEARING: Consideration of an ordinance to opt-out of a new state law that would allow temporary housing for mentally or physically impaired family members separate from single family houses in single family residential districts as requested by the City of Robbinsdale:

4. **MOTION** by Commissioner Stoneberg, seconded by Commissioner Bontrager to open the public hearing. **The vote was 4-0 and the motion carried. (Ulbrich absent)**
5. Mr. Pearson presented the staff report. The legislature created a law (Temporary Family Health Care Dwellings) that permits temporary, detached dwelling to be placed

on single family lots to provide housing for relatives needing health care services. The permit is state wide, but cities are given the ability to “opt-out” by adopting an ordinance. Other cities are considering opting out as well. Reviewed the aspects of the temporary dwelling law. Robbinsdale would have few opportunities for temporary family health care dwellings simply because of the small lot sizes.

6. Consensus of the Commissioners was in support of opting out of the state law.
7. **MOTION** by Chair Harper, seconded by Commissioner Bontrager to close the public hearing. **The vote was 4-0 and the motion carried. (Ulbrich absent)**
8. **MOTION** by Commissioner Bontrager, seconded by Commissioner Greenberg to recommend that the City Council adopt an Ordinance to opt-out of the requirements for Temporary Family Health Care Dwellings based upon the following findings of fact:
 - a. That Robbinsdale is a densely developed community with very little open space in residential yards meeting the requirements of the temporary health care dwelling standards;
 - b. That providing services to the temporary structures will be problematic in winter conditions;
 - c. That the temporary dwellings are not consistent with the low density residential policies of the comprehensive plan**The vote was 4-0 and the motion carried. (Ulbrich absent)**

#5B: PUBLIC HEARING: Consideration of an amendment to the Subdivision Ordinance allowing an exception to platting requirements for common boundary line relocations as allowed by State Law as requested by the City of Robbinsdale:

9. **MOTION** by Commissioner Greenberg, seconded by Commissioner Bontrager to open the public hearing. **The vote was 4-0 and the motion carried. (Ulbrich absent)**
10. Mr. Pearson presented the staff report for this amendment to the subdivision ordinance that would waive platting requirements in the event two adjoining property owners desired to shift the boundary line between their properties. A subdivision done for the purpose of adjusting a lot line between two existing lots may be approved by the city manager if conditions are met.
11. **MOTION** by Chair Harper, seconded by Commissioner Stoneberg to close the public hearing. **The vote was 4-0 and the motion carried. (Ulbrich absent)**
12. **MOTION** by Chair Harper, seconded by Commissioner Stoneberg to recommend that the City Council adopt an ordinance amending the subdivision ordinance to allow common boundary line relocations as an exception to platting requirements subject to review by the city attorney. **The vote was 4-0 and the motion carried. (Ulbrich absent)**

#5C: PUBLIC HEARING: Consideration of Zoning Text Amendment Z16-2 to amend Section 535 to be consistent with the City Charter regarding CUPS, variances, etc. as requested by the City of Robbinsdale:

13. **MOTION** by Commissioner Bontrager, seconded by Chair Harper to open the public hearing. **The vote was 4-0 and the motion carried. (Ulbrich absent)**
14. Mr. Pearson stated that this zoning text amendment is a 'housekeeping' action. It will bring consistency between the zoning code Section 535 Administrative procedures and the City Charter regarding the council actions. Applying language from the city charter and applying it to the various processes i.e. variances, cups, etc.
15. Consensus of the Commissioners is in support of the amendment.
16. **MOTION** by Commissioner Greenberg, seconded by Commissioner Bontrager to close the public hearing. **The vote was 4-0 and the motion carried. (Ulbrich absent)**
17. **MOTION** by Commissioner Greenberg seconded by Commissioner Bontrager to recommend that the City Council adopt an ordinance amending Section 535 of the City Code to bring the zoning ordinance administrative section into consistency with the City Charter. **The vote was 4-0 and the motion carried. (Ulbrich absent)**

#5D: PUBLIC HEARING: Consideration of Sign Ordinance Amendment SOA16-1 to allow teardrop banners as requested by the City of Robbinsdale:

18. **MOTION** by Commissioner Stoneberg, seconded by Commissioner Bontrager to open the public hearing. **The vote was 4-0 and the motion carried. (Ulbrich absent)**
19. Mr. Pearson presented the staff report for this amendment to add teardrop banners. The Planning Commission generally supported tear-drop banners. The city council directed staff to include some controls for location and they should not be allowed in the downtown.
20. **MOTION** by Chair Harper, seconded by Commissioner Bontrager to close the public hearing. **The vote was 4-0 and the motion carried. (Ulbrich absent)**
21. **MOTION** by Commissioner Bontrager, seconded by Commissioner Stoneberg to recommend that the City Council adopt the Ordinance amending the sign ordinance to permit teardrop banners with standards. **The vote was 4-0 and the motion carried. (Ulbrich absent)**

#7A: OTHER BUSINESS:

22. Information Only – Project Updates

#8: ADJOURNMENT:

23. **MOTION** by Commissioner Stoneberg, seconded by Chair Harper to adjourn the meeting at 7:40 p.m. **The vote was 4-0 and the motion carried.**



Rick Pearson, AICP, Community Development Coordinator



MEMORANDUM

TO: Mayor and City Council
FROM: Marcia Glick, City Manager
DATE: August 1, 2016
RE: Approval of Licenses

Background:

As required by City Code, contractor and business licenses issued in the City of Robbinsdale must be approved by the City Council. Attached is a list of applicants requesting a license or license renewal to operate within the City. All appropriate fees have been paid and certificates of insurance and bonds, if required, have been filed with the City Clerk.

Recommendation:

By motion approve issuance of licenses dated August 1, 2016.

Marcia E. Glick

Marcia Glick, City Manager

CONCURRENCE:

Tom Marshall

Tom Marshall, City Clerk

CONTRACTORS' LICENSES FOR COUNCIL APPROVAL 08/01/2016

<u>Applicant</u>	<u>Type</u>	<u>License Fee</u>
2 COOL 2 HEAT LLC	Mechanical Contractor	50.00
BP MECHANICAL	Plumbing Contractor	50.00
CMS MECHANICAL SERVICES LLC	Mechanical Contractor	50.00
CUSTOM DESIGN CONCRETE	Concrete Contractor	50.00
FREEDOM HEATING & AIR CONDITIONING	Mechanical Contractor	50.00
GENE'S WATER & SEWER INC	Sewer/Water Contractor	50.00
HUBER PLUMBING CO LLC (PL)	Plumbing Contractor	50.00
McPHILLIPS BROTHERS ROOFING CO	General Contractor	50.00
SCHWANTES HEATING & AIR CONDITIONING INC	Mechanical Contractor	50.00
SIGNATURE MECHANICAL INC	Plumbing Contractor	50.00

Number of Contractor Licenses Requesting Council Approval: 10



City of Robbinsdale

TO: Mayor and City Council
FROM: Marcia Glick, City Manager
DATE: August 1, 2016
RE: Memorandum of Agreement related to Historic Properties
Along the Metro Blue Line Extension Light Rail Transit Project

Background:

As part of the Blue Line LRT Project, a review of historic properties is required and a memorandum of agreement between the Federal Transit Administration and the Minnesota Historic Preservation Office is required. Robbinsdale is invited to be a signatory on the agreement. The 69 page document is available for review upon request.

Analysis/Conclusion:

In the agreement, quiet zones are proposed at 39 1/2/40th (if it were to stay open), 41st, and 42nd to mitigate moderate and severe auditory impacts on Sacred Heart Catholic Church, Hennepin County Library - Robbinsdale Branch, and the West Broadway Avenue Residential Historic District (north of 42nd). While the project can make the necessary provisions for the crossings to be Quiet Zone Ready, it is ultimately the City of Robbinsdale's responsibility to request that status from the Federal Railroad Administration.

The two most northerly homes in the West Broadway Residential Historic District are also scheduled to receive interior sound testing and the process is documented in the agreement. There will also be additional consultation outreach to all of the property owners in this district to get comment on design elements.

The agreement also outlines the process for addressing any other historic properties discovered and resolution of additional adverse effects.

Recommendation:

By motion, authorize the Mayor and City Manager to execute the Memorandum of Agreement between the Federal Transit Administration and the Minnesota Historic Preservation Office.

A handwritten signature in black ink, appearing to read "Marcia Glick", written over a horizontal line.

Marcia Glick, City Manager



MEMORANDUM

To: Mayor and City Council
From: Marcia Glick, City Manager
Date: August 1, 2016
Subject: 2nd reading: Conveyance of Excess Street Right-of-Way to Robbinsdale EDA

Background

In August, 2013, the City Council approved 2nd readings of ordinances clearing old rights of way in preparation of the new Robbins Beach plat to the Robbinsdale Economic Development Authority. On April 15, 2014, the City Council repealed the ordinance on what had been Outlot 1, Menth's Addition after it was noted that there was a deed restriction requiring the property to be used only as right-of-way, snow storage, etc. The Robbins Beach plan was recorded identifying that property as Twin Oak Lane as dedicated in the plat of Robbins Beach.

An Examiner's Directive March 30, 2016 noted that effective January 1, 2015, the use restriction was terminated.

The City Council took action to vacate the excess right of way in Robbins Beach 2nd Addition with the expectation that would bring the property into the Robbins Beach 3rd development lots.

Analysis/Conclusion

It has now been determined that fee title to the property still resides with the City of Robbinsdale despite all efforts to transfer title to REDA. Section 12.05 of the City Charter requires that all real property transfers must be approved by Ordinance.

Recommendation

By motion, hold the 2nd reading of Ordinance 16-13 "AN ORDINANCE AUTHORIZING SALE OF PROPERTY TO ROBBINSDALE ECONOMIC DEVELOPMENT AUTHORITY Twin Oak Lane as dedicated in the plat of Robbins Beach."

Marcia Glick, City Manager

Member _____ moved and Member _____ seconded a motion that the following Ordinance, which was given its first reading on July 5, 2016, be given its second reading this 1st day of August, 2016, and that it be adopted.

ORDINANCE NO. 16-13
AN ORDINANCE AUTHORIZING SALE OF
PROPERTY TO ROBBINSDALE ECONOMIC DEVELOPMENT AUTHORITY
Twin Oak Lane as dedicated in the plat of Robbins Beach

THE CITY OF ROBBINSDALE DOES ORDAIN:

Section 1: That the following described real property owned by the City of Robbinsdale and located in the City of Robbinsdale is hereby authorized to be disposed of by conveyance to the Robbinsdale Economic Development Authority:

Twin Oak Lane as dedicated in the plat of Robbins Beach

Section 2: That the land is being conveyed to the Robbinsdale Economic Development Authority for a fair price determined with the assistance of the City Assessor and furthermore that the Robbinsdale Economic Development Authority will be required to pay all costs for transfer of title to this property.

Section 3: That the ordinance is adopted pursuant to section 12.05 of the Robbinsdale City Charter. It is further noted that the conveyance has no relation to the Comprehensive Plan Minnesota State Statute 462.356, subd. 2.

Section 4: That the following summary clearly informs the public of the intent and effect of the ordinance and is approved for publication: "The purpose of this ordinance is to convey small parcel of land west of the Twin Oak Lane cul-de-sac to the Robbinsdale Economic Development Authority (REDA) for combination with other property owned by the REDA being sold for development of residential property.

First Reading: YEAS: Selman, Backen, Blonigan, Mayor Murphy
 NAYS: None Absent: Rogan

Second Reading: YEAS:
 NAYS:

Passed by the City Council this 1st day of August, 2016.

Regan L. Murphy, Mayor

ATTEST:

Tom Marshall, City Clerk



City of Robbinsdale

Consent F

TO: Mayor and City Council
FROM: Marcia Glick, City Manager
DATE: August 1, 2016
RE: Corrected Resolution Support for Grant Applications – Environmental Assessment and Clean Up - DEED

Background

On April 19, 2016, the City Council adopted Resolution No. 7491 A RESOLUTION AUTHORIZING APPLICATION FOR A CONTAMINATION CLEAN UP GRANT FROM THE DEPARTMENT OF EMPLOYMENT AND ECONOMIC DEVELOPMENT (DEED) - (Terrace Mall Redevelopment Site).

The City was notified that a grant has been approved. However some of the required language in the resolution was inadvertently left out of the original resolution.

Analysis/Conclusion

The required resolution language is included on the DEED website. Apparently the 2nd page of the sample resolution was not copied over into the resolution presented to council.

Recommendation

By motion, waive the reading and order the adoption of Resolution No. XXXX “AMENDED AND RESTATED RESOLUTION NO. 7491 “A RESOLUTION AUTHORIZING APPLICATION FOR A CONTAMINATION CLEAN UP GRANT FROM THE DEPARTMENT OF EMPLOYMENT AND ECONOMIC DEVELOPMENT (DEED)” TO ADD ADDITIONAL REQUIRED LANGUAGE.

Marcia Glick, City Manager

Member _____ moved and Member _____ seconded a motion that the following resolution be read and adopted this 1st day of August, 2016.

RESOLUTION NO. XXXX

AMENDED AND RESTATED RESOLUTION NO. 7491

A RESOLUTION AUTHORIZING APPLICATION FOR
A CONTAMINATION CLEAN UP GRANT FROM
THE DEPARTMENT OF EMPLOYMENT AND ECONOMIC DEVELOPMENT (DEED)
TO ADD ADDITIONAL REQUIRED LANGUAGE

WHEREAS, this resolution was adopted on April 19, 2016 as resolution 7491 and inadvertently omitted required language and therefore is being amended and restated to include the additional required language;

WHEREAS, the City has identified a contamination cleanup project within the City that met the DEED Contamination Clean Up Grant requirements; and

WHEREAS, redevelopment of existing structures in fully developed urban area is more restricted and expensive than in greenfields or less densely developed areas; and

WHEREAS, due to existing conditions and lack of investment by previous ownership, the property has limited occupancy; and

WHEREAS, the properties' condition and value will continue to decline until it is properly repositioned and stabilized;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROBBINSDALE, MINNESOTA: that the City of Robbinsdale has approved the Contamination Cleanup grant application for \$97,500 to be submitted to the Department of Employment and Economic Development (DEED) on May 2, 2016, by the City of Robbinsdale for the Terrace Mall Redevelopment site; and

BE IT FURTHER RESOLVED that the City of Robbinsdale commits to securing or acquiring the local match and authorizes the Mayor and City Manager to execute all required contracts related to this application; and

BE IT FURTHER RESOLVED that the City of Robbinsdale is located within the seven county metropolitan area defined in section 473.121, subdivision 2, and is participating in the local housing incentives program under section 473.254; and

BE IT RESOLVED that the City of Robbinsdale act as the legal sponsor for project contained in the Contamination Cleanup Grant Program submitted on 05/02/2016 and that the City Manager

is hereby authorized to apply to the Department of Employment and Economic Development for funding of this project on behalf of the City of Robbinsdale;

BE IT FURTHER RESOLVED that the City of Robbinsdale has the legal authority to apply for financial assistance, and the institutional, managerial, and financial capability to ensure adequate project administration; and

BE IT FURTHER RESOLVED that the sources and amounts of the local match identified in the application are committed to the project identified; and

BE IT FURTHER RESOLVED that the City of Robbinsdale has not violated any Federal, State or local laws pertaining to fraud, bribery, graft, kickbacks, collusion, conflict of interest or other unlawful or corrupt practice; and

BE IT FURTHER RESOLVED that upon approval of its application by the state, the City of Robbinsdale may enter into an agreement with the State of Minnesota for the above-referenced project(s), and that the City of Robbinsdale certifies that it will comply with all applicable laws and regulation as stated in all contract agreements; and

NOW, THEREFORE BE IT FINALLY RESOLVED that the Mayor and the City Manager are hereby authorized to execute such agreements as are necessary to implement the project on behalf of the applicant.

The question was on the adoption of the resolution and upon a 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 THIS 1ST DAY OF AUGUST, 2016.

Regan L. Murphy, Mayor

ATTEST:

Tom Marshall, City Clerk



City of Robbinsdale

4100 Lakeview Avenue North • Robbinsdale • Minnesota • 55422-2280
Phone (763)531-1258 • Fax (763)531-1291
Website www.robbsindalemn.com

August 2, 2016

Ian Kushner | Brownfields and Redevelopment Unit
Minnesota Department of Employment and Economic Development
1st National Bank Building
332 Minnesota Street, Suite E200
St. Paul, MN 55101

RE: Resolution related to Robbinsdale's Clean Up Grant Application

Dear Mr. Kushner,

Enclosed with this letter is a certified resolution containing all of the required language to complete the DEED application for clean up at the Terrace Mall area.

If you have any questions, please feel free to contact me at mglick@ci.robbsindale.mn.us or 763-531-1258.

Sincerely,

Marcia Glick
City Manager



City of Robbinsdale

Consent G

MEMORANDUM

TO: City Council
FROM: Marcia Glick, City Manager
DATE: August 1, 2016
RE: Robbinsdale Wine & Spirits' Monthly Financial Statements

Attached are the Robbinsdale Wine & Spirits' financial reports for the month of June 2016 prepared by the finance department. The report includes monthly and year to date amounts for 2016 with comparable amounts to 2015.

Year to date sales through June are \$1,593,406 which is up \$26,441 from the prior year. Gross profit on sales is at \$404,680 compared with \$389,101 in 2015. Gross profit is at 25% which is right on target. Net income for the year is \$41,947, compared to income of \$43,199 in 2015.

The main reason for the shift is related to payroll and the fluctuation of staffing. The period of February and March the liquor store had 3 managers on staff for training purposes due to the retirement of liquor manager in March 2016. In addition, the liquor manager was on vacation for a period of time and extra staff hours were scheduled to make up for the absence, resulting in additional hours of personal service compared to the prior year. Personal services costs are expected to fluctuate in 2016 versus 2015 as staffing changes occur at the store. We will continue to monitor and report monthly results

There is a scheduled rent increase of 4.5%, and a catch up adjustment on the common area maintenance fees for 2015 was significantly less than the prior year. There is a timing difference on the July rent payment which was paid 7/1/16, in 2015 the July rent was paid at the end of June.

Recommendation

Approve a motion to acknowledge the Robbinsdale Wine & Spirits for the months of June 2016.

Marcia Glick, City Manager

CONCURRENCE:

Larry Jacobson, Finance Director

City of Robbinsdale
Robbinsdale Wine & Spirits
Profit and Loss Statement From Operations
For Period Ending June 30, 2016

			Year to Date		% Inc (Dec) from Previous Year
	Jun-2016	Jun-2015	2016	2015	
Sales	299,430	286,480	1,611,532	1,583,204	1.8%
Less Customer Discounts	3,698	2,823	18,126	16,239	11.6%
Net Sales	295,732	283,657	1,593,406	1,566,965	1.7%
Cost of Sales	216,662	217,868	1,188,726	1,177,864	0.9%
Gross Profit	79,070	65,789	404,680	389,101	4.0%
Percent to Net Sales	27%	25%	25%	25%	
Operating Expenses:					
Personal Services	30,614	27,758	192,795	162,775	18.4%
Supplies & Repairs	549	998	6,525	12,032	(45.8%)
Other Charges & Services	11,582	15,524	82,291	84,704	(2.8%)
Rent	223	7,941	49,556	54,909	(9.7%)
Depreciation	5,217	5,250	31,302	31,500	(0.6%)
Other (Income) Expense	400	8	264	(18)	(1566.7%)
Total	48,585	57,479	362,733	345,902	4.9%
Operating Income / (Loss)	30,485	8,310	41,947	43,199	(2.9%)
Percent to Net Sales	10%	7%	3%	3%	

	Current Month Analysis				
	Liquor	Wine	Beer	Misc	Totals
Sales	102,306	51,534	126,830	15,062	295,732
Inventory of June 1	228,932	102,046	76,865	8,102	415,945
Purchases	58,356	43,613	100,600	11,376	213,946
Less Inventory of June 30	211,671	112,057	80,857	8,643	413,229
Cost of Sales	75,617	33,602	96,608	10,835	216,662
Gross Profit	26,689	17,932	30,222	4,227	79,070
Percent to Net Sales	26%	35%	24%	28%	27%

City of Robbinsdale
Robbinsdale Wine & Spirits
Profit and Loss Statement From Operations
For Period Ending June 30, 2016

Sales / Cost of Sales Analysis

			Year to Date		% Inc (Dec) from Previous Year
	Jun-2016	Jun-2015	2016	2015	
Liquor Sales	102,306	97,779	577,291	570,049	1.3%
Liquor Cost of Sales	<u>75,617</u>	<u>75,060</u>	<u>429,668</u>	<u>409,136</u>	<u>5.0%</u>
Gross Profit	<u>26,689</u>	<u>22,719</u>	<u>147,623</u>	<u>160,913</u>	<u>(8.3%)</u>
Percent to Net Sales	26%	23%	26%	28%	
 Wine Sales	 51,534	 46,075	 295,610	 278,472	 6.2%
Wine Cost of Sales	<u>33,602</u>	<u>30,610</u>	<u>196,496</u>	<u>179,357</u>	<u>9.6%</u>
Gross Profit	<u>17,932</u>	<u>15,465</u>	<u>99,114</u>	<u>99,115</u>	<u>(0.0%)</u>
Percent to Net Sales	35%	34%	34%	36%	
 Beer Sales	 126,830	 126,183	 646,300	 650,937	 (0.7%)
Beer Cost of Sales	<u>96,608</u>	<u>102,097</u>	<u>506,701</u>	<u>536,396</u>	<u>(5.5%)</u>
Gross Profit	<u>30,222</u>	<u>24,086</u>	<u>139,599</u>	<u>114,541</u>	<u>21.9%</u>
Percent to Net Sales	24%	19%	22%	18%	
 Misc Sales	 15,062	 13,620	 74,205	 67,507	 9.9%
Misc Cost of Sales	<u>10,835</u>	<u>10,101</u>	<u>55,861</u>	<u>52,976</u>	<u>5.4%</u>
Gross Profit	<u>4,227</u>	<u>3,519</u>	<u>18,344</u>	<u>14,531</u>	<u>26.2%</u>
Percent to Net Sales	28%	26%	25%	22%	
 Total Sales	 295,732	 283,657	 1,593,406	 1,566,965	 1.7%
Total Cost of Sales	<u>216,662</u>	<u>217,868</u>	<u>1,188,726</u>	<u>1,177,865</u>	<u>0.9%</u>
Gross Profit	<u>79,070</u>	<u>65,789</u>	<u>404,680</u>	<u>389,100</u>	<u>4.0%</u>
Percent to Net Sales	27%	23%	25%	25%	

Liquor Store Sales - 2015 and 2016

	<u>Jan 15</u>	<u>Jan 16</u>	<u>Feb 15</u>	<u>Feb 16</u>	<u>Mar 15</u>	<u>Mar 16</u>
Liquor	94,193.00	88,286.00	86,935.00	87,439.00	95,980.00	96,960.00
Wine	45,648.00	45,054.00	44,779.00	47,034.00	46,604.00	51,808.00
Beer	95,166.00	87,526.00	85,462.00	91,512.00	104,522.00	102,156.00
Misc	9,089.00	10,317.00	8,711.00	10,369.00	10,190.00	10,961.00
	<u>244,096.00</u>	<u>231,183.00</u>	<u>225,887.00</u>	<u>236,354.00</u>	<u>257,296.00</u>	<u>261,885.00</u>

	<u>Apr 15</u>	<u>Apr 16</u>	<u>May 15</u>	<u>May 16</u>	<u>Jun 15</u>	<u>Jun 16</u>
Liquor	90,629.00	99,624.00	104,381.00	102,676.00	97,779.00	102,306.00
Wine	46,126.00	50,031.00	49,174.00	50,149.00	46,075.00	51,534.00
Beer	109,442.00	116,144.00	130,523.00	122,132.00	126,183.00	126,830.00
Misc	11,283.00	13,034.00	14,471.00	14,462.00	13,620.00	15,062.00
	<u>257,480.00</u>	<u>278,833.00</u>	<u>298,549.00</u>	<u>289,419.00</u>	<u>283,657.00</u>	<u>295,732.00</u>

	<u>Jul 15</u>	<u>Jul 16</u>	<u>Aug 15</u>	<u>Aug 16</u>	<u>Sept 15</u>	<u>Sept 16</u>
Liquor						
Wine						
Beer						
Misc						
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

	<u>Oct 15</u>	<u>Oct 16</u>	<u>Nov 15</u>	<u>Nov 16</u>	<u>Dec 15</u>	<u>Dec 16</u>
Liquor						
Wine						
Beer						
Misc						
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>



City of Robbinsdale

Consent H

MEMORANDUM

TO: City Council
FROM: Marcia Glick, City Manager
DATE: August 1, 2016
RE: Deputy Registrar's Monthly Financial Statements

Attached are the Deputy Registrar's financial reports for the month of June 2016 prepared by the finance department. The reports include monthly and year to date amounts for 2016 with comparable amounts to 2015.

Year to date revenues through May are \$268,444 which is \$16,713 higher than the prior year. Expenditures were lower by \$3,636. There is a net income of \$101,335 year to date, which is \$20,349 higher than last year.

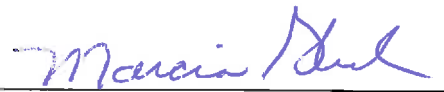
Passport service has continued to increase in 2016. Passport revenue year to date increased \$24,143, (+35%) and motor vehicle fees saw a decrease of \$13,367, (-7.8%). Hennepin County service centers discontinued the passport service in November 2013.

The express lane for the simple vehicle tab renewals continues to be opened when lines get long.

Staffing levels continue to be reviewed. We will continue to monitor and report monthly results.

Recommendation

Approve a motion to acknowledge the Deputy Registrar's financial reports for the month of June 2016.



Marcia Glick, City Manager

CONCURRENCE:



Larry Jacobson, Finance Director

City of Robbinsdale
Deputy Registrar
Profit and Loss Statement From Operations
For Period Ending June 30, 2016

	Jun-2016	Jun-2015	Year to Date		% Inc (Dec) from Previous Year
			2016	2015	
Notary Fees	-	15	5	80	(93.8%)
Motor Vehicle Fees	28,481	29,746	157,629	170,996	(7.8%)
Boat/Snow/ATV/ORV Fees	1,020	882	4,541	4,662	(2.6%)
Fast Track Fees	1,180	910	6,371	5,583	14.1%
Fish & Game Fees	80	28	178	133	33.8%
Passport Fees	12,933	9,645	93,731	69,588	34.7%
Cash Over & Short	33	65	16	(64)	(125.0%)
Other Revenue	-	176	5,973	753	693.2%
Revenues	<u>43,727</u>	<u>41,467</u>	<u>268,444</u>	<u>251,731</u>	6.6%
Operating Expenses:					
Personal Services	25,354	22,375	133,210	132,583	0.5%
Supplies & Repairs	73	314	2,086	2,711	(23.0%)
Internal Serv Charges	4,879	5,513	29,274	33,078	(11.5%)
Other Charges & Services	477	468	2,539	2,373	7.0%
Depreciation	-	-	-	-	0.0%
Other (Income) Expense	-	-	-	-	0.0%
Total	<u>30,783</u>	<u>28,670</u>	<u>167,109</u>	<u>170,745</u>	(2.1%)
Operating Income / (Loss)	<u>12,944</u>	<u>12,797</u>	<u>101,335</u>	<u>80,986</u>	
Percent to Revenues	30%	38%	38%	32%	



City of Robbinsdale

MEMORANDUM

TO: City Council
FROM: Marcia Glick, City Manager
DATE: August 1, 2016
RE: Approval of Credit Card Charges and Payment

The City has issued credit cards to certain employees as designated by the City Manager. Credit card payments are made using the ACH payment method directly to the bank, no check is issued, and payment is required by a certain date to avoid finance charges.

The attached listings are the credit card payments made in the month of May 2016 representing charges for the period April 10, 2016 through May 9, 2016, for expenses for City operations.

Recommendation

By motion approve the May 2016 payment for City credit card charges.

Marcia Glick, City Manager

CONCURRENCE:

Larry Jacobson, Finance Director

Note: Payment amount may not reflect the actual amount due to data sequencing and/or data selection.

Council Check Summary

5/25/2016 - 5/25/2016

Company	Amount
01000 General Fund	7,479.94
06000 Water	375.49
06100 Sanitary Sewer	110.49
06200 Storm Sewer	5.90
06300 Solid Waste	18.00
06400 Liquor Operations	181.55
06700 License Center	70.93
07000 Central Garage	1,250.05
07100 Central Services	1,340.54
Report Totals	10,832.89

Council Check Register by GL
Council Check Register and Summary

5/25/2016 -- 5/25/2016

Check #	Date	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
2016170	5/25/2016	100292 U. S. BANCORP							
		50.00 GIFT CERTIFICATE		113129		1318.6214		Operating Supplies	Adult Taxable
		Supplier 114449 BROADWAY PIZZA							
		10.68 FRIENDLY ROBINS		113130		1335.6214		Operating Supplies	Senior Programs
		Supplier 114248 CUB FOODS							
		15.22 COMMUNITY GYMS		113131		1305.6214		Operating Supplies	Community Center Operations
		Supplier 114310 TARGET							
		45.00 OUT&ABOUT TRIP		113132		1335.6710		Recreation Services	Senior Programs
		Supplier 114764 PADEL FORD PACKET BOAT COMPANY							
		29.04 FRIENDLY ROBINS		113133		1335.6214		Operating Supplies	Senior Programs
		7.98 ROVING MINDS		113134		1335.6214		Operating Supplies	Senior Programs
		16.48 MOVIE DISSUSSION GROUP		113135		1335.6214		Operating Supplies	Senior Programs
		Supplier 114248 CUB FOODS							
		110.64 COMMUNITY GYMS		113136		1305.6214		Operating Supplies	Community Center Operations
		Supplier 114441 2XL CORP							
		36.02 COMMUNITY GYMS		113137		1305.6214		Operating Supplies	Community Center Operations
		Supplier 114314 CVS							
		18.73 FRIENDLY ROBINS		113138		1335.6214		Operating Supplies	Senior Programs
		Supplier 114248 CUB FOODS							
		9.13 COMMUNITY GYMS		113139		1305.6214		Operating Supplies	Community Center Operations
		Supplier 114310 TARGET							
		13.98 MOVIE DISSUSSION GROUP		113140		1335.6214		Operating Supplies	Senior Programs
		.51- OVERCHARGE TAX		113141		1335.6214		Operating Supplies	Senior Programs
		.51 OVERCHARGE TAX		113142		1000.2405		Due to State - Sales Tax	General Fund
		17.25 PLATES/NAPKINS		113143		1200.6214		Operating Supplies	Police Support Services
		Supplier 114248 CUB FOODS							
		29.99 CELL PHONE BATTERY'S		113144		1200.6214		Operating Supplies	Police Support Services
		Supplier 114438 BATTERIES PLUS							
		435.00 3 TACTICAL LED LIGHTS		113145		1200.6214		Operating Supplies	Police Support Services
		Supplier 116687 BOTACH TACTICAL							
		36.30 BATTERIES FOR RIFFLE		113146		1200.6214		Operating Supplies	Police Support Services
		25.73 TL2 FLASHLIGHT BATTERIES		113147		1200.6214		Operating Supplies	Police Support Services
		Supplier 114295 AMAZON							
		65.15 CARDBOARD TARGET BACKER		113148		1200.6214		Operating Supplies	Police Support Services
		348.59 LESS LETHAL TARGET		113149		1200.6214		Operating Supplies	Police Support Services
		Supplier 116688 LAW ENFORCEMENT TARGETS (ACTION TARGET)							
		1.17- OVERCHARGE TAX		113150		1200.6214		Operating Supplies	Police Support Services
		1.17 OVERCHARGE TAX		113151		1000.2405		Due to State - Sales Tax	General Fund
		Supplier 114248 CUB FOODS							
		1.75- OVERCHARGE TAX		113152		1200.6214		Operating Supplies	Police Support Services

Council Check Register by GL
Council Check Register and Summary

5/25/2016 -- 5/25/2016

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
2016170	5/25/2016		100292 U. S. BANCORP						Continued...	
		1.75	OVERCHARGE TAX		113153		1000.2405		Due to State - Sales Tax	General Fund
			Supplier 114295 AMAZON							
		26.15-	OVERCHARGE TAX		113154		1200.6214		Operating Supplies	Police Support Services
		26.15	OVERCHARGE TAX		113155		1000.2405		Due to State - Sales Tax	General Fund
			Supplier 116688 LAW ENFORCEMENT TARGETS (ACTION TARGET)							
		219.82	2 DIGITAL CAMERA		113156		1200.6234		Equipment Parts & Supplies	Police Support Services
		1.02-	OVERCHARGE TAX		113157		1200.6234		Equipment Parts & Supplies	Police Support Services
		1.02	OVERCHARGE TAX		113158		1000.2405		Due to State - Sales Tax	General Fund
		92.23	CRIME ANALYST TRN BOOK		113159		1220.6512		Conference & Schools	Investigations / Special Svcs
		6.25-	OVERCHARGE TAX		113160		1220.6512		Conference & Schools	Investigations / Special Svcs
		6.25	OVERCHARGE TAX		113161		1000.2405		Due to State - Sales Tax	General Fund
			Supplier 114295 AMAZON							
		36.32	MISC NON SALE		113162		6405.6214		Operating Supplies	Liquor Operations
			Supplier 114310 TARGET							
		8.99	REVERSED CREDIT CHARGE		113163		1260.6510		Meeting / Travel Expense	Fire Prevention / Suppression
		.99-	OVERCHARGE TAX		113164		1260.6510		Meeting / Travel Expense	Fire Prevention / Suppression
		.99	OVERCHARGE TAX		113165		1000.2405		Due to State - Sales Tax	General Fund
			Supplier 114658 HOLIDAY INN							
		15.63	DINNER		113166		1260.6510		Meeting / Travel Expense	Fire Prevention / Suppression
		24.65	LUNCH		113167		1260.6510		Meeting / Travel Expense	Fire Prevention / Suppression
		15.26	DINNER		113168		1260.6510		Meeting / Travel Expense	Fire Prevention / Suppression
		14.70	LUNCH		113169		1260.6510		Meeting / Travel Expense	Fire Prevention / Suppression
		15.69	DINNER		113170		1260.6510		Meeting / Travel Expense	Fire Prevention / Suppression
		12.54	LUNCH		113171		1260.6510		Meeting / Travel Expense	Fire Prevention / Suppression
		4.02	BREAKFAST		113172		1260.6510		Meeting / Travel Expense	Fire Prevention / Suppression
		5.01	BREAKFAST		113173		1260.6510		Meeting / Travel Expense	Fire Prevention / Suppression
		6.40	BREAKFAST		113174		1260.6510		Meeting / Travel Expense	Fire Prevention / Suppression
			Supplier 116568 FDIC INTERNATIONAL							
		225.41	SOCKET/DRIVE SET		113175		1260.6234		Equipment Parts & Supplies	Fire Prevention / Suppression
			Supplier 114262 THE HOME DEPOT							
		8.07	ICE CUBES		113176		1260.6512		Conference & Schools	Fire Prevention / Suppression
		137.67	WATER/CHIPS/BARS		113177		1260.6512		Conference & Schools	Fire Prevention / Suppression
			Supplier 114248 CUB FOODS							
		88.42	PAINT BARRICADES/WOOD		113178		7005.6234		Equipment Parts & Supplies	CG Building Operations
			Supplier 114262 THE HOME DEPOT							
		18.00	UTILITY CREDIT CARD		113179		6005.6720		Service Charges	Water Utility Administration
		18.00	UTILITY CREDIT CARD		113180		6105.6720		Service Charges	Sanitary Sewer Administration
		5.90	UTILITY CREDIT CARD		113181		6205.6720		Service Charges	Storm Sewer Administration
		18.00	UTILITY CREDIT CARD		113182		6305.6720		Service Charges	Solid Waste Operations
			Supplier							

Council Check Register by GL
Council Check Register and Summary

5/25/2016 -- 5/25/2016

Check # 2016170	Date 5/25/2016	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
			100292 U. S. BANCORP						Continued...	
			114253 PAYPAL INC							
		15.00	REC WEB CREDIT CARD		113183		1300.6720		Service Charges	Recreation Administration
		15.00	REC REG CREDIT CARD		113184		1300.6720		Service Charges	Recreation Administration
			Supplier 115203 PLUG N PLAY							
		327.00	HOTEL FOR CHIEFS CONF		113185		1200.6512		Conference & Schools	Police Support Services
			Supplier 114482 BEST WESTERN							
		103.69	FOOD FOR TRAINING		113186		1205.6512		Conference & Schools	Patrol Services
		40.44	FOOD FOR TRAINING		113187		1205.6512		Conference & Schools	Patrol Services
		48.26	FOOD FOR TRAINING		113188		1205.6512		Conference & Schools	Patrol Services
		25.98	FOOD FOR TRAINING		113189		1205.6512		Conference & Schools	Patrol Services
		13.31	FOOD FOR TRAINING		113190		1205.6512		Conference & Schools	Patrol Services
		2.48-	OVERCHARGE TAX		113191		1205.6512		Conference & Schools	Patrol Services
		2.48	OVERCHARGE TAX		113192		1000.2405		Due to State - Sales Tax	General Fund
		.53-	OVERCHARGE TAX		113193		1205.6512		Conference & Schools	Patrol Services
		.53	OVERCHARGE TAX		113194		1000.2405		Due to State - Sales Tax	General Fund
			Supplier 114248 CUB FOODS							
		70.69	BREAKFAST		113195		1260.6214		Operating Supplies	Fire Prevention / Suppression
		12.22	BREAKFAST		113196		1260.6214		Operating Supplies	Fire Prevention / Suppression
			Supplier 114307 MCDONALDS							
		75.00	GUSTAFSON FF LISC RENEWAL		113197		1260.6514		Dues & Memberships	Fire Prevention / Suppression
			Supplier 115224 MINNESOTA'S BOOKSTORE							
		10.66	CAB FARE		113198		1260.6510		Meeting / Travel Expense	Fire Prevention / Suppression
		11.19	CAB FARE		113199		1260.6510		Meeting / Travel Expense	Fire Prevention / Suppression
			Supplier 116689 UBER							
		24.48	DINNER		113200		1260.6510		Meeting / Travel Expense	Fire Prevention / Suppression
		22.88	LUNCH		113201		1260.6510		Meeting / Travel Expense	Fire Prevention / Suppression
		3.25	BOTTLED WATER		113202		1260.6510		Meeting / Travel Expense	Fire Prevention / Suppression
		17.16	DINNER		113203		1260.6510		Meeting / Travel Expense	Fire Prevention / Suppression
			Supplier 116690 TRAVEL EXPENSE - FOOD							
		13.29	CAB FARE		113204		1260.6510		Meeting / Travel Expense	Fire Prevention / Suppression
			Supplier 116689 UBER							
		13.66	LUNCH		113205		1260.6510		Meeting / Travel Expense	Fire Prevention / Suppression
		18.69	DINNER		113206		1260.6510		Meeting / Travel Expense	Fire Prevention / Suppression
		9.27	LUNCH		113207		1260.6510		Meeting / Travel Expense	Fire Prevention / Suppression
			Supplier 116690 TRAVEL EXPENSE - FOOD							
		68.06	AIRPORT PARKING		113208		1260.6510		Meeting / Travel Expense	Fire Prevention / Suppression
			Supplier 116691 PARK N FLY							
		5.21	BREAKFAST		113209		1260.6510		Meeting / Travel Expense	Fire Prevention / Suppression
			Supplier 114307 MCDONALDS							

Council Check Register by GL
Council Check Register and Summary

5/25/2016 -- 5/25/2016

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
2016170	5/25/2016		100292 U. S. BANCORP						Continued...	
		24.37	CAB FARE		113210		1260.6510		Meeting / Travel Expense	Fire Prevention / Suppression
			Supplier 116689 UBER							
		9.56	BREAKFAST		113211		1260.6510		Meeting / Travel Expense	Fire Prevention / Suppression
		11.59	BREAKFAST		113212		1260.6510		Meeting / Travel Expense	Fire Prevention / Suppression
			Supplier 116690 TRAVEL EXPENSE - FOOD							
		7.06-	OVERCHARGE TAX		113213		1260.6510		Meeting / Travel Expense	Fire Prevention / Suppression
		7.06	OVERCHARGE TAX		113214		1000.2405		Due to State - Sales Tax	General Fund
			Supplier 116691 PARK N FLY							
		14.99	FLASH DRIVE		113215		6020.6214		Operating Supplies	Water Utility Well & Plant Mai
		15.01	FLASH DRIVE		113216		6020.6214		Operating Supplies	Water Utility Well & Plant Mai
		15.01-	CREDIT FLASH DRIVE		113217		6020.6214		Operating Supplies	Water Utility Well & Plant Mai
			Supplier 115005 MICRO CENTER							
		92.50	WORK BOOTS-UNIFORMS		113218		6005.6216		Clothing & Personal Equipment	Water Utility Administration
		92.49	WORK BOOTS-UNIFORMS		113219		6105.6216		Clothing & Personal Equipment	Sanitary Sewer Administration
			Supplier 114308 CABELAS							
		41.08	PAINT/PRIMER/SCREW		113220		7005.6234		Equipment Parts & Supplies	CG Building Operations
			Supplier 114262 THE HOME DEPOT							
		950.00	FHETS CONFERENCE		113221		1260.6512		Conference & Schools	Fire Prevention / Suppression
			Supplier 116692 FIREHOUSE SOFTWARE							
		565.11	ROOM		113222		1260.6510		Meeting / Travel Expense	Fire Prevention / Suppression
			Supplier 116693 LEXINGTON HOTEL							
		950.00	FHETS CONFERENCE		113223		1260.6512		Conference & Schools	Fire Prevention / Suppression
			Supplier 116692 FIREHOUSE SOFTWARE							
		565.11	ROOM		113224		1260.6510		Meeting / Travel Expense	Fire Prevention / Suppression
			Supplier 116693 LEXINGTON HOTEL							
		23.50	SUB FLOOR		113225		7115.6214		Operating Supplies	CS Government Buildings
			Supplier 114262 THE HOME DEPOT							
		82.79	STAIN/BOARD		113226		1390.6214		Operating Supplies	Library Building Operations
			Supplier 114258 MENARDS							
		17.56	BLEACH		113227		1260.6214		Operating Supplies	Fire Prevention / Suppression
			Supplier 114262 THE HOME DEPOT							
		109.12	LICKNUTS/BATTERIES		113228		1569.8214		Operating Supplies	Parks Turf Maintenance
			Supplier 114258 MENARDS							
		39.90	KEYS		113229		1565.6214		Operating Supplies	Parks Facility Maintenance
		6.00-	OVERCHARGE CREDIT		113230		1565.6214		Operating Supplies	Parks Facility Maintenance
			Supplier 116244 TWIN CITY HARDWARE							
		92.25	WEED KILLER		113231		7115.6214		Operating Supplies	CS Government Buildings
			Supplier 114262 THE HOME DEPOT							
		149.94	COMMERCIAL TABLE GRADE		113232		7115.6234		Equipment Parts & Supplies	CS Government Buildings

Council Check Register by GL
Council Check Register and Summary

5/25/2016 -- 5/25/2016

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
2016170	5/25/2016		100292 U. S. BANCORP						Continued...	
		349.86	TABLES COMMERCIAL GRADE Supplier 114512 LOWE'S		113233		7115.6234		Equipment Parts & Supplies	CS Government Buildings
		9.38	SENIOR TREATS Supplier 114267 ALMSTEDS		113234		1335.6214		Operating Supplies	Senior Programs
		78.90	FORESTRY SUPPLIES Supplier 116269 ARBOR DAY FOUNDATION		113235		1370.6214		Operating Supplies	Forestry
		277.72	FORESTRY SUPPLIES Supplier 115518 FORESTRY SUPPLIERS		113236		1370.6214		Operating Supplies	Forestry
		238.81	GIVEWAY SEEDINGS Supplier 116269 ARBOR DAY FOUNDATION		113237		1370.6214		Operating Supplies	Forestry
		147.07	ASPHALT LUTE Supplier 116694 KRAFT TOOL COMPANY		113238		1610.6340		Repair & Maintenance	Street & Boulevard Maintenance
		250.00	MEMBERSHIP FEE Supplier 114942 MINNESOTA RURAL WATER ASSOCIATION		113239		6005.6514		Dues & Memberships	Water Utility Administration
		145.23	UNIFORMS Supplier 114771 ARAMARK		113240		6405.6216		Clothing & Personal Equipment	Liquor Operations
		15.20	TORX/HEX BITS Supplier 113241		113241		7010.6234		Equipment Parts & Supplies	CG Vehicle Maintenance
		67.35	HX SKT DR TOOL Supplier 114515 SNAP-ON		113242		7010.6234		Equipment Parts & Supplies	CG Vehicle Maintenance
		1,038.00	BAGGER Supplier 116695 DOUGS POWER EQUIPMENT		113243		7010.6235		Small Equip Exp <\$2,500	CG Vehicle Maintenance
		152.10	AED BATTERY Supplier 116696 HEARTSMART.COM		113244		7115.6214		Operating Supplies	CS Government Buildings
		50.00	VACTOR/SWEEPER SCHOOL Supplier 113245		113245		1800.6512		Conference & Schools	Streets Administration
		50.00	VACTOR/SWEEPER SCHOOL Supplier 114719 MACQUEEN EQUIPMENT GROUP		113246		1800.6512		Conference & Schools	Streets Administration
		187.98	EIKON FINGERPRINT READER Supplier 114295 AMAZON		113247		7110.6234		Equipment Parts & Supplies	CS Information Technology
		70.93	RECEIPT TAKE-MV Supplier 114278 GORILLA PAPER		113248		6705.6214		Operating Supplies	License Center Operations
		24.99	LCD MONITOR Supplier 113249		113249		7110.6234		Equipment Parts & Supplies	CS Information Technology
		23.98	WALL MOUNT FOR FLAT SCREEN Supplier 113250		113250		7110.6234		Equipment Parts & Supplies	CS Information Technology
		18.99	LCD MONITOR MOUNT Supplier 113251		113251		7110.6234		Equipment Parts & Supplies	CS Information Technology
		29.58	USB CARD READERS Supplier 114280 NEWEGG		113252		7110.6214		Operating Supplies	CS Information Technology
		99.99	REPORT FOR LIQ POS Supplier 114339 ECR SOFTWARE		113253		7110.6234		Equipment Parts & Supplies	CS Information Technology
		88.50	NOTEBOOK BATTERY Supplier 114280 NEWEGG		113254		7110.6234		Equipment Parts & Supplies	CS Information Technology

Council Check Register by GL
Council Check Register and Summary

5/25/2016 -- 5/25/2016

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
2016170	5/25/2016		100292 U. S. BANCORP						Continued...	
		47.69	CAMERA/SUPPLIES ENG		113255		1400.6214		Operating Supplies	Engineering Services
		98.88	Supplier 114295 AMAZON							
			WIRELESS PHONE HEADSET		113256		7110.6234		Equipment Parts & Supplies	CS Information Technology
		169.87	Supplier 114280 NEWEGG							
			CAMERA/SUPPLIES ENG		113257		1450.6214		Operating Supplies	Rental Licensing
		11.52	OVERCHARGED TAX		113258		1450.6214		Operating Supplies	Rental Licensing
		11.52	OVERCHARGED TAX		113259		1000.2405		Due to State - Sales Tax	General Fund
		3.24	OVERCHARGED TAX		113260		1400.6214		Operating Supplies	Engineering Services
		3.24	OVERCHARGED TAX		113261		1000.2405		Due to State - Sales Tax	General Fund
		10,832.89	Supplier 114295 AMAZON							

Grand Total

Payment Instrument Totals

Checks	
EFT Payments	10,832.89
Total Payments	10,832.89



City of Robbinsdale

TO: Mayor and City Council
FROM: Marcia Glick, City Manager
DATE: August 1, 2016
RE: Liquor License Lease Extension – Robin Center

Background:

The five year lease at Robin Center expires on January 31, 2017. The City has an option to extend the lease provided that this is done 180 days prior to term end – July 31, 2016.

Analysis/Conclusion:

Ralph Atlas, Managing Partner of Robin Center has provided a one page lease extension for the period from February 1, 2017 through December 31, 2017 with a base rate adjustment of 4.3%. His initial suggestion was for this to be followed by 2% annual inflators for the 4 additional years.

Mr. Atlas is aware that the City Council needs to authorize the execution of this contract and that the action is scheduled for August 1, 2016.

Recommendation:

By motion, authorize the Mayor and City Manager to execute the lease extension.

A handwritten signature in blue ink, appearing to read "Marcia Glick", written over a horizontal line.

Marcia Glick, City Manager

MEMORANDUM

TO: Mayor and City Council

FROM: Marcia Glick, City Manager

DATE: August 1, 2016

SUBJECT: Accept Quote – Sunset Park Drainage – City Project 27416

Background:

Included in the 2016 Capital Works Budget is a project to replace the stormsewer system along the southern edge of Sunset Park between Crystal Lake Boulevard and Crystal Lake.

The project includes the removal of the existing 12” diameter corrugated metal pipe (CMP) and replacement with a 21” HDPE pipe, adjustments to catch basins in the immediate vicinity, installation of a new pollution control device (CDS unit), provision of a new flared end, rip rap at the outlet, some minor regrading and seeding of the restored area.

Plans and specifications sheets for the proposed work were prepared by staff and quotes were sought based on these documents. Given that the anticipated price of the work is under \$100,000, formal bids were not necessary. At the closing time for quotes, staff had received prices from three Contractors who regularly perform work for the City –

Geislinger and Sons Inc.	\$ 107,370.50
Northdale Construction Co. Inc.	\$ 113,533.00
Valley-Rich Co. Inc.	\$ 89,795.00

The Engineer’s Estimate for the work is \$ 67,470.00. A copy of the bid tabulation has been included for Council Members reference as ***Attachment 1***.

The 2016 Capital Works budget includes \$ 10,000.00 for pipework for this project. In addition, there is a budgeted item of \$ 18,000.00 for the installation of grit chambers / gross pollutant traps that can be utilized toward the provision of the CDS unit. This leaves a funding shortfall of approximately \$ 62,000.00 relative to the low bid price.

At the time the original budget estimate was prepared, the size of the upstream catchment was not fully understood. After detailed evaluation and analysis, it was found that over 8.7 acres drain through this pipe. The originally anticipated and estimated pipe size of 15” would be completely insufficient to convey the flow developed by this area. The construction cost was therefore substantially underestimated, producing the disparity between estimate and quoted costs.

The condition of the pipe and associated outfall has been deteriorating very quickly following the recent heavy rainfall events, with substantial areas of the park being eroded. Photos of the damage are included as ***Attachment 2*** and will be available at the meeting for Council Members

information. The extent of actual and potential damage is to the point where this project is on the verge of becoming emergency work.

It is recommended that the budget shortfall for this project be addressed by deferral of other stormwater projects in the 2016 budget that do not have the priority of this work. It is recommended that this work proceed and that the project be awarded to Valley-Rich Co. Inc. of Chaska, Minnesota.

Recommendation:

By motion, authorize the Mayor and City Manager to enter into a contract for the reconstruction of Stormwater Drainage in Sunset Park – Project 27416 for an estimated cost of \$89,795.00 with Valley-Rich Co. Inc. of Chaska Minnesota.



Marcia Glick, City Manager

CONCURRENCE:



Richard McCoy, P.E.
Public Works Director / City Engineer

7/29/2016



**City of Robbinsdale
Project Bid Abstract**

Project Name: **Sunset Park Storm Sewer**
Client: **City of Robbinsdale**
Bid Opening:

Contract No.:
Project No.: **27416**
Owner: **City of Robbinsdale Public Works**

Project: 27416 - Sunset Park Storm Sewer				Engineers Estimate		Vallay-Rich Co., Inc.		Gelsinger & Sons, Inc		Northdale Construction Co., Inc.	
Line No.	Item	Units	Quantity	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	1000 Mobilization	Lump Sum	1	\$3,000.00	\$3,000.00	\$2,500.00	\$2,500.00	\$5,000.00	\$5,000.00	\$17,500.05	\$17,500.05
2	1001 Traffic Control	Lump Sum	1	\$200.00	\$200.00	\$1,000.00	\$1,000.00	\$950.00	\$950.00	\$1,750.00	\$1,750.00
3	1003 Inlet Protection Type A, existing structures	Each	8	\$125.00	\$750.00	\$250.00	\$1,500.00	\$175.00	\$1,060.00	\$235.00	\$1,410.00
4	1004 Inlet Protection Type B, new structures	Each	1	\$125.00	\$125.00	\$250.00	\$250.00	\$175.00	\$175.00	\$200.00	\$200.00
5	1006 Silt Fence, Type Heavy Duty	Lin Ft	170	\$5.50	\$1,105.00	\$5.00	\$1,020.00	\$5.00	\$850.00	\$5.25	\$892.50
6	1010 Floating Silt Fence	Lin Ft	70	\$22.00	\$1,540.00	\$25.00	\$1,750.00	\$30.00	\$2,100.00	\$35.00	\$2,450.00
7	2001 Grubbing	Tree	4	\$100.00	\$400.00	\$250.00	\$1,000.00	\$300.00	\$1,200.00	\$165.00	\$740.00
8	2005 Remove Bituminous Pavement	Sq Yd	212	\$5.00	\$1,060.00	\$13.00	\$2,759.00	\$7.50	\$1,590.00	\$8.75	\$1,431.00
9	2009 Remove Sewer Pipe (Storm)	Lin Ft	150	\$10.00	\$1,500.00	\$20.00	\$3,000.00	\$15.00	\$2,250.00	\$12.50	\$1,875.00
10	2012 Remove Curb & Gutter	Lin Ft	40	\$3.50	\$140.00	\$12.50	\$500.00	\$10.00	\$400.00	\$6.50	\$260.00
11	2044 Sewing Bituminous Pavement (Full Depth)	Lin Ft	60	\$5.00	\$300.00	\$10.00	\$600.00	\$5.00	\$300.00	\$7.00	\$420.00
21	2050 Salvage Topsoil	Sq. Yd.	390	\$4.00	\$1,560.00	\$5.00	\$1,950.00	\$1.25	\$487.50	\$2.15	\$838.50
12	5006 24" HDPE Sewer Pipe	Lin Ft	150	\$50.00	\$7,500.00	\$74.00	\$11,544.00	\$75.00	\$11,700.00	\$157.29	\$24,537.24
13	5029 Construct Drainage Structure, Des ST-1 (48")	Each	2	\$2,000.00	\$4,000.00	\$2,000.00	\$4,000.00	\$3,000.00	\$6,000.00	\$2,349.00	\$4,698.00
14	5063 F & I CDS Unit	Lump Sum	1	\$35,000.00	\$35,000.00	\$43,700.00	\$43,700.00	\$65,000.00	\$65,000.00	\$44,875.00	\$44,875.00
16	5064 Casting Assembly, Type R-1842	Each	1	\$500.00	\$500.00	\$600.00	\$600.00	\$800.00	\$800.00	\$529.50	\$529.50
15	5066.1 Casting Assembly, Type R-3067L	Each	1	\$650.00	\$650.00	\$700.00	\$700.00	\$800.00	\$800.00	\$645.80	\$645.80
17	5082 24" HDPE FES	Each	1	\$500.00	\$500.00	\$4,000.00	\$4,000.00	\$950.00	\$950.00	\$675.61	\$675.61
18	5092 Class III Rip Rap	CY	25	\$100.00	\$2,500.00	\$50.00	\$1,250.00	\$95.00	\$2,375.00	\$130.00	\$3,250.00
19	5094 Geotextile Fabric, Type IV	S Y	45	\$4.00	\$180.00	\$5.00	\$225.00	\$3.00	\$135.00	\$4.50	\$202.50
20	5099 Connect to Existing Storm Sewer	Each	2	\$1,500.00	\$3,000.00	\$1,000.00	\$2,000.00	\$800.00	\$1,600.00	\$1,250.00	\$2,500.00
22	9000.4 Install Salvaged Topsoil	Sq. Yd.	390	\$4.00	\$1,560.00	\$5.00	\$1,950.00	\$2.20	\$858.00	\$3.25	\$1,267.50
23	9002.3 Seeding, Type 25-131	Acre	0.01	\$5,000.00	\$50.00	\$100,000.00	\$1,000.00	\$30,000.00	\$300.00	\$26,250.00	\$262.50
24	9003.1 Hydraulic Matrix Mulch	Acre	0.01	\$5,000.00	\$50.00	\$100,000.00	\$1,000.00	\$50,000.00	\$500.00	\$26,250.00	\$262.50
Totals for Project 27416					\$57,470.00		\$89,795.00		\$107,370.50		\$113,633.00
% of Estimate for Project 27416							33.09%		59.14%		68.27%

I hereby certify that this is an exact reproduction of bids received

Certified By: _____ License No. _____

Date: _____



MEMORANDUM

TO: Mayor and City Council

FROM: Marcia Glick, City Manager

DATE: August 1, 2016

SUBJECT: Accept Quote for Replacement of Dump Truck – City Project 8040

Background:

Part of the approved 2016 Capital Equipment Budget is the replacement of the tandem dump truck (Unit #116). It is proposed to replace this vehicle with a new International 7500 Tandem Dump Truck with a diesel engine. The existing Unit is a 2007 vehicle with 48,160 miles.

The net price for the unequipped new cab and chassis is \$49,571 and includes a trade value of \$45,000 for the existing unit. This pricing is State Contract #77946 and has been obtained through Boyer International Trucks of Rogers.

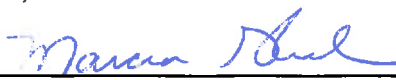
The cost for fitting out this vehicle is \$95,845.08 and includes a stainless steel elliptical body, belly plow, front plow, plow controls, GPS tracking, salt / sand unit with pre-wetting, back up alarm and amber LED strobe light. This pricing has been obtained through Crysteel Truck Equipment of Fridley, Minnesota and is also based on State Contracts #S-863(5) and #100777.

In summary, the total proposed net expenditure as outlined in the report is \$154,416.08. Taxes on the base vehicle and license are additional. Licensing for this vehicle will be performed at the Robbinsdale Deputy Registrar. The approved budget for this vehicle is \$190,000. Staff recommends the purchase of the vehicle as outlined in the report.

Recommendation:

By motion, authorize the City Manager and Finance Director to issue a Purchase Order to Boyer International Trucks of Rogers, Minnesota for the purchase of a new 2017 International 7500 Tandem Dump Truck Chassis with diesel engine for the net amount of \$49,571 + tax and license.

Further, the City Manager and Finance Director be authorized to issue a Purchase Order to Crysteel Truck Equipment of Fridley, Minnesota for the fitting of a stainless steel elliptical body, belly plow, front plow, plow controls, GPS tracking, salt / sand unit with pre-wetting, back up alarm and amber LED strobe light for an amount of \$95,845.08.



Marcia Glick, City Manager

CONCURRENCE:



Richard McCoy, P.E.
Public Works Director / City Engineer



MEMORANDUM

TO: Mayor and City Council
FROM: Marcia Glick, City Manager
DATE: August 1, 2016
RE: Revocation or suspension of rental license for 3333 Halifax Ave. N.

BACKGROUND:

On July 5, the Council tabled action regarding the revocation or suspension of the rental license at 3333 Halifax Ave. N. until August 1, pending the outcome of a housing court complaint for eviction on July 6, 2016.

ANALYSIS/CONCLUSION:

Staff testified at the pre-trial hearing on July 6, 2016 which focused on illegal activities of the tenant in violation of the lease. Staff has not yet received information of the Judge's decision.

After the hearing, the attorney representing the property owner told staff:

- The tenant had been served with 30 days notice of termination of the lease;
- The Judge might act to remove the tenants sooner based upon the illegal activities;
- The tenant's attorney was asking the court to give the tenant 90 days in order to find another place.

On July 20, another hearing was scheduled to review the financial hardship suffered by the property owner from unpaid rent, utilities and fines. The outcome of this hearing is also unknown.

RECOMMENDATION:

Motion to table action regarding the rental license for 3333 Halifax Ave. N. to August 16, 2016.



Marcia Glick, City Manager

CONCURRENCE:



Rick Pearson, Community Development Coordinator



MEMORANDUM

TO: Mayor and City Council
FROM: Marcia Glick, City Manager
DATE: August 1, 2016
RE: Permission for Temporary Outdoor Service at 3965 West Broadway to distribute cell phones to low income residents.

BACKGROUND:

Life Wireless representatives were found to be distributing cell phones to the public under a program overseen by the Federal Communications Commission. They were set up in a church parking lot and informed that they were violating the zoning ordinance.

ANALYSIS/CONCLUSION:

A fact sheet for Life Wireless is included as **Exhibit 1**. A conditional use permit is required for outdoor sales and service in "B" districts. No allowance for outdoor sales or service is available in Residential-business districts which applies to the church parking lot. Staff felt that 3965 West Broadway is currently an underutilized property that is zoned B-1, Neighborhood business. The provider is considered by staff to be operating under a federal program to distribute cell phones to qualifying lower income persons with 500 free minutes intended for emergencies.

Staff could support a trial allowance for Life Wireless to distribute phones at 3965 West Broadway with the property owner's permission and staff approval of a site plan which would include an open tent. The duration of the permission should be set by the Council. If successful, staff could amend the zoning ordinance to allow similar uses to be allowed by an administrative permit.

RECOMMENDATION:

By motion, allow Life Wireless to distribute cell phones in accordance with the Lifeline Program on a trial basis not to exceed 30 days unless allowed by the Council subject to:

- Written permission from the property owner.
- Site plan and signage approval by staff.

A handwritten signature in blue ink, appearing to read "Marcia Glick", written over a horizontal line.

Marcia Glick, City Manager

CONCURRENCE:

A handwritten signature in black ink, appearing to read "Rick Pearson", written over a horizontal line.

Rick Pearson, Community Development Coordinator

Life wireless[™] Lifeline Fact Sheet

Revised Dec 2015

Life Wireless[™] provides mobile phone service to eligible low-income families and individuals. Life Wireless is supported by the federal Lifeline program, which was created in 1985 to ensure that all Americans have access to quality telephone service. Potential subscribers must meet certain income-based eligibility requirements. Life Wireless service is limited to one per family or individual and cannot be combined with any other Lifeline offering. Life Wireless, based in Covington, Ga., is part of the Telrite Corporation.

Who Qualifies?

The exact requirements vary by state, but a subscriber generally is eligible to receive phone service from Life Wireless if they have a household income up to 135 percent of the federal poverty level or participate in one of the following government assistance programs:

- Temporary Assistance to Needy Families
- Supplemental Security Income
- Food Stamps
- Medicaid
- Federal Public Housing Assistance
- Low-Income Home Energy Assistance Program
- National School Lunch Program's Free Lunch Program

What They Receive

Lifeline-eligible customers receive a free mobile handset that includes the following:

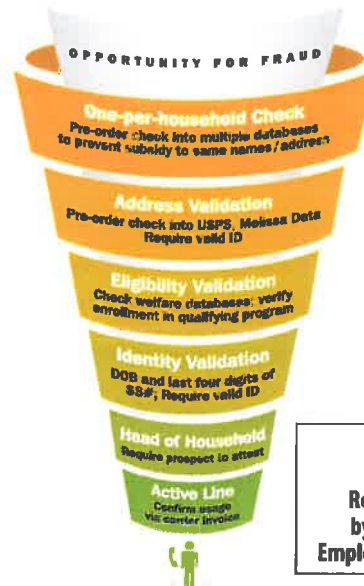
- Nationwide Calling
- Voicemail
- Caller ID
- Text Messaging
- Up to 500 Free Minutes Each Month*
- No Long Distance or Roaming Charges
- Affordable Recharge Plans

Hearing aid compatible phones are available upon request to customer service.

*Plans and pricing vary by state.

Safeguarding the System

Life Wireless is committed to preserving the integrity of the Lifeline program and helping those most in need obtain phone service. No Lifeline carrier has developed a more thorough system to prevent fraud than Life Wireless. We perform multiple checks on each potential customer to verify eligibility for service, and we require our sales agents to undergo extensive training to make sure that company policies are upheld!



The Lifeline Program

Life Wireless is supported by the Lifeline program, which was established in 1985 to help low-income people afford telephone service. The program is administered by the Universal Service Administrative Company (USAC) and is overseen by the Federal Communications Commission (FCC). No tax money is used to fund Lifeline, which is financially supported by the Universal Service Fund. Telephone companies are required to pay into the fund, though most pass on the cost through a fee that appears on monthly bills. Life Wireless and other telephone companies receive up to \$10 per month from the Universal Service Fund for each eligible Lifeline customer. The exact amount varies by state. Federal rules prohibit customers from receiving service from more than one Lifeline carrier at the same time.

Life Wireless is an Eligible Telecommunications Carrier (ETC). Rollover is contingent upon the minutes program and that not all free minute plans contain rollover minutes. Forms of documentation necessary for enrollment: All subscribers will be required to demonstrate eligibility based at least on (1) Household Income at or below 135% of Fed Poverty guidelines for a household of that size; OR (2) the household's participation in one of the federal assistance programs. 1 - current or prior year's statement of benefits from a qualifying state, federal or Tribal program. 2 - a notice letter of participation in a qualifying state, federal or Tribal program. 3 - program participation documents (eg: consumers SNAP card, Medicaid card, or copy thereof). 4 - other official document evidencing the consumer's participation in a qualifying state, federal or Tribal program. Income eligibility: Prior Year's state, federal or Tribal tax return, current income statement from an employer or paycheck, Social Security statement of benefits, Veterans Administration statement of benefits, Retirement/pension statement of benefits, Unemployment / Workmen's comp statement of benefits, Federal or Tribal notice letter of participation in General Assistance, Divorce decree, child support award, or other official document containing income information for at least three (3) months' time. Life Wireless will NOT retain a copy of this documentation. Recharge cards are available from PureTalk (a separate company). \$29.95 Unlimited cards is good for 1 month of Unlimited Talk & Text. \$19.95 Unlimited card is good for 14 days of Unlimited Talk & Text. \$12.95 Unlimited card is good for 7 days of Unlimited Talk & Text. \$7.95 Unlimited card is good for 3 days of Unlimited Talk & Text. \$4.95 Unlimited card is good for 1 day of Unlimited Talk & Text. Upon expiration of Unlimited Card, you must add a new recharge card of any denomination to continue service. \$5 and \$10 recharge cards are available. Pure Unlimited recharge cards valid for Pure Unlimited or Life Wireless phones/service only. Rates and fees subject to change.

MEDIA INQUIRIES:

media.inquiries@lifewireless.com
1-844-633-4259

CUSTOMER SERVICE:

1-888-543-3620



July 22nd, 2016

Dear Sir/Madame:

I am the Field Support Manager for *Life Wireless*. We are a government supported program that provides free cellular service, including a cell phone, and FREE monthly minutes for eligible customers. We setup distribution sites in conjunction with community programs to distribute **FREE CELL PHONES** to those residents who live in the surrounding community who may qualify for our program.

To obtain our service, potential subscribers must meet certain eligibility requirements such as receiving some form of governmental assistance. For example: Federal Housing Assistance, Energy Assistance, Medicaid, SSI Disability, Free & Reduced Lunch Program or Food Stamps. *Life Wireless* service is limited to one household, and cannot be combined with any other Lifeline offering.

This program is funded by the Low Income Program of the Universal Service Fund, which is administered by the Universal Service Administrative Company (USAC) and is designed to ensure that quality telecommunications services are available to low-income customers at just, reasonable, and affordable rates. Similar programs have existed since at least 1985. The Telecommunications Act of 1996 reiterated their importance by including the principle that consumers in all regions of the nation, including low income consumers, should have access to basic telecommunications services.

Life Wireless strives to provide those who qualify with free government subsidized cell phone service in order to maintain communications with family members, human service providers, emergency medical services, school administrators, or potential employers, without exhausting their limited financial resources.

To learn more about the *Lifeline* programs please check out our website at www.lifewireless.com or contact me today by phone or email to discuss this program and answer any questions you may have

Have a wonderful day!

Sincerely,

A handwritten signature in black ink that reads "Terri Bone".

Terri Bone
Field Support Manager
Office 678 202-0835
Email: terri.bone@lifewireless.com



City of Robbinsdale

MEMORANDUM

To: Mayor and City Council
From: Marcia Glick, City Manager
Date: August 1, 2016
Subject: Approval of Block Party Requests for National Night Out

Background

National Night Out is Tuesday, August 2, 2016. Since there may still be a few applications that will come in before the Council meeting on Monday, August 1st, those will be reviewed by staff and the final list distributed at the meeting.

Recommendation

By motion approve the requested block parties for National Night Out.

Marcia Glick, City Manager

CONCURRENCE:

Tom Marshall, City Clerk

MEMORANDUM

TO: Mayor and City Council
FROM: Marcia Glick, City Manager
DATE: August 01, 2016
RE: Proclamation – Benin Baseball Day in the City of Robbinsdale

BACKGROUND

The 12th Annual Woodbat Tournament will be held this year from August 4th through August 7th and will be welcoming Team Benin, from West Africa. Twelve kids and three coaches from Benin, arrived in Robbinsdale on July 26th and will participate in this year's Woodbat Tournament.

The ultimate goal of Baseball in Benin is to give kids hope for a better future by using baseball to keep them in school. Through the efforts of Robbinsdale residents Gary Tonsager and Wally Langfellow, Baseball in Benin will be building a proper baseball field in the coming year and all of the proceeds from the tournament will go directly to this effort. There also will be a welcome ceremony prior to the first tournament on August 4th at Lakeview Terrace Park; this will include the first pitch by Todd Whatley, Deputy Chief of Mission at the US Embassy in Benin;

RECOMMENDATION

A. Motion to ratify the proclamation proclaiming Friday, August 5, 2016 as Benin Baseball Day in the City of Robbinsdale, Minnesota.

Marcia E. Glick

Marcia Glick, City Manager



City of Robbinsdale Proclamation

WHEREAS, the 12th Annual Woodbat Tournament held from August 4th through August 7th, welcome Team Benin;

WHEREAS, twelve kids and three coaches from Benin, West Africa arrived in Robbinsdale on July 26th and will participate in this year's Woodbat Tournament;

WHEREAS, the ultimate goal of Baseball in Benin is to give kids hope for a better future by using baseball to keep them in school;

WHEREAS, through the efforts of Robbinsdale residents Gary Tonsager and Wally Langfellow Baseball in Benin will be building a proper baseball field in the coming year and all of the proceeds from the tournament will go directly to this effort;

WHEREAS, there will be a welcome ceremony prior to the first tournament on August 4th at Lakeview Terrace Park and will include the first pitch by Todd Whatley, Deputy Chief of Mission at the US Embassy in Benin;

NOW THEREFORE, BE IT RESOLVED that I, Regan L. Murphy, Mayor of the City of Robbinsdale, with concurrence of the City Council do hereby proclaim:

Friday, August 5th, 2016 as

BENIN BASEBALL DAY

In the City of Robbinsdale, Minnesota

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official seal of the City of Robbinsdale this 1ST day of August 2016.

Regan L. Murphy, Mayor

ATTEST:

Tom Marshall, City Clerk



MEMORANDUM

TO: Mayor and City Council
FROM: Marcia Glick, City Manager
DATE: August 1, 2016
RE: VAC 16-2 Vacation of right-of-way at 36th Ave. N., and the West Broadway Frontage Road in front of the Terrace Mall area

- Public Hearing for vacation right-of-way.
- FIRST READING of an Ordinance vacating right-of-way.

BACKGROUND:

Portions of the West Broadway frontage road right-of-way (ROW) which provides access to the Terrace Mall area are proposed to be vacated. A public hearing is needed for the vacation and an ordinance must be adopted. The notice of the public hearing was published in the Sun Post and a mailing sent to the adjacent neighbors along the frontage road as the persons who would potentially be impacted by the proposed vacation. The location is shown in **Exhibit 1**.

ANALYSIS/CONCLUSION:

The West Broadway frontage road connecting 36th Ave. N. with Abbott Ave. N. is proposed to be vacated at those portions forming the edges of the Terrace Mall area adjacent to County Road 81. The new access to County Road 81 proposed with the redevelopment of the Terrace Mall area eliminates the need for the frontage road and could contribute some land to the redevelopment area. Ownership of the resulting vacated property is being reviewed.

The West Broadway frontage road would still extend north from Abbott Ave. N., but is proposed to terminate in a cul-de-sac across from the North Memorial Outpatient Clinic near the southeast corner of the Terrace Mall area. Final refinement of the area to be vacated would be determined as the final plat is developed.

RECOMMENDATION:

1. Hold the public hearing.
2. Hold the FIRST READING of the Ordinance shown in **Exhibit 2: VACATING WEST BROADWAY FRONTAGE ROAD RIGHT OF WAY AT THE TERRACE MALL IN ROBBINSDALE, MINNESOTA.**



Marcia Glick, City Manager

CONCURRENCE:



Rick Pearson, Community Development Coordinator



Hennepin County Property Map

Exhibit 1

Date: 7/28/2016



PARCEL ID: 0002027220020

OWNER NAME: North Memorial Health Care

PARCEL ADDRESS: 3435 West Broadway,
Robbinsdale MN 55422

PARCEL AREA: 14.48 acres, 630,929 sq ft

A-T-B: Both

~~SALE PRICE: \$1,200,000~~

~~SALE DATA: 04/2002~~

~~STREET NAME: West Broadway~~

~~APR 1998~~

PROPERTY TYPE: Commercial-Preferred
HOMEOWNER: Non-Homestead

~~MARKET VALUE: \$1,200,000~~

~~TAX TOTAL: \$45,101.20~~

ASSESSED 2013, PAYABLE 2014

~~PROPERTY TYPE: Commercial-Preferred~~

~~HOMEOWNER: Non-homestead~~

~~MARKET VALUE: \$1,085,000~~

Comments:

LOCATION OF WEST BROADWAY
RIGHT OF WAY TO BE
VACATED

This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

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COUNTY 2016

Member _____ moved and Member _____ seconded a motion that the following Ordinance which was given its first reading on August 1, 2016 be given its second reading on this _____ day of _____ 2016, and that it be adopted.

ORDINANCE NO.

AN ORDINANCE VACATING WEST BROADWAY FRONTAGE ROAD RIGHT OF WAY AT THE TERRACE MALL IN ROBBINSDALE, MINNESOTA

WHEREAS, the Council in its discretion has determined that the vacation of the right-of-way is in the public interest because the West Broadway frontage road at the Terrace Mall is no longer needed for access based upon the redevelopment plans providing a new driveway connection to County Road 81;

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY OF ROBBINSDALE DOES ORDAIN:

Section 1. That 36th Ave. N. right-of-way extending south of the northernmost property line of Robbinsdale Mall Second Addition and Outlots A and B, Robbinsdale Mall Second Addition used for West Broadway frontage road public right-of-way will be vacated as shown on ATTACHMENT 1.

Section 2. That the following summary clearly informs the public of the intent and effect of the ordinance and is approved for publication:

The Ordinance releases right-of-way for West Broadway from 36th Ave. N. to a new cul-de-sac at the southeast corner of the North Memorial Outpatient Clinic to become available for redevelopment.

First Reading: YEAS:
NAYS:

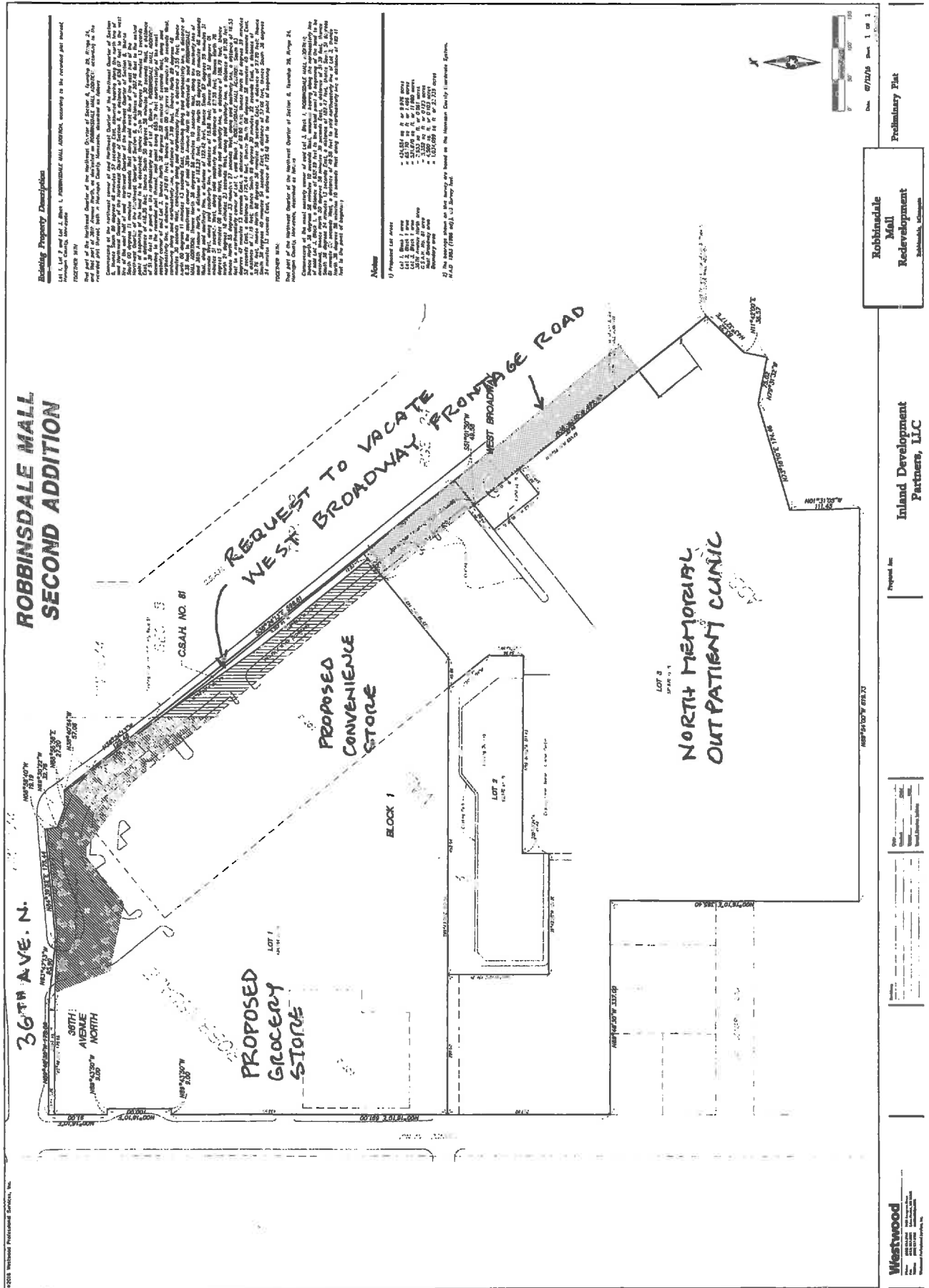
Second Reading: YEAS:
NAYS:

PASSED AND ADOPTED BY THE CITY COUNCIL THIS _____ DAY OF _____
2016

Regan L. Murphy, Mayor

ATTEST:

Tom Marshall, City Clerk
(SEAL)





MEMORANDUM

TO: Mayor and City Council
FROM: Marcia Glick, City Manager
DATE: August 1, 2016
RE: Terrace Mall Redevelopment

- Preliminary Plat Subd. 16-4
- Conditional use permits C16-1
- Variance V16-1

BACKGROUND:

Kent Carlson and Steve Schwanke of Inland Development have submitted applications for the redevelopment of the Terrace Mall including:

- Preliminary Plat to reconfigure property lines and combine the north half of the parking lot currently owned by North Memorial with the redevelopment site.
- Conditional use permits for:
 - Fuel pumps in front of the convenience store.
 - Drive through lanes for coffee at the convenience store and pharmacy next to the grocery store
 - An outdoor patio seating area, seasonal garden center, and other outdoor displays.
 - Shared off-site parking for North Memorial.
 - Commercial Planned Unit Development for multiple principal buildings.
- Variance to curb-cut standards for commercial driveways.

On July 21, 2016, the Planning Commission conducted a public hearing for the above referenced. The meeting minutes are included as **Exhibit 1**.

ANALYSIS/CONCLUSION:

The report prepared for the Planning Commission is included as **Exhibit 2**. The report provided details concerning the preliminary plat, conditional use permits and variance. To summarize:

Preliminary Plat: The Parking lot owned by North Memorial in front of the Rainbow site would be conveyed to Inland Development and the building south of the driveway occupied by the Dialysis Clinic will be retained by Inland Development expecting to lease to the Dialysis Clinic and office tenants.

Conditional Use Permits: CUPs are needed for the gas pumps; pharmacy and coffee drive-through service; outdoor seasonal garden center, patio seating and other exterior displays; shared parking with North Memorial and the PUD for multiple principal buildings on the site. The site plan shows compliance with most of the standards. A lighting plan has been received which is being reviewed by staff. The standards require screening from abutting residential uses. The nearest Residential uses are on the other side of France Ave. N. There will be landscape screening between the grocery building and France Ave. N.

Variance: The driveway entrances from 36th Ave. N. and as proposed along County Road 81 exceed the curb-cut width allowed by the zoning code. The 36th Ave. N. access is proposed to

transition from its status as a public street (West Broadway frontage road) to a private driveway through the vacation process. The new access to County Road 81 is proposed to have at least three lanes (one inbound and two outbound).

Planning Commission Public Hearing

Approximately 100 people attended the public hearing, and 37 attendees provided comments. Slightly more than half of those who spoke opposed the development primarily:

- To preserve the theater.
- The grocery store is viewed as a big box expected to take business from the downtown.
- Disagreement with the city's interpretation of "mixed-use" as it is referred to in the comprehensive plan.
- Disagreement with the city's application of PUD to address multiple buildings on one lot.
- Concerns about the proposed retaining wall between the grocery store and the France Ave. N. right-of-way.

Those in favor of the redevelopment:

- The Grocery store is needed and Hy-Vee is community oriented.
- The Theater is not worth saving, it's too deteriorated, or it's time has passed.
- The Terrace mall area is badly in need of redevelopment.

Written comments and e-mails accepted for the record by the Planning Commission are included as **Exhibit 3**. Comments received included both support and objections to the development. Many of the comments were from people who spoke at the Planning Commission reiterating their comments and providing more detail.

Comprehensive Plan

Several people have used their interpretation of "mixed use" in the Comprehensive Plan to support their objections. Page 2-9 from the Land Use section of the Comprehensive plan is attached as **Exhibit 4**, with other relevant references. An excerpt for the Mixed Use section: "Areas with more than one land use (e. g. multilevel residential above and commercial below or different land uses that are separate but in the development, geographic area, or on the same parcel of land.)" The proposed development includes grocery, retail, a restaurant, a possible municipal liquor store, health clinic services, pharmacy, coffee and the gas station convenience store. In the opinion of staff, all of those uses together qualify as a commercial mixed use development.

It should be noted that a comparison of the area of the existing buildings and those proposed show that the redevelopment building foot prints are about 6,000 sq. ft. less than the existing buildings.

Questions received during the Planning Commission meeting

After the public hearing was closed, the Planning Commission accepted about 20 written comments submitted by meeting attendees into the record. The written comments are attached as **Exhibit 5**.

Responses to public hearing questions

Staff and the developer responded to as many questions as possible that were brought up at the public hearing. Those responses plus additional research on questions are provided here:

- Why is the new supermarket not using the existing buildings?
Phil Hoey, Hy-Vee, explained that the soils on the property are difficult. The Mall is built on 70 foot pillars or piers with a giant concrete pad over the top. There is a void under the concrete. To get new services where you need them, you need to work inside the void. To make a store that is inviting with adequate ceiling height and services where you want them, you can't reliably rebuild using the existing slab/pier system.
- What about the retaining wall?
The retaining wall is needed because the floor elevation of the store is below the current grade. The wall will be required to be designed by a structural engineer and barrier fence will be required. The retaining wall that is proposed will actually be somewhat shorter than the existing retaining wall located between the Terrace Theater and Rainbow as shown in these photos. In the current situation, a fence was installed on top of the parapet wall of the mall to prevent people from getting onto the roof.



- Why is the property owner not accountable for the condition of the theater?
*The property maintenance code is intended to ensure the safety of the people that inhabit structures. The Terrace Theater building is vacant. The windows had to be boarded when there was broken glass. People were getting into the building and the city required the doors to be secured and regular security inspections. There are signs that the roof is leaking and the owner would not be allowed to operate the building until the conditions inside the building are fixed.
The city cannot take a property away from an owner who is not maintaining it. The Terrace Theater is not occupied, the property taxes are being paid, and it has not been declared structurally hazardous.*

- What measures will protect the ground water and Crystal Lake water from possible spills from the gas station?
Gas stations built to current standards are required to get permits. Underground gas tanks are now constructed with double fiberglass materials that do not deteriorate in the same manner as earlier metal tanks. There are also sensors installed that detect moisture either entering from the ground or from the tank.
- What about the treatment of the storm water?
This development will have a separate storm water vault with an oil and water separator to be located in the gas station area where water will be treated before being sent on to the parking lot storm water system. A large storm water vault is designed to be under the lowest area of the parking lot that will collect storm water from the rest of the parking area, treat it and release it at a measured rate into the City's storm water system across County Road 81 before it goes into the lake. The current site has no storm water treatment other than the holding pond on the east side of County Road 81.
- Why are we just hearing about this now when the developer has been looking at the property for 1 ½ years?
The developer has considered a number of different development concepts including high density residential, a smaller grocery store and even re-use of the theater. They could not arrive at an economically viable development until now, and have not submitted applications until now. The city staff frequently respond to questions from developers and property owners about how their property could be used prior to applications being submitted. The City Council and staff have been up-front in letting people know that there was a developer exploring redevelopment of this site.
- Why is the development going to be able to have a liquor store and the city lose the income for parks?
The developer has included space for a municipal liquor store in the development. The City Council will have to decide if the municipal liquor store is re-located to the development. There cannot be a private liquor store. If the city decides not to move the municipal liquor store, the space will need to be used for another purpose.
- What about safety in the area?
Phil Hoey, Hy-Vee, noted that the area is blighted which attracts problems. New spaces and improved lighting help make the environment safe, as does customer service, and the store manager has discretion to add the security necessary to make an environment which makes customers feel safe.
- If the frontage road is removed, can it be set aside for a bike path or sidewalk?
Site access to County Road 81 has been requested. If approved by Hennepin County, the frontage road becomes redundant. The City feels that the Crystal Lake Regional trail is the primary pedestrian route in this area of the city, and has concentrating on linkages to it across the intersection of 36th Ave. N. and County Road 81.

- Why doesn't Robbinsdale rebuild the Terrace like Duluth is rebuilding the NorShor? *Location is one reason; funding is another. The NorShor is being redeveloped by an adjacent property owner, George Sherman, owner of the nearby Sheraton Hotel and Greysolon Plaza. The Duluth EDA purchased the property (including adjacent Temple Opera building and annex) in 2010 for \$2.3 Million and is donating the NorShor building to the developer with the provision that after 7 years it will be given to Duluth Playhouse, Inc., a successful theater company. Once the non-profit owns the property, it will no longer pay real estate taxes. Sherman is contributing \$1.575 M in equity. The Duluth EDA is contributing \$247,000 for renovation of the Temple Opera Building. It is also contributing \$2.2 M in tax increment financing. The Duluth Playhouse is being given a 0% \$3.5 M loan from Duluth EDA to be paid back by 2025. The theater group is committed to investing \$4.5M to pay for equipment needed to put on performances and has already raised \$1M. The site received \$7M from state grants and \$14M in state and federal tax credits. Total investment \$30.5M*

The Terrace Theater/Mall acquisition price, including the North Memorial owned parking lot, is nearly \$6 Million. The owner is not interested in selling the properties separately; ownership of the parking lot is essential from an investor's perspective. While possible that the theater could be restored and be eligible for grants, it cannot be examined in a vacuum. Terrace Theater is located next to the Terrace Mall which is also in poor condition. The soil under the mall building and in the parking area requires the use of deep pilings for construction, a challenge for any developer. There has been no solid business plan submitted for use of the theater. There aren't comparable adjacent amenities and motivated building owner. The Robbinsdale EDA and City of Robbinsdale do not have the funding comparable to that being offered by Duluth.

- Impact on Downtown Robbinsdale
Downtown businesses are largely specialty destinations. Staff have met with business owners and they have indicated that they rely on a regional draw for their customers – meaning their customers already go past other multi-service grocery stores to get to them.

Planning Commission Recommendation

The Planning Commission discussed the development at length. Discussion items included:

- The underground storm water management system;
- How drainage at the fuel station was managed;
- The developer's examination of the site and earlier development concepts;
- Community involvement, the public hearing process, 60 day law; and
- Pedestrian access and traffic.

Ultimately, the commissioners unanimously adopted a motion recommending approval of the preliminary plat. The commissioners motioned to add two conditions to the conditional use permits:

- Speed control or traffic calming measures be applied to the driveway across the site past the North Memorial building; and
- Enhancement of pedestrian access and facilities on the site.

One commissioner voted against the conditional use permits. He was skeptical of the possible environmental impact of the fuel pumps.

Comments received after the Planning Commission meeting

Written comments and e-mails received after the Planning Commission meeting are included as **Exhibit 6**. The Council should review the comments and accept them for the record by motion.

North Memorial Letter of Support

Ryan Johnson, on behalf of North Memorial Health Care provided a letter of support which is attached as **Exhibit 7**. In addition to supporting the development, he states that North Memorial will operate a retail clinic in the Hy-Vee store.

History of Terrace Mall Development

A history of various critical steps in the development and operations at the Terrace Mall as well as background on the current development process is attached as **Exhibit 8**.

Revised Preliminary Plat and Site Plan

Attachments included as **Exhibit 9** that were not included in the Planning Commission staff report include:

- A revised preliminary plat was received on July 28, 2016;
- Revised site plan with enhanced pedestrian circulation received on July 20, 2016;
- A Photometric (Lighting) Plan received on July 20, 2016;
- Elevations of the Hy-Vee store received on July 20, 2016.

RECOMMENDATION:

1. Motion to receive written comments received after the Planning Commission public hearing shown in **Exhibit 6**.
2. Motion to waive the reading and concur with the Planning Commission by adopting the resolutions shown in **Exhibit 10, 11, and 12:**
 - A. **"A RESOLUTION APPROVING VARIANCE REQUEST V16-1 TO DRIVEWAY WIDTH AT 36TH AVENUE NORTH AND COUNTY ROAD 81 FOR THE TERRACE MALL REDEVELOPMENT"**
 - B. **"A RESOLUTION APPROVING PRELIMINARY PLAT REQUEST SUBD. 16-4 FOR ROBBINSDALE MALL SECOND ADDITION"**
 - C. **"A RESOLUTION APPROVING CONDITIONAL USE PERMIT REQUEST C16-1 FOR FUEL PUMPS, DRIVE- THROUGH LANES, OUTDOOR SERVICE AND DISPLAY, SHARED OFF-SITE PARKING AND COMMERCIAL PLANNED UNIT DEVELOPMENT AT THE TERRACE MALL REDEVELOPMENT AREA"**
3. Motion to direct the City Manager to write a letter to Hennepin County Commissioner Opat indicating the need and importance of full access from County Road 81 and right turn lane from County Road 81 with preference for a full semaphore controlled intersection.

Marcia Glick, City Manager

CONCURRENCE:



Rick Pearson, Community Development Coordinator

**Planning Commission
DRAFT Meeting Minutes Excerpt from
July 21, 2016**

Terrace Mall Redevelopment

#4: PUBLIC HEARING:

4. Consideration of **Subdivision Preliminary Plat Subd16-4** to reconfigure property lines and combine the north half of the parking lot currently owned by North Memorial with the redevelopment site;
AND

Consideration of **Conditional Use Permit C16-1** to allow a convenience store with fuel pumps, pharmacy, coffee drive-through and off-site and shared parking with North Memorial, outdoor seasonal garden center, fenced patio, grocery convenience store and outdoor product display area;
AND

Consideration of **Variance Request V16-1** to allow commercial driveway curb cuts to exceed 35 feet at 3501 France Ave N as requested by Inland Development, LLC.

5. Mr. Pearson addressed the audience by explaining that there is a Public Statement sheet available that can be filled out for additional comments related to this redevelopment. The public statement sheet will be read into the record tonight and then forwarded to the city council.
6. Mr. Pearson also addressed the demolition portion of the redevelopment by clarifying that the decision to demolish a property is made by the city council and not the Planning Commission.
7. Mr. Pearson provided an overview of the Comprehensive Plan stating that this redevelopment meets the "guiding policy" of mixed use. It is zoned B-4 community business, which allows supermarkets as a permitted use. He also reviewed the preliminary plat land use, parking, and the site plan including sidewalk locations (pedestrian access), possible bike paths and access from various entries. He presented revised a site plan with architectural renderings of proposed elevations.
8. Mr. Pearson noted that there have been 8 comments received from residents: Teri & Carter McNamara are *opposed* to the redevelopment. In *support* of the redevelopment are: Jill Tyree, Matt Hernick, Arlene Frie, Kevin & Jill Byrnes, Andrea & Ben Ranstrom, Ted Novak, Barb Miller, and Ben Lastnameunknown.
9. **MOTION** by Chair Harper, seconded by Commissioner Bontrager to put into records letters/emails received from residents regarding the redevelopment at Terrace mall.
The vote was unanimous and the motion carried.

10. **MOTION** by Chair Harper, seconded by Commissioner Ulbrich to open the public hearing. **The vote was unanimous and the motion carried.**
11. Chair Harper opened the floor to the public inviting those in attendance to have the opportunity to make Comments regarding this redevelopment project:
- Mary George, 3543 France. Thinks loss of the theater is heartbreaking but supports the grocery store. The “feel” of the theater should be kept in the design.
 - Paul Crandall, 3713 Regent. Opposed, remembers “TV room,” the grocery will have a negative impact on local businesses. Hy-Vee is not right for Robbinsdale.
 - Diane Stoneking, 3605 France. Opposed. Why is the supermarket not using the existing Rainbow building? Questions the need for the convenience store with gas. Everything is “car oriented.”
 - Jen Jamar, 4251 Zenith. Supports new access to County Road 81. Has safety concerns with retaining wall and concerns about drainage.
 - Catherine Sundland, 3320 46th. Opposed, disputes the findings of fact, an advisory committee should be formed to reshape the plan.
 - Dave Leonhardt, 4006 Lake Rd. Opposed, The Theater should be saved. Concerned about the 12 ft. “drop-off.” He feels that children will climb on the roof, and there will be glare from the lights. Lack of pedestrian access. Comp plan vision supports redeveloped or repurposed theater.
 - Wally Langfellow, 3958 Orchard. Opposed, It took 31 years to shape downtown Robbinsdale. Hy-Vee will compete with the downtown businesses.
 - Rosemary Williams, 3543 France. In support, We need a grocery store. Is concerned about the 20 ft. high retaining wall.
 - Rachelle Selvog, 3518 Beard. In support, the existing buildings are an eye-sore. She will still go to Hackenmueller’s, Woullett’s and other downtown businesses.
 - Lilly Johnson, 4051 York. Opposed, In favor of renovating the theatre. Concerned about the impact of the gas station across the street on Crystal Lake and the park. Questions the need for the development, underground tanks and the liquor store across from the play equipment.
 - George McNulty, 4509 Quail. In support. Curb-cut seems minor. Has no emotional attachment to theatre.
 - Claudia Fuglie, 4556 Lake Dr. In support. “Thank you” (for the grocery), can take the 14 busline to the Hy-Vee. Please make it safe and accessible.
 - Paula Mazzacano, 3800 Noble. Opposed. Wants to know how the stormwater is going to be managed, what happens when there are spills at the gas pumps? Also questioned why it took so long for the public to hear about the development.
 - Deb Gillis, 4201 40th. In support. The theater was great, but its time has past. “Put up a plaque.” It was a beautiful memory. In 1998-99, people used to drop off their kids and run. We need a grocery store.
 - Emily Bevelacque, 3928 Orchard. In support. Hy-Vee is employee owned and supports the community. They do sponsor teams and the New Hope store created over 700 jobs.

- Karen Frederich, 4146 Abbott. In support. Her father worked on the construction of the theater, it's a thing of the past and is now an eye-sore.
- Joe McKenna, 1592 Stanford, St Paul. Opposed. There should be a market study. The theatre should be repurposed for a music venue or a micro brewery like the cinema draft house.
- Todd Fairbanks, 961 Delaware, Mendota Heights, Opposed. Tearing down the theater is a travesty. The population in the 1960's and 70's was greater than it is today. The theater could be re-used as a draft house.
- Stephanie Bromander, 4255 Grimes. Opposed, Wants to know why the property owner was not accountable for condition of theater.
- Bob Rausche, 4201 40th. In support. He did maintenance in the theater in the late 1990's. The mechanicals are a disaster. "The "big culture in that building is called mold."
- Bonnie Boufford, 3712 Oakdale. In support. The grocery store is needed. The theater could be replicated in scale in the architecture. The development should be scaled back and could include music venues.
- Bobby Muehl, 3633 Halifax. Opposed. Why not recycle the buildings? Hy-Vee is all over the twin cities. They are going to be just like Wal-Mart.
- Kim Gustafson, 4019 Jordan, New Hope. Skeptical of the development. Not sure how to make it safe. Welcomes Hy-Vee.
- Mike Johnson, 3431 York. In support. Ten years from now, the theater will still be vacant. Opposes Vacation Request. The land for the frontage road should be leased.
- Abby Skookraj, 2900 France. In support of the development.
- Kelly Schwieger, 4010 Zane. Very much in support of the development.
- Erik Hillman, 3459 Halifax. Supports the plan.
- Brian Lease, 5205 Scott Court. In support.
- Allison Nguyen, 2901 Yosemite, St. Louis Park. Opposed. Feels the theater should be saved.
- Todd Grover, 1807 Sanders, St. Paul. Opposed. The Terrace is a very significant site and an example of "Mid Century Architecture that should be saved. The condition of the building is not as bad as it seems in the pictures. It is structurally sound. He feels there are opportunities for re-use like other sites.
- Jay Paska, 1485 Sargent Ave, St. Paul. Opposed. The theater presents an opportunity for adaptive re-use. Why not have a parking deck like Fresh Tyme in Bloomington at American Boulevard and Penn Ave. where there are also apartments and a hotel? Recommends a 180 day "hold" or moratorium on the project.
- Brad Nyberg, 4512 Chowen. Opposed. If the developer has been looking at the property for a year and a half, why are we just seeing it now?
- John Perkins, 4221 Beard. Opposed. Loss of the municipal liquor store will be a loss of revenue for the parks. Environmental review of the gas tanks is needed. The loss of the Terrace Theater would be another episode of "Lost Twin Cities."

- Peter Richie, 3511 17th Ave S, Minneapolis. Opposed. Works for the Metropolitan Mosquito Control District. Research shows that mosquitoes breed in those underground stormwater storage chambers. There are existing trees on the site. Why not preserve them? Move and re-use the sign.
- Melissa Kaercher, 3921 Regent. Robbinsdale does not have an entertainment venue. Supports sharing theatre & grocery.
- Marcia Anderson, 130 Edgewood N, Golden Valley. Opposed. Single use commercial is not in compliance with PUD standards including the setback from nearest residential which is supposed to be 70 feet. The city made an application for a TBRA grant months earlier. Why was there no public input then?
- Zack Koranda, 3422 Grimes. In support. If the frontage road is removed, can the space be used for a bike path or sidewalk?

12. **MOTION** by Chair Harper, seconded by Commissioner Bontrager to close the public hearing. **The vote was unanimous and the motion carried.**

13. Mr. Pearson and the developer answered questions that were asked during the Comments portion of the meeting.

15. **MOTION** by Chair Harper, seconded by Commissioner Ulbrich to accept into the public record all public statements received during and after the meeting. **The vote was unanimous and the motion carried.**

16. **THE PLANNING COMMISSION RECESSED AT 10:30 PM.
RECONVENED AT 10:45 PM.**

17. **Phil Hoey, Hy-Vee, Director of Real Estate.** Answered questions regarding fencing, landscaping, lighting, drainage, access, recycling plan, safety issues, coffee shop and outdoor seating. He stated that the reasons that the Rainbow building could not be reused:

- The building does not support the lay-out of the Hy-Vee floor plan.
- The building is on a concrete slab which is on deep pilings. There are voids under the concrete where the soils have settled.
- Getting services into the store where they are needed means crawling into the void.
- The ceiling heights in the existing store are inadequate. It's not possible to reliably rebuild the store using the existing slab and pier system.

He also explained the safeguards for the gas tanks. They are now constructed of fiber glass with double wall construction. Monitoring systems are in place between the walls watching for moisture. Oil and water separators are located at the gas station to contain and treat the water before it combines with the parking lot storm water.

Safety is important to Hy-Vee. The current area is blighted which causes problems. New construction and lighting help to make the area safe. The store manager has

discretion to add security measures necessary to make an environment which makes customers feel safe.

18. **Steve Schwanke, Inland Development, 3400 Richard Lane, St. Louis Park.** Explained that the redevelopment has been in discussion for a year and a half doing due diligence work. Lots of time working with architect, civil engineers, city and Hennepin County staff before application was submitted to the city. Began with a multi-family project but could not obtain the density required, the market was not receptive to medical or industrial use and the retail use worked well for this site. Concurred with findings of fact for CUP and variance. Answered the questions regarding the drainage system that will be used on the site.
19. **Dave Parks, Consulting Engineer, Westwood Services 7699 Anagram Drive, Eden Prairie.** Explained in detail how the storm water storage system works. Stormwater from the parking lot drains into vaults that are under the lowest elevations of the parking lot. The water is treated as it filters through the vaults and it then is discharged at an acceptable rate to the city stormwater management system across County Road 81. The existing system pipes the storm water directly to the park without any treatment.
20. Discussion by the Commission: community involvement, the 60-day law limits the amount of time for review of applications, TBRA grants previously used for the Terrace Theater and other properties for clean-up, the use of lighting as a security measure, access to site by bike & pedestrians, off-site and shared parking, dumpster location, roof top screening and drive-through use. Concerns about the gas station and its proximity to the park, and the soil conditions.
21. **MOTION** by Commissioner Greenberg, seconded by Commissioner Ulbrich to **Approve the Preliminary Plat Request Subd16-4** for Robbinsdale Mall Second Addition based upon the following findings of fact:
- i. That the plat is consistent with Section 500.17 of the City Code, and
 - ii. That the redevelopment is consistent with the Comprehensive Plan.
- And with the following conditions:
- 1. That the plat and access to County Road 81 be approved by Hennepin County, and
 - 2. That the drainage, grading, paving, storm water management and utilities shall be approved by the City Engineer, and
 - 3. That the landscaping shall be approved by the Community Development Coordinator, and
 - 4. That a development agreement be executed with securities to ensure the installation of public infrastructure subject to the approval of the City Attorney, and
 - 5. That a final plat be prepared consistent with Section 500.19 of the City Code for recording at Hennepin County.
- The vote was unanimous and the motion carried.**

21. **MOTION** by Commissioner Ulbrich, seconded by Commissioner Bontrager to **Approve the Conditional Use Permit C16-1** for:

- Convenience store with motor fuel pumps;
- Pharmacy and coffee drive-through service;
- Open and outdoor service and sales for the patio, grocery, convenience store and seasonal garden center;
- Off-site parking for North Memorial;
- Planned Unit Development

based upon the following findings of fact:

- i. That the conditional uses supporting the commercial redevelopment are consistent with the comprehensive plan, and
- ii. That the redevelopment revitalizes commercial property that has been underutilized for many years, and
- iii. That the deterioration of the underutilized site will be halted by the redevelopment, and
- iv. That the redevelopment of the site will preserve the commercial character of the site; and
- v. That restoration of a grocery store to the Terrace Mall area has been a stated desire of many residents in various forms including surveys and social media; and
- vi. That compliance with development standards will ensure that the redevelopment will not cause nuisance effects or hazards to surrounding property, and
- vii. That revitalization of the Terrace Mall area will most likely reduce or eliminate disturbing influences in the neighborhood, and
- viii. That all exterior display of materials will be screened by landscaping and buildings from surrounding residential uses.

And with the following conditions:

1. That the six pump islands shall have concrete curb & gutter to separate them from the vehicle fueling space, and
2. That a lighting plan consistent with Section 510.25 Subd. 5 be provided, and
3. That a site plan showing the Seasonal Outdoor Garden Center shall be prepared for review and approval by staff, and
4. That a shared cross-access and parking agreement to secure the 87 parking spaces for North Memorial be executed and recorded with Hennepin County Property Records.
5. That evidence of this approval is recorded with Hennepin County Property Records.
6. That speed control or traffic calming methods be employed in the driveway crossing the southern edge of the development next to North Memorial. **(added condition)**
7. That Pedestrian access to the development and across the site be enhanced. **(added condition)**

ROLL CALL:

YEAS: Stoneberg, Bontrager, Ulbrich, Chair Harper.

NAYS: Greenberg.

The vote was 4 to 1 and the motion carried.

22. **MOTION** by Commissioner Bontrager, seconded by Commissioner Greenberg to **Approve Variance Request V16-1** for commercial driveway curb cuts to exceed 35 feet based upon the following findings of fact:

- i. That the existing access from 36th Ave. N. is not changing other than it would become a commercial driveway instead of a public street as proposed, and
- ii. That the requested access to County Road 81 creates an opportunity to incorporate the West Broadway frontage road and enhance the accessibility to both North Memorial Outpatient Clinic (and employee parking) and the redevelopment site; and
- iii. That the variance would facilitate the development of reasonable access to commercial properties with multiple turning lanes where traffic volumes require them.

And with the condition that evidence of this approval is recorded with Hennepin County Property Records.

The vote was unanimous and the motion carried.

ADMINISTRATIVE STAFF REPORT

APPLICANT: Inland Development, LLC
CASE NO: C16-1, V16-1, Subd16-4
ADDRESS: 3501 West Broadway
PC DATE: July 21, 2016
APPLICATION DATE: June 24, 2016
PROCESSING DEADLINE: **August 23, 2016**

ACTION/REQUEST:

Inland Development is requesting various approvals in order to redevelop the Terrace Mall for a multi-use grocery, convenience store with gas and seasonal garden center north of the North Memorial Outpatient Clinic. The existing Terrace Mall buildings including the former Rainbow Foods, current Rainbow Clothing & Panda Restaurant, vacant store fronts and office space as well as the former Terrace Theater would be demolished to make space. Approvals needed include:

- Preliminary Plat to reconfigure property lines and combine the north half of the parking lot currently owned by North Memorial with the redevelopment site.
- Conditional use permits for:
 - The fuel pumps in front of the convenience store.
 - A drive-through lane for coffee at the convenience store.
 - A drive-through for a pharmacy associated with the grocery store.
 - An outdoor patio seating area.
 - An outdoor seasonal garden center.
 - Shared (off-site) parking for North Memorial.
 - Planned Unit Development (PUD) for multiple principal buildings.
- Variance(s) for
 - The width of the curb cuts at 36th Ave. N. and the requested access to County Road 81 which would be wider than 35 feet.
 - (Possible variance) to building side yard setbacks for the North Memorial building across from the parking lot. (*Resolved with revised plat*)

Other requests such as the vacation of the West Broadway frontage road right-of-way and demolition of existing buildings do not require Planning Commission recommendations.

The preliminary plat and redevelopment location is shown on **Attachments A & B.**

BACKGROUND/ANALYSIS:

Comprehensive Plan

The Terrace Mall area is guided by the comprehensive plan for mixed use. Mixed use is considered the most flexible future land use category. Adaptive re-use of the theater for medical office use was conceptualized by a previous owner, but not supported by the market. Multiple Commercial uses mixed laterally are also supported. High density residential is likely to be a significant component of future mixed use development north of 36th Ave. N.

Zoning

The property is zoned B-4, Community business, which is the most permissive commercial district in Robbinsdale appropriate for regional shopping centers. "Supermarkets" are a permitted use in B-2, Limited community business which makes them permitted in B-4. Restaurants are permitted in B-3, which also makes them permitted in B-4. As described above, the various uses which involve drive-through or drive-up service, as well as exterior sales require conditional use permits.

Preliminary plat

The documents including a narrative, preliminary plat and various plans are included as **Attachment C**. The Terrace Mall area has two property owners: Bre Non-Core 2 Owner B LLC. owns:

- The shopping mall including the former Rainbow and Terrace Theater sites.
- A portion of the building occupied by North Memorial for offices.

North Memorial owns:

- The former Montgomery Ward's site.
- All of the parking between County Road 81 and the mall buildings.

The developer will acquire the parking in front of the former Rainbow site and the building occupied by North Memorial south of the 35th Ave. N. alignment will be acquired or leased by North Memorial from the developer.

Redevelopment Summary:

92,000 sq. ft. building including:

- Supermarket: 80,000 sq. ft.
- Municipal Wine & Spirits (proposed) 6,000 sq. ft. (north of grocery).
- Medical clinic 6,000 sq. ft.(south of grocery).

4,500 sq. ft. Convenience store

- Fueling island with six pump clusters.
- Coffee drive-through.

Parking:

Grocery and adjacent uses: 491 spaces provided (458 required).

Convenience store: 23 spaces provided (23 required).

An electric vehicle charging station is located near the pharmacy drive-through. The southerly three rows of parking (87 spaces) on the redevelopment parcel are reserved for use by North Memorial.

B-4 Community Business Development standards are based upon the downtown pattern that permits buildings to be located adjacent to sidewalks with no front setbacks. The only setbacks required are side yards if driveways are included and rear yards:

- 15 feet for one-way driveways in side yards.
- 20 feet for two-way driveways in side yards.
- Side yards directly abutting a residential use/district increase by ten feet and screening/ landscaping is required.
- 12 feet for rear yards and screening is required if abutting a residential use.

The Grocery building is 28 feet east of the France Ave. N. for most of its frontage. The bus stop area adjacent to the northwest corner of the building increases the right-of-way width by ten feet. The resulting building setback is 18 feet. In all other instances, both buildings greatly exceed the minimum setbacks.

The preliminary plat was revised in response to a variance identified by staff. The remaining North Memorial building adjacent to the development had been too close to the parcel boundary line separating the building from the parking lot to the north. The plat revision eliminated the problem by redrawing the line 20 feet north of the building. Cross access easements will provide for mutual access.

Conditional use permits

Convenience store with fuel pumps.

Architectural elevations are attached as **Attachment D.**

Section 520.05, Subd. 4 (d) **Motor fuel station**, auto repair - minor, and tire and battery stores provided that:

- (1) the architectural appearance and functional plan of the building and site shall not be so dissimilar to the existing buildings or area as to cause impairment in property values or constitute a blighting influence within a reasonable distance of the lot;
Architectural elevations for the convenience store show a one story building with variations of roof parapet heights accentuating the entrances. Masonry materials are suggested with contrasting colors of burgundy and sand stone. Circulation will be internal to the site. Access (driveway) locations will remain in existing locations aligning with street intersections in residential areas.
- (2) the entire site other than that taken up by a building, structure or planting shall be surfaced with a material to control dust and drainage which is subject to the approval of the city engineer;
All driveways, service, fueling and parking areas will be paved.

- (3) a drainage system subject to the approval of the city engineer shall be installed;
The City Engineer is reviewing the grading and utility plans in accordance with city stormwater management standards and the Shingle Creek Watershed Management Commission.
- (4) a curb not less than six inches above grade shall separate the public sidewalk from motor vehicle service areas;
The plan shows "flush" concrete curb with bollards in front of the convenience store. Public sidewalks connecting the larger building to sidewalks on 36th Ave. N. will have barrier curb & gutter.
- (5) the lighting shall be accomplished in such a way as to have no direct source of light visible from adjacent land in residential use or from the public right-of-way and shall be in compliance with subsection 510.25, subdivision 5 of this code;
A lighting plan is required.
- (6) wherever fuel pumps are to be installed, pump islands shall be installed;
Curb & gutter around the six pump islands is required.
- (7) at the boundaries of a residential use, a strip of not less than five feet shall be landscaped and screened in compliance with subsection 510.25, subdivision 2 of this code. Each light standard landscaped;
Screening landscaping is shown along the France Ave. N. street right-of-way.
- (8) parking or car magazine storage space shall be screened from view of abutting residential uses in compliance with subsection 510.25, subdivision 2 of this code;
The parking for the convenience store has no abutting residential uses.
- (9) vehicular access points shall create a minimum of conflict with through-traffic movement and shall be subject to the approval of the city engineer or city planner, or both;
Two of the three vehicular access locations are shown in existing locations at 36th Ave. N., 35th and France Ave. N. The third new access location requires approval by Hennepin County.
- (10) all signing and informational or visual communication devices shall be in compliance with section 410 of the city code, and shall not impact surrounding or abutting residential uses;
No variances to Section 410 (Signs) of the City Code have been requested.
- (11) provisions are made to control and reduce noise;
The building will as much as 20 feet below existing grades at France Ave. N. and parking outside display areas will be separated from nearby residential uses by the building and retaining wall.
- (12) no outside storage except as allowed in compliance with subsection 520.05, subdivision 4(e) of this code;
The screening, surfacing and lighting requirements will be met.

- (13) no outside sale or service except as allowed in compliance with subsection 520.05, subd. 4(f) of this code.
The screening, surfacing and lighting requirements will be met.
- (14) all conditions pertaining to a specific site are subject to change when the council, upon investigation in relation to a formal request, finds that the general welfare and public betterment can be served as well or better by modifying the conditions;
That will be the Council's discretion.
- (15) the provisions of subsection 535.01, subdivision 2(e) of this code are considered and satisfactorily met.
The Planning Commission has discretion to request additional information concerning operational factors. A traffic study has been prepared and submitted to Hennepin County in support of the request for direct access to County Road 81.

Pharmacy and, coffee drive-throughs

The pharmacy drive-through is located south of the main grocery building entrance. The coffee drive-through is located behind the convenience store.

Section 520.05 Subd. 4 (b) **Drive-in establishments** and convenience food establishments provided that:

- (1) the architectural appearance and functional plan of the building and site shall not be so dissimilar to the existing buildings or area as to cause impairment in property values or constitute a blighting influence within a reasonable distance of the lot;
The building architecture has not been presented, but both drive-throughs are internal to the site.
- (2) at the boundaries of a residential use, a strip of not less than five feet shall be landscaped and screened in compliance with subsection 510.25, subdivision 2 of this code. Each light standard island and all islands in the parking lot landscaped or covered;
There are no adjacent residential uses with shared boundaries. The islands will be landscaped or paved as needed.
- (3) parking areas shall be screened from view of abutting residential uses in compliance with subsection 510.25, subdivision 2 of this code;
All parking areas will be screened by buildings, retaining walls, fences and landscaping.
- (4) parking areas and driveways shall be curbed with continuous curbs not less than six inches high above the parking lot or driveway grade;
Existing curb and gutter on France and 36th Avenues North will be matched.
- (5) all lighting shall be hooded and so directed that the light source is not visible from the public right-of-way or from an abutting residence and shall be in compliance with subsection 510.25, subdivision 2 of this code;
A lighting plan is consistent with the abovementioned is required.

- (6) the entire area shall have a drainage system which is subject to the approval of the city engineer;
The grading plan is being reviewed by the city engineer. Compliance with standards of the Shingle Creek Watershed Management Commission is required.
- (7) the entire area other than occupied by buildings or structures or plantings shall be surfaced with a material which will control dust and drainage and which is subject to the approval of the city engineer;
The parking lot and driveways will be paved in conformance with city standards.
- (8) vehicular access points shall create a minimum of conflict with through-traffic movement and shall be subject to the approval of the city engineer or city planner, or both;
Two of the three vehicular access locations are shown in existing locations at 36th Ave. N., 35th and France Ave. N. The third new access location requires approval by Hennepin County.
- (9) all signing and informational or visual communication devices shall be in compliance with subsection 410 of the city code and shall not impact surrounding or abutting residential uses;
No variances to Section 410 (Signs) of the City Code have been requested.
- (10) the provisions of subsection 535.01, subdivision 2(e) of this code are considered and satisfactorily met.
The Planning Commission has discretion to request additional information concerning operational factors. A traffic study has been prepared and submitted to Hennepin County in support of the request for direct access to County Road 81.

Outdoor seasonal garden center, Fenced patio and Grocery and convenience store outdoor product display areas.

The outdoor seasonal garden center is located in the northeast corner of the site near the 36th Ave. N. intersection with County Road 81. The Fenced patio area is on the north elevation of the grocery building, adjacent to the proposed Wine & Spirits store. Outdoor product and display areas are assumed to be along the grocery and convenience store front building walls.

Section 520.05, Subd. 4 (f) Open or outdoor service, sales and equipment rental as an accessory use or area of principal use provided that:

- (1) outside services, sales and equipment rental connected with the principal use is limited to 30% of the floor area of the principal use;
The seasonal outdoor garden center occupies approximately 16,000 sq. ft. (40 parking spaces) 27,450 sq. ft. = 30% of the principal use. A site plan showing how the space is utilized and preserves vehicle circulation is needed for review by staff.

- (2) outside sales areas are fenced or screened from view of neighboring residential uses or an abutting R district in compliance with subsection 510.25, subdivision 2 of this code;
There are no neighboring or abutting Residential districts.
- (3) all lighting shall be hooded and so directed that the light source shall not be visible from the public right-of-way or from neighboring residences and shall be in compliance with subsection 510.25, subdivision 5 of this code;
A lighting plan consistent with the above mentioned is required.
- (4) sales areas are grassed or surfaced to control dust;
Sales areas will be paved.

Off-site (shared) parking with North Memorial Medical Center

North Memorial will have 87 parking spaces in the 3 rows of parking closest to the office and building they lease (the former south end of the Terrace Mall).

Section 510.17 Subd. 4 Off-site parking:

- (c) Whenever required parking facilities are on land, a lot or parcel other than the principal building which is to be served, a properly drawn legal instrument, executed by the parties concerned, duly approved as to form and manner of execution by the city attorney, shall be filed with the city clerk.
A shared cross-access and parking agreement will be required.

Commercial Planned Unit Development

Section 530.05 Subd. 6. Commercial planned unit development.

- (a) Purpose. The intent of this subdivision is to establish provisions for the granting of a conditional use permit to erect a commercial planned unit development which is in compliance with the permitted or conditional uses, or both, allowed in B-2, B-3, B-4 BW and DD-1 districts in one or more buildings in relation to an overall design, an integrated physical plan and in accordance with the provisions and procedures as prescribed in this code.
Staff is addressing the PUD standards given the two principal buildings and multiple permitted and conditional uses on the site.
- (b) Minimum project size. The tract of land for which a commercial planned unit development is proposed and permit requested shall contain not less than two acres of land.
The redevelopment site is 10.44 acres.
- (c) Frontage. The tract of land for which a project is proposed and a permit requested shall not have less than 200 feet of frontage on a public right-of-way.
The combined frontages on France Ave. N., 36TH Ave. N. and County Road 81 are approximately 1,675 feet.

- (d) Public services. The proposed project shall be served by the city water and sewer system and fire hydrants shall be installed at such locations as necessary to provide fire protection.
The grocery building will have a fire sprinkler system. The Convenience store is likely to be sprinkled.
- (e) Yard. No building shall be nearer than 70 feet to the side or rear property line when such line abuts an R-1, R-2, or R-3 district.
The property line adjacent to the rear elevation of the building abuts right-of-way.
- (f) Landscaping, screening, and surfacing.
 - (1) The entire site other than that taken up by structures or landscaping shall be surfaced with a material to control dust and drainage.
The parking lot and driveways will be paved in compliance with city standards.
 - (2) A drainage system subject to the approval of the city engineer shall be installed.
The grading plan is being reviewed by the city engineer. Compliance with standards of the Shingle Creek Watershed Management Commission is required.
 - (3) Developments abutting an R-1, R-2, or R-3 district shall be screened and landscaped in compliance with subsection 510.25, subdivision 2 of this code.
Landscaping and screening in conformance with Section 510.25 will be installed along the France Ave. N. right-of-way to screen the residential (R-B and R-1) districts on the west side of France Ave. N.

Findings for conditional use

The Planning Commission shall make findings of fact regarding any adverse effects of the proposed conditional use and what additional requirements may be necessary to reduce such adverse effects. Its judgment shall be based upon, but not limited to, the following factors:

- 1. Consistency with the City Comprehensive Plan.
The redevelopment is consistent with the City Comprehensive Plan.
- 2. The geographical area involved.
The redevelopment revitalizes commercial property that has been underutilized for many years.
- 3. Whether such use will cause deterioration of the area in which it is proposed.
The deterioration of the underutilized site would be halted by the redevelopment.
- 4. The character of the surrounding area.
The redevelopment of the site would preserve the commercial character of the site.
- 5. The demonstrated need for such use.

Restoration of a grocery store to the Terrace Mall has been a stated desire of many residents in various forms including surveys and social media.

6. Whether the proposed use would cause odors, dust, flies, vermin, smoke, gas, noise or vibration, or would impose hazards to life or property in the neighborhood.

Compliance with development standards would ensure that the redevelopment will not cause the above mentioned effects or hazards.

7. Whether such use would inherently lead to or encourage disturbing influences in the neighborhood.

Revitalization of the Terrace Mall area would most likely reduce or eliminate disturbing influences in the neighborhood.

8. Whether stored equipment or materials would be screened and whether there would be continuous operation within the visible range of surrounding residences.

All exterior display of materials would be screened by landscaping and buildings from surrounding residential uses.

Variance

The driveway entrances are wider than the standard for commercial driveways. Another previously identified variance was eliminated when the preliminary plat was redrawn. The boundary line separating the North Memorial offices from the parking lot was shifted to give the building the required 20 ft. setback.

To curb-cut width standards. Section 510.17 Subd. 2(e) Access:

- (1) No driveway in any district shall exceed 25 feet in width unless travel lanes are properly stenciled and no curb cut in any district shall exceed 35 feet in a commercially zoned district. Detailed plans shall be submitted to the city engineer for approval for all curb cuts or driveway openings before a permit will be obtained therefore.

Curb-cuts for driveways should not be wider than the streets they connect to. The driveway connecting with France Ave. N which aligns with 35th Ave. would not change significantly, nor would the connection at 36th Ave. N. which is currently a public street that would become a commercial driveway. The new connection to County Road 81 will be approximately 45 feet wide, but would be channelized with a median (separating the entrance and exit) and striping to separate multiple lanes.

Findings for Variances

The City Council, acting as the board of appeals and adjustments, upon receipt of the recommendation from the Planning Commission, shall have the authority to consider and grant variances to the provisions of this code, including the expansion of nonconformities subject to the following:

1. Variances shall only be granted;
 - a. When the variance is in harmony with the purposes and intent of the code; and
 - b. When the variance is consistent with the comprehensive plan.
2. As part of the determination of whether to grant a variance, the applicant may also be required to establish that there are practical difficulties in complying with this code. "Practical difficulties," as used in connection with the granting of a variance means that:
 - a. the property owner proposes to use the property in a reasonable manner not permitted by the code;
The existing access from 36th Ave. N. is not changing other than it would become a commercial driveway instead of a public street, as proposed; and
 - b. the plight of the landowner is due to circumstances unique to the property and not created by the landowner;
The requested access to County Road 81 creates an opportunity to incorporate the West Broadway frontage road into the site circulation and enhance the accessibility to both North Memorial Outpatient Clinic (and employee parking) and the redevelopment site; and
 - c. the variance, if granted, will not alter the essential character of the locality.
The variance would facilitate the development of reasonable access to commercial properties with multiple turning lanes where traffic volumes require them.

Generally, staff is in support of the development. With a few minor revisions, it complies with the standards of the B-4, Community business district and revitalizes Robbinsdale's Terrace Mall with a nationally recognized grocery anchor now known to be Hi-Vee.

RECOMMENDATION:

1. Hold the public hearing.
2. Recommend that the City Council:
 - A. Approve the preliminary plat request Subd. 16-4 for Robbinsdale Mall Second Addition based upon the following findings of fact:
 - i. That the plat is consistent with Section 500.17 of the City Code, and
 - ii. That the redevelopment is consistent with the Comprehensive Plan.
 And with the following conditions:
 1. That the plat and access to County Road 81 be approved by Hennepin County, and

2. That the drainage, grading, paving, stormwater management and utilities shall be approved by the City Engineer, and
3. That the landscaping shall be approved by the Community Development Coordinator, and
4. That a development agreement be executed with securities to ensure the installation of public infrastructure subject to the approval of the City Attorney, and
5. That a final plat be prepared consistent with Section 500.19 of the City Code for recording at Hennepin County;

And

B. Approve the conditional use permit requests C16-1 for :

- Convenience store with motor fuel pumps;
- Pharmacy and coffee drive-through service;
- Open and outdoor service and sales for the patio, grocery, convenience store and seasonal garden center;
- Off-site parking for North Memorial;
- Planned Unit Development

based upon the following findings of fact:

- i. That the conditional uses supporting the commercial redevelopment are consistent with the comprehensive plan, and
- ii. That the redevelopment revitalizes commercial property that has been underutilized for many years, and
- iii. That the deterioration of the underutilized site will be halted by the redevelopment, and
- iv. That the redevelopment of the site will preserve the commercial character of the site; and
- v. That restoration of a grocery store to the Terrace Mall area has been a stated desire of many residents in various forms including surveys and social media; and
- vi. That compliance with development standards will ensure that the redevelopment will not cause nuisance effects or hazards to surrounding property, and
- vii. That revitalization of the Terrace Mall area will most likely reduce or eliminate disturbing influences in the neighborhood, and
- viii. That all exterior display of materials will be screened by landscaping and buildings from surrounding residential uses.

And with the following conditions:

1. That the six pump islands shall have concrete curb & gutter to separate them from the vehicle fueling space, and

2. That a lighting plan consistent with Section 510.25 Subd. 5 be provided, and
3. That a site plan showing the Seasonal Outdoor Garden Center shall be prepared for review and approval by staff, and
4. That a shared cross-access and parking agreement to secure the 87 parking spaces for North Memorial be executed and recorded with Hennepin County Property Records.
5. That evidence of this approval be recorded with Hennepin County Property Records.

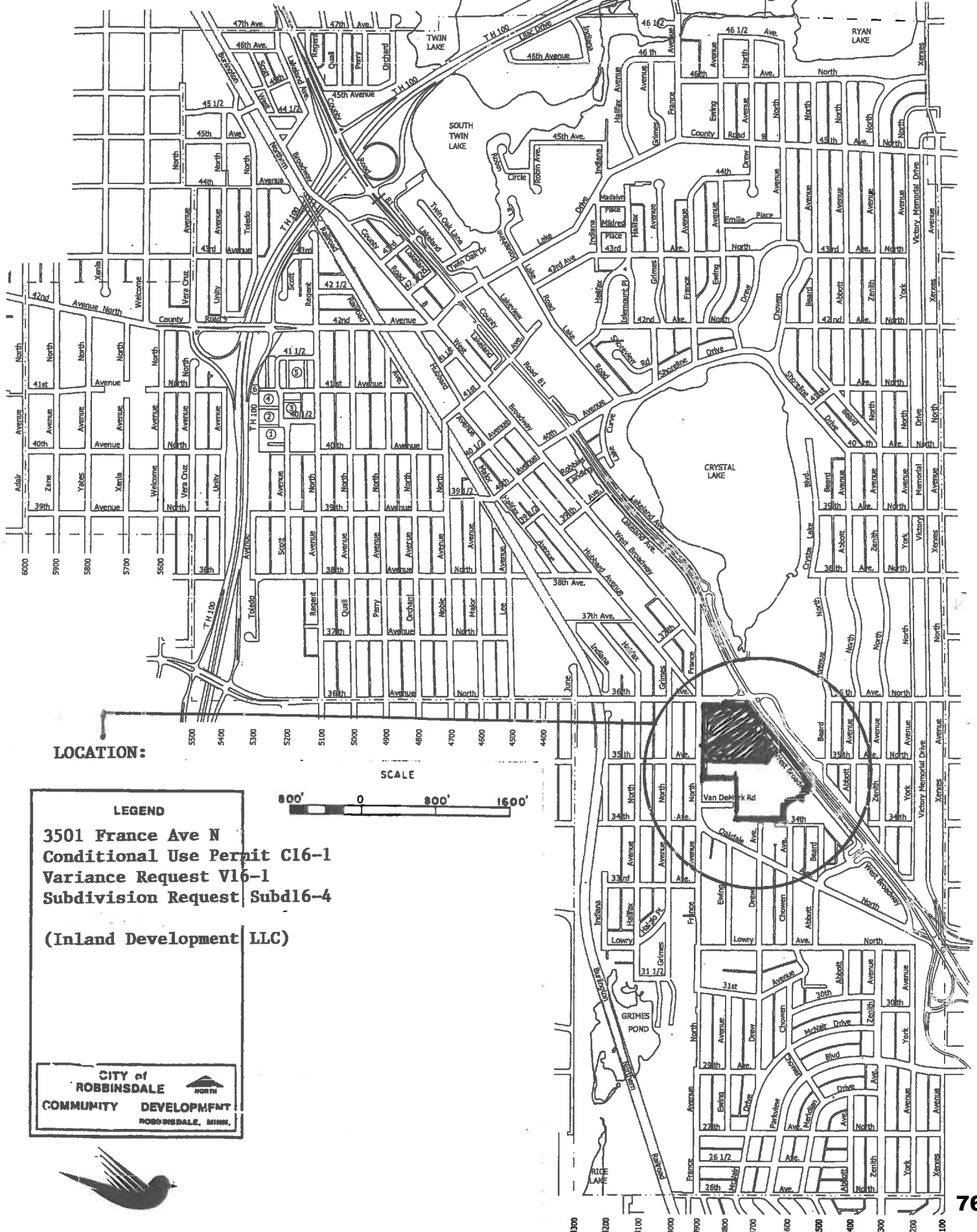
And

- C. Approve Variance request V16-1 for commercial driveway curb cuts to exceed 35 feet based upon the following findings of fact:
- i. That the existing access from 36th Ave. N. is not changing other than it would become a commercial driveway instead of a public street as proposed, and
 - ii. That the requested access to County Road 81 creates an opportunity to incorporate the West Broadway frontage road and enhance the accessibility to both North Memorial Outpatient Clinic (and employee parking) and the redevelopment site; and
 - iii. That the variance would facilitate the development of reasonable access to commercial properties with multiple turning lanes where traffic volumes require them.

And with the condition that evidence of this approval be recorded with Hennepin County Property Records.

ROBBINSDALE

ATTACHMENT A



LOCATION:

SCALE



LEGEND

3501 France Ave N
Conditional Use Permit C16-1
Variance Request V16-1
Subdivision Request Subd16-4

(Inland Development LLC)

CITY of
ROBBINSDALE
COMMUNITY DEVELOPMENT
ROBBINSDALE, MINN.





NARRATIVE FOR ROBBINSDALE GROCERY DEVELOPMENT - JUNE 23, 2016

Inland Development Partners is proposing a redevelopment of the existing Terrace Mall development. The development is bound by 36th Avenue on the north, by France Avenue on the west, by Bottineau Boulevard (CSAH 81) on the east and a North Memorial clinic to the south. The existing buildings on the site would be demolished to make way for the new development on the 10.4-acre parcel.

The primary structure will be located on the far west side of the site, along France Ave, and will be approximately 92,000 square feet. It will be home to a full service grocery store occupying the majority of the space at nearly 80,000 square feet. The grocery store will be flanked by a Municipal Wine and Spirits on the north side, and a medical clinic on the south side. The Wine and Spirits and the clinic will each be approximately 6,000 square feet.

A convenience store, fueling island and attached coffee drive through are also proposed near the southeast corner of the site. This combined use is nearly 4,500 square feet. The proposed site layout will provide better visibility to the clinic entrances on the north side of the North Memorial facility. Additional parking stalls and cross parking agreements will provide more convenient parking for these facilities as well.

The development has existing access to 36th Avenue on the north via a frontage road, France Avenue at 35th Avenue on the west and via the frontage road to the southeast. Inland is requesting that the frontage road be vacated and is proposing to install a new, full access point with a traffic signal onto Bottineau Avenue at the southeast corner of the site. The additional access point will distribute traffic to the center. Well distributed traffic patterns will help prevent congestion at any particular access point. A traffic study is currently being developed, and conversations have been initiated with Hennepin County staff.

The property is served by all public and private utilities. Minor modifications will be made to accommodate the proposed development. The site does not employ any modern stormwater management practices and primarily sheet flows directly to a storm sewer system. Improvements will be made to better manage stormwater and to improve water quality. Design criteria and system improvements are currently being developed with city staff and the Shingle Creek Watershed Management Commission.

The property is currently zoned B4 – Community Business. The purpose for this submittal is to initiate the Preliminary Plat review process and to request Conditional Use approval for the c-store, drive thru, outside dining area and seasonal outdoor garden center.

Preliminary Plat & Site Improvements

for

ROBBINSDALE GROCERY
 3500 Bottineau Boulevard
 ROBBINSDALE, MINNESOTA

Prepared for:
Inland Development Partners, LLC
 3940 Republic Avenue
 St. Louis Park, Minnesota 55426
 Contact: Steve Schwanke
 Phone: 952-495-6244
 Email: sechwanke@inlanddp.com

Prepared by:
Westwood
 6500 Lyndale Avenue South
 Minneapolis, MN 55422
 Phone: 612-337-0300
 Fax: 612-337-0301
 Project number: 0008244.00
 Co-Author: David M. S. S.

Westwood

Westwood Professional Services, Inc.
 6500 Lyndale Avenue South
 Minneapolis, MN 55422
 Phone: 612-337-0300
 Fax: 612-337-0301
 Website: www.westwood.com

Project: _____
 Client: _____
 Date: _____
 Drawn: _____
 Check: _____
 Scale: _____
 Sheet: _____ of _____

Project: _____
 Client: _____
 Date: _____
 Drawn: _____
 Check: _____
 Scale: _____
 Sheet: _____ of _____

Prepared for:
Inland Development Partners, LLC
 3940 Republic Avenue
 St. Louis Park, Minnesota 55426

ROBBINSDALE GROCERY
 ROBBINSDALE, MINNESOTA

COVER SHEET

Date: 10/23/16
 Sheet: CSB of 6

Vicinity Map



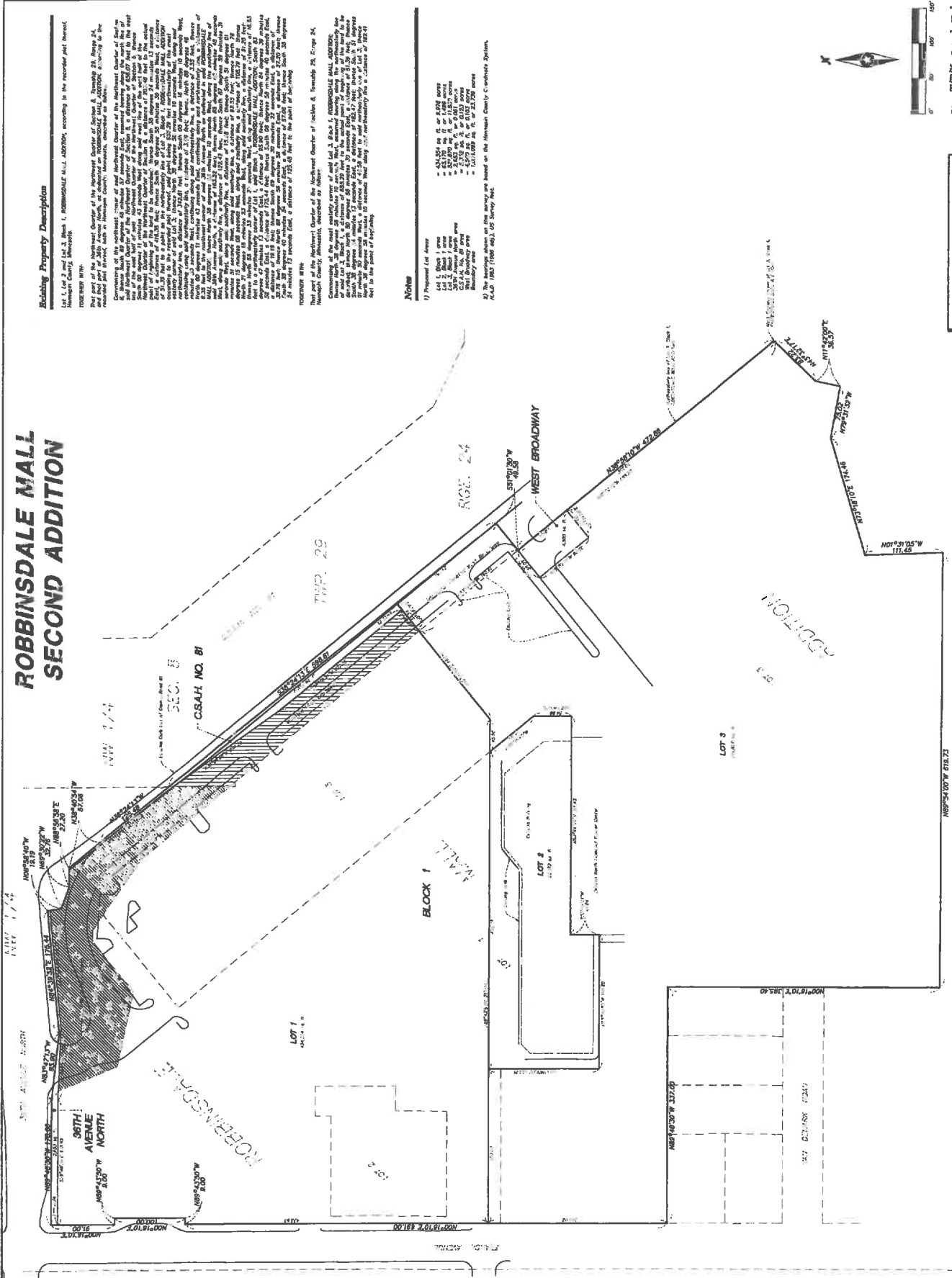
Not to Scale

INDEX OF SHEETS

C0.0	COVER SHEET
C1.0	BOUNDARY TOPOGRAPHIC SURVEY
C2.0	PRELIMINARY PLAT
C3.0	CIVIL SITE PLAN
C4.0	GRADING & DRAINAGE PLAN
C5.0	UTILITY PLAN
C6.0	LANDSCAPE PLAN

PRELIMINARY PLAT & SITE IMPROVEMENT PLANS
 APPLICATION RELEASE 08/23/16

ROBBINSDALE MALL SECOND ADDITION



Building Property Description

Lot 1, Lot 2 and Lot 3, Block 1, ROBBINSDALE MALL ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota.

ROBBINSDALE MALL ADDITION, Hennepin County, Minnesota, according to the recorded plat thereof, is a portion of the Robbinsdale Mall Addition, Hennepin County, Minnesota, according to the recorded plat thereof, and is a portion of the Robbinsdale Mall Addition, Hennepin County, Minnesota, according to the recorded plat thereof.

ROBBINSDALE MALL ADDITION, Hennepin County, Minnesota, according to the recorded plat thereof, is a portion of the Robbinsdale Mall Addition, Hennepin County, Minnesota, according to the recorded plat thereof, and is a portion of the Robbinsdale Mall Addition, Hennepin County, Minnesota, according to the recorded plat thereof.

Notes

- 1) Proposed Lot Area:
 - Lot 1: 1.00 acre
 - Lot 2: 1.00 acre
 - Lot 3: 1.00 acre
 - Lot 4: 1.00 acre
- 2) The survey was made by the Hennepin County Surveyor, and the bearings and distances are based on the Hennepin County Coordinate System.

Robbinsdale
Mall
Redevelopment

Inland Development
Partners, LLC

Proposed Use

Owner	
Developer	
Surveyor	
Recorded	

Westwood

Professional Services, Inc.

REVISION	DATE	BY
----------	------	----

Property	Description
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lot 2, Block 1, Rockledge and Ad'Nan, according to the recorded plat thereof, Hennepin County, Minnesota.

FOOT NEW WITH:

Lot 1, Block 1, Robinsons Mall Addition EXCEPT that part of Lot 2, Block 1, ROBINS MALL ADDITION shown on the record of plat thereof, Hennepin County Minnesota, described as follows:

[illegible]

that part of Lot 3, Block 1, ROBESONDALE HILL ADDITION comprising the five recorded plat
Nos. 101, Hennepin County, Minnesota, described as follows:

[illegible]

1-VERBOSITY HITS
That part of 30th Avenue North (comprised to be Voted) and that part West Broadway (comprised to be Voted) described as follows:

[illegible]

TO BE PLATTED AS
Lot 1, Block 1, ROBINSDALE MALL 2ND ADDITION, Hennepin County, Minnesota.

Voter

1) Proposed Lot Areas
Lot 1, Block 1 area = 49,749 sq. ft. or 10.444 acres.
2) The bearings shown on this survey are based on the Hennepin County Coordinate System, NAD 83, 1983 (7505 c-1), 1st Survey Net.

ROBBINS DALE GRO
ROBBINS DALE, MINN
Inland Development Par
1340 Republic Avenue
St. Louis Park, Minnesota 55426

Cy [Signature]

PRELIMINARY
PLAT

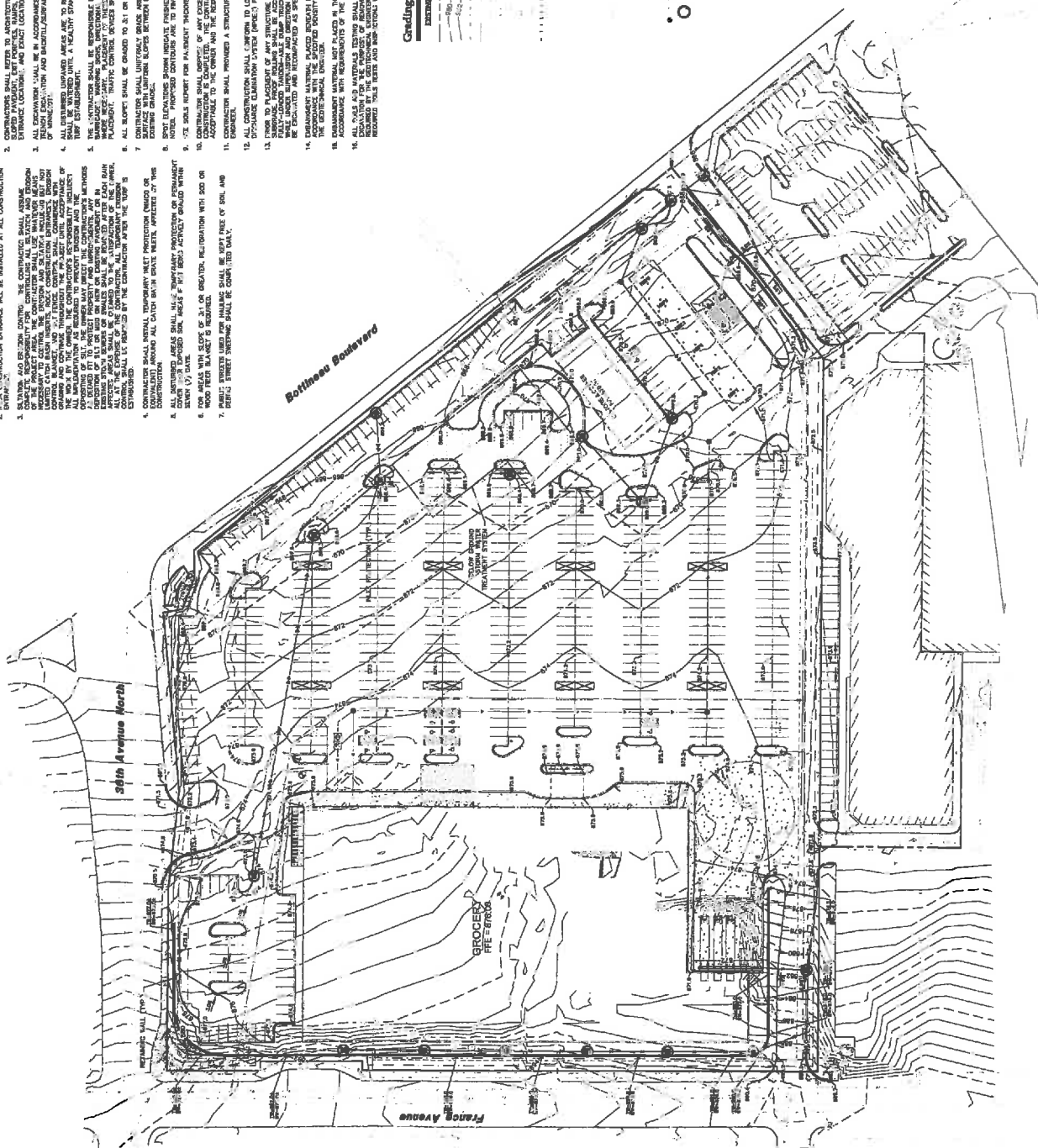
C2.0

Grading Notes

- [illegible]

Broselow Control Notes

- [illegible]



Grading Legend

[illegible]

Westwood
 (800) 367-4100
 10000 Wilshire Blvd., Suite 1000
 Beverly Hills, CA 90210
 www.westwood.com

ROBBINSDALE GROCERY
ROBBINSDALE, MINNESOTA
Inland Development Partners, LLC
3640 Republic Avenue
St. Louis Park, Minnesota 55426

I hereby certify that this plan was prepared by an actuary on or under my direct supervision and that I am a duly licensed Professional Actuary under the laws of the State of Michigan.

[Signature]

John Vander
Date 06/23/16 License No. 49339

GRADING & DRAINAGE PLAN

DATE	TIME	LOCATION	WIND DIRECTION	WIND SPEED	SEA STATE	WEATHER	REMARKS
08/07/90	10:00	Near Pt. Barrow	090	10	2	B, C	

C4.0

General Utility Notes

THE CONTRACTOR IS SPECIFICALLY NOTICED THAT THE LOCATION AND/OR DEPTH OF THE UNDERGROUND UTILITIES CANNOT BE DETERMINED BY THE EXISTING RECORDS, AND THEREFORE THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES BY EXCAVATING AND EXPOSING THE UTILITIES PRIOR TO ANY CONSTRUCTION. AND NOTIFY THE OWNER OF DISCOVERIES.

ALL SANITARY SEWERS, STORM AND WATER MAINS INSTALLATIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR STEEL MAINS AND SEWER MAINS, AND THE CITY ENGINEERING AND STORM SEWER INSTALLATION AS APPLICABLE TO THE CITY OF CHICAGO.

A. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE CITY OF CHICAGO AND THE STATE OF ILLINOIS. THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE CITY OF CHICAGO AND THE STATE OF ILLINOIS PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE CITY OF CHICAGO AND THE STATE OF ILLINOIS PRIOR TO ANY CONSTRUCTION.

B. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES BY EXCAVATING AND EXPOSING THE UTILITIES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES BY EXCAVATING AND EXPOSING THE UTILITIES PRIOR TO ANY CONSTRUCTION.

C. ALL PRIVATE UTILITIES SHALL BE PROTECTED IN ACCORDANCE WITH THE CITY OF CHICAGO AND THE STATE OF ILLINOIS. THE CONTRACTOR SHALL PROTECT ALL PRIVATE UTILITIES IN ACCORDANCE WITH THE CITY OF CHICAGO AND THE STATE OF ILLINOIS.

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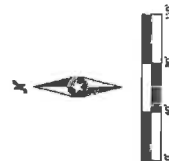
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[illegible]

Planting Notes

Seed	Hybrid Salt Tolerant Seed	
Turf Seed Mix	MeGee® Mix 2" x 131, Corran, 100% Turf	
Search	Dark Brown Wood Mulch Fine Mesh under E aprons	

Tree Legend

PROPERTY CO. TRADING THE WAY

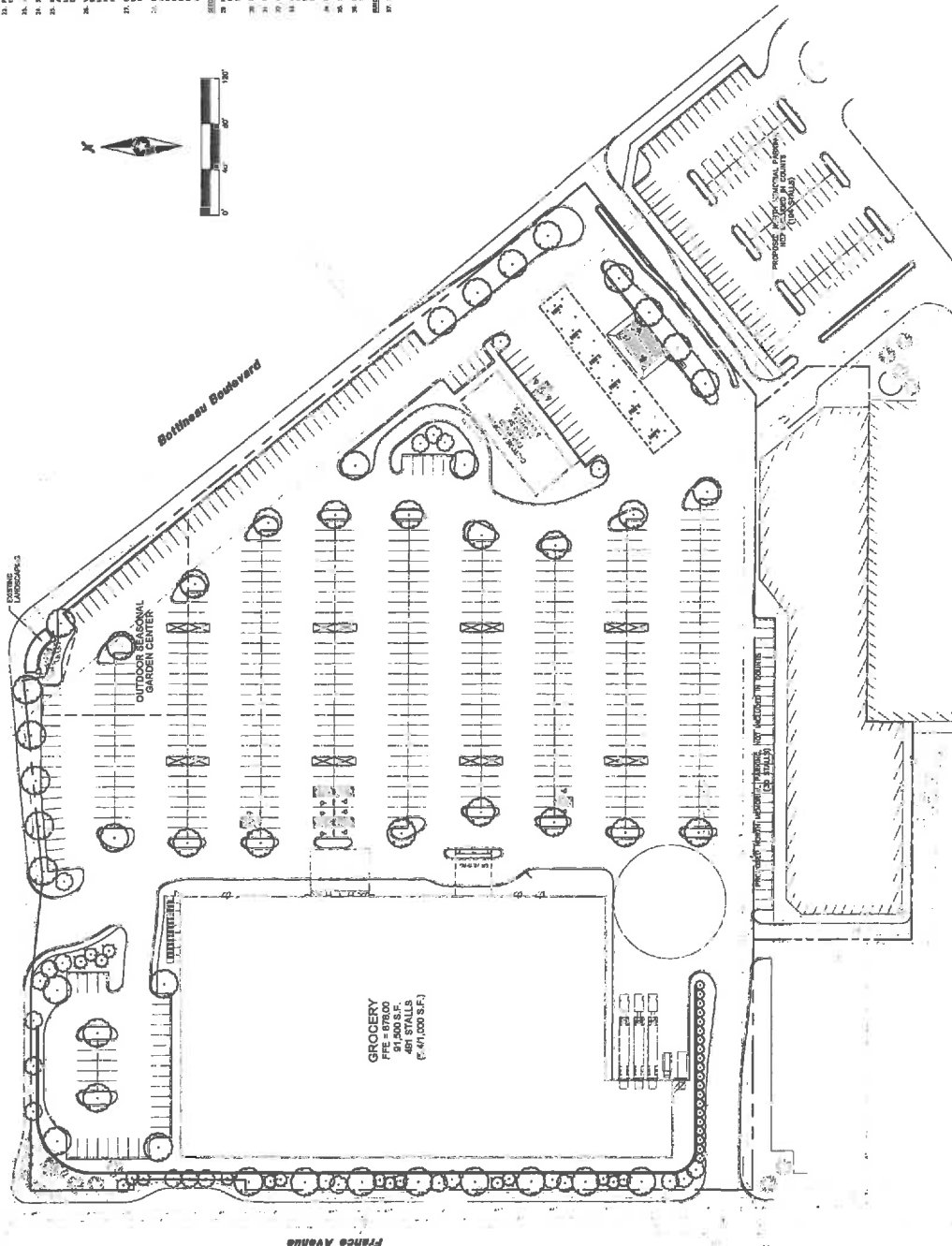
1. FULL TREE

2. MEDIUM TREE

3. SMALL TREE

36th Avenue North

Bottineau Boulevard



Planting Notes

[illegible]

Tree Planting Doal

1 Tree Planting Doal
 Co. 9
 1000 to 10000

Labels and Dimensions:

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Tree Planting Detail

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Typ. Turf Profile Detail
NOV 10 1994

2013

LANDSCAPE PI AN

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ROBBINSDALE GROCERY
ROBBINSDALE, MINNESOTA
Inland Development Partners, LLC
3340 Republic Avenue
St. Louis Park, Minnesota 55426

WESTWOOD

Phone	(908) 987-6100	Time & Expense Dept.	(908) 987-4988	Alan Pichler, Int'l Mktg	(908) 987-4718	info@mcgraw-hill.com
Fax	(908) 987-4988					
Web Site						www.mcgraw-hill.com

McGraw-Hill Professional Company, Inc.

REVISION

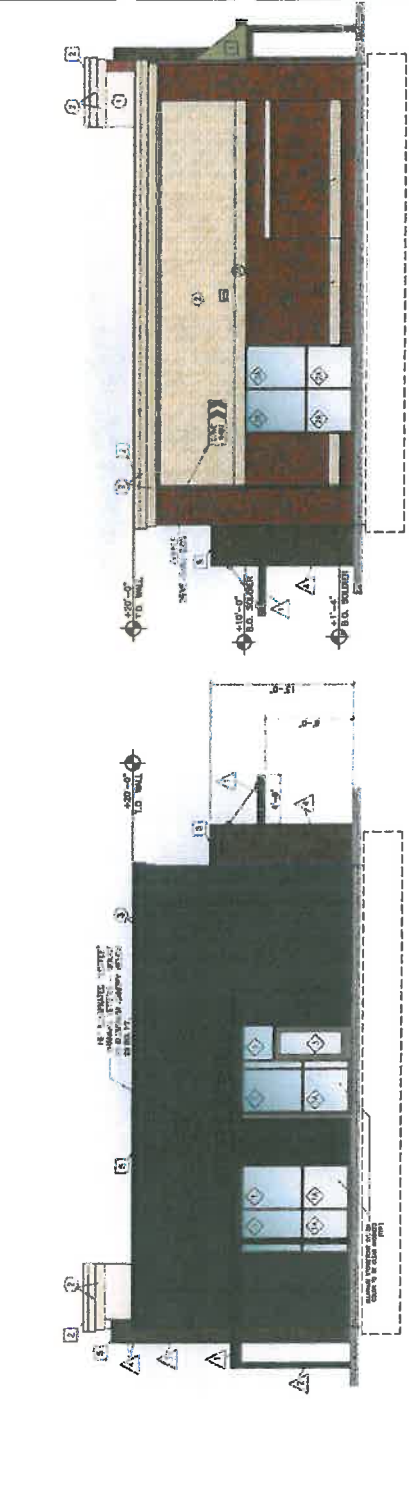
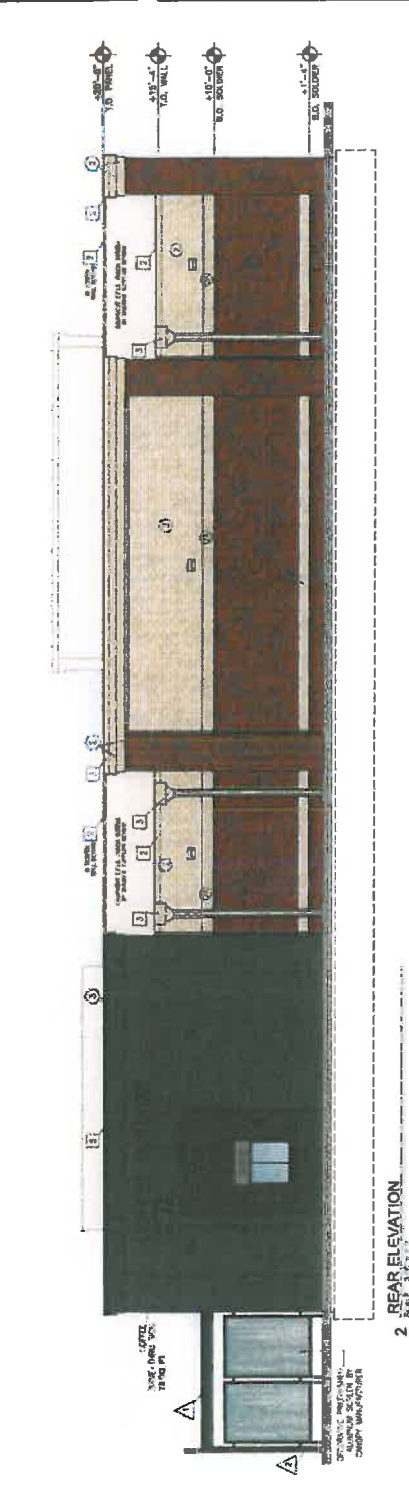
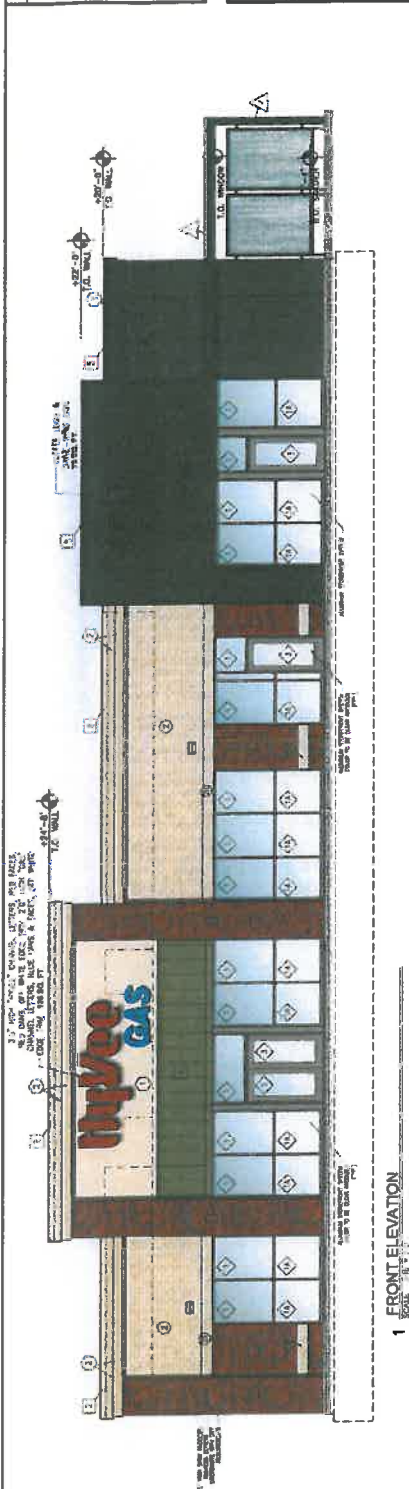
REVISION	DATE

Andrew J. Smith
 License No. 27064
 State of Minnesota
 Mechanical Engineering

HyVee
 EMPLOYEE OWNED
 5520 WEST DES MOINES AVENUE
 WEST DES MOINES, IA 50261
 TEL: 515.281.7800
 FAX: 515.281.7800

ATTACHMENT D
 NORTH
 EXTERIOR ELEVATIONS

DATE	7/20/2015
DRAWN BY	3/16/15 - J
CHECKED BY	AS
SCALE	1/8" = 1'-0"
A3.0	



From: [REDACTED]
Sent: Tuesday, July 19, 2016 10:05 PM
To: Regan Murphy; William Blonigan
Cc: Dan Rogan; George Selman; Pat Backen; Rick Pearson
Subject: My input on the Terrace Mall development issue

Regan and Bill,

I wanted to let you, my elected representatives in our city, know my opinions on the Terrace Mall development. I copied the other council members and the staff liaison to the Planning Commission to ensure that my input gets to everyone involved in a timely manner.

I was greatly relieved to read that we had a Comprehensive Plan and to read what it said about the Terrace Mall site. I was greatly saddened to hear that our Planning Commission considers the Inland Development / HyVee proposal to be in accordance with that plan, specifically the mixed use designation versus full commercial use. I am also gravely concerned about the soil issues and the potential of placing a gas station that close to the lake in that type of soil.

- I do not consider a big-box store like HyVee's proposal to be in accordance with the small-town feel that I love about Robbinsdale.
- A store this large encourages anonymity, with the risk of negative behaviors, rather than the know-your-neighbor feel of a small-medium grocery store, a feeling that we have been working so hard for, and that has helped us reduce criminal activity.
- I don't think a big-box store and massive parking lot across the road from Lakeview Terrace do service to the beauty and potential of that park.
- I don't think a store this size is appealing to foot and bike traffic since it creates traffic safety issues for those users, and as much effort expended getting around the store as getting to and from it.
- I think a renovated Terrace Theatre holds significantly more potential for our community, its branding, its reputation, its draw to other businesses and to potential residents than a very large big-box business.

I don't think this is our only shot and our community deserves a better solution for this property and a better fit for our grocery needs.

Thanks to Pat Backen's blog post and conversations with a Planning Commission member, I understand the limitations that our city officials have in this matter. However, I believe there is power in a Comprehensive Community Plan and there certainly is power in the approval process for any variances or requests for concessions. I hope that you exercise that power in the best interests of our community now and in the future.

Thank you for your consideration,
Teri McNamara

[REDACTED]
4008 Lake Drive
Robbinsdale, MN

Rick Pearson

From: Carter McNamara <[REDACTED]>
Sent: Thursday, July 21, 2016 3:38 PM
To: [REDACTED]; Regan Murphy; William Blonigan
Cc: Dan Rogan; George Selman; Pat Backen; Rick Pearson
Subject: RE: My input on the Terrace Mall development issue

I agree with Teri.

A stakeholder-involved Comprehensive Plan should be followed, and changed only where there's clear and conclusive evidence to change it.

Instead, it seems that well-designed plans are too often suddenly changed in order to install a very exciting and impressive structure because it will bring in jobs and expand the tax base – only to find later on that the financial return was not really there for the community, e.g., the jobs were not from the local community and the loss in property tax revenue was not worth the hassle in increased traffic and crime.

We've got enough nearby stores.

Is it worth permanently destroying a piece of Robbinsdale's history in order to move a store six blocks closer than Cub -- place where other stores have failed, as well?

Carter McNamara, MBA, PhD

W [REDACTED]
V [REDACTED]
V [REDACTED]
V [REDACTED]
V [REDACTED]
S [REDACTED]
P [REDACTED]

4008 Lake Drive
Robbinsdale MN

Shari Ross

From: Rick Pearson
Sent: Tuesday, July 19, 2016 10:50 AM
To: Shari Ross
Subject: FW: Hyvee Development

Shari:
Please copy this message for the Planning Commission.

Thanks
Rick

[REDACTED]
Sent: Friday, July 15, 2016 6:42 PM
To: Rick Pearson
Subject: Hyvee Development

Planning Commission:

I am writing to voice my support for the proposed development of the old Terrace and Rainbow location. This is the right thing for Robbinsdale, this development will increasing tax base, remove blight and revitalize the corner of France and 36th Ave. N.

Jill Tyree
3812 Zenith Ave. N.
Robbinsdale, MN
[REDACTED]

Shari Ross

From: Rick Pearson
Sent: Tuesday, July 19, 2016 11:22 AM
To: Shari Ross
Cc: Richard McCoy
Subject: FW: comment on Terrace theater redevelopment
Attachments: FranceBikeLaneEnd35th.jpg

Shari:
Here are some comments for the Planning Commission.

Thanks
Rick

-----Original Message-----

Sent: Monday, July 18, 2016 8:16 PM
To: Rick Pearson
Cc: erin.hernick
Subject: comment on Terrace theater redevelopment

Dear Mr. Pearson,

I assume this might be the right channel for a comment to the planning commission? Please let me know if not.

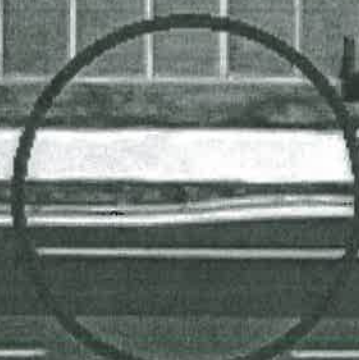
I am not opposed to this project. I have three brief comments pertaining to pedestrian and bicycle circulation.

1. There is an existing bike lane on France Avenue that currently ends just past 35th Avenue. Would it be possible to continue this bike lane to 36th Avenue? (see aerial photo exhibit attached of lane end). At a minimum the site plan should provide space for this in the future, if there will not be changes to France Avenue at present. My family and I bike this way 1-2 times a week except winter.
 2. I would like to urge the developers to make adequate provisions for pedestrian safety at the 36th Ave driveway entrance, and within the site.
 3. I would like to urge the developers to consider putting bike racks near the new stores.
- Perhaps these elements are already being considered, but it is hard to tell from the scanned plans I have seen.

Thank you,
Matt Hernick

2611 Parkview Blvd

Google



oe Ave N

France Ave N

France Ave N

Franc

N 35th Ave

N 35th Ave

City of Robbinsdale
4100 Lakeview Avenue North
Robbinsdale, Minnesota 55422

Public Statement

Please fill out this form if you would like to submit any comments for council review regarding development plans in the City of Robbinsdale.

Date: 7 / 20 / 2016

Name: (Last) Frie (First) Arlene

Address: 2740 Meridian Dr Robbinsdale 55422
(Street) (Apt/ Unit #) (City/ State) (Zip Code)

Comment(s) regarding development:

Mayor & City Council members,
Please consider approving the redevelopment of
the Terrace/Rainbow property. We moved into Robbinsdale
in 1976 so we've seen all the changes in that area. We were
sad to see Wards & all the small shops in the mall go but
that's what happens to areas and you move on. Seeing the
theater deteriorate year after year and nothing new being
developed has been truly frustrating. When you live in that
area and drive by it many times per day, it certainly
becomes an eyesore as each year passes. The area is not a
pleasant sight whether you drive Cty 81 or France Ave. The
theater needs to come down and any development, whether
its HyVee or something else, would greatly improve the area.
(HyVee would be great since I now have to drive to New Hope !!)

(Office Use):

Received by (staff initials): _____

Rick Pearson

From: [REDACTED]
Sent: Wednesday, July 20, 2016 3:05 PM
To: Rick Pearson
Cc: Kevin Byrnes
Subject: PRO Terrace Mall Redevelopment Plan!

Hello,

I want to go on the record with my opinion on the proposed redevelopment of the Terrace Mall/Theater site. I believe that the plan put forward by Hy-vee is a much needed addition to Robbinsdale. The USDA defines a food desert as an urban area where residents do not live within .9 miles of a grocery store. This constitutes a large section of Robbinsdale, my home included. To replace an abandoned grocery store with this new store is an appropriate and necessary use of the space.

While many people have expressed their emotional attachment to the Terrace Theater, I believe that it would be irresponsible of City Leadership to pander to these emotions by voting to preserve a building that hasn't been occupied in the new millennium. In addition, if we vote to turn down the current plan to develop the site, I feel that accountability for redevelopment then falls to the city. I would expect a commitment to purchase and refurbish the site to end this blight on our landscape. If we are not willing and able to do so, then the only responsible choice is to let the proposed private development happen.

Best wishes and thank you for your service,

Jill Byrnes

4024 Shoreline Dr

[REDACTED]
[REDACTED]

Shari Ross

From: Rick Pearson
Sent: Thursday, July 21, 2016 11:12 AM
To: Shari Ross
Subject: FW: HyVee proposal- Yes, please!

Shari:
Just received this.
Rick

Sent: Thursday, July 21, 2016 10:39 AM
To: Rick Pearson
Subject: HyVee proposal- Yes, please!

Dear Planning Commission,

My family is very much in favor of the proposal for the new HyVee in Robbinsdale. We moved into a home on Crystal Lake Boulevard this past November. Previously we lived in Crystal for 13 years. We so enjoy our new home in Robbinsdale- the lake, the parks, the small businesses, the Parkway. The one thing we have really missed is a nearby grocery store. We drive 10-15 minutes to shop at stores in Crystal and New Hope because there is nothing in Robbinsdale. We were extremely excited to hear about a HyVee coming to the Terrace Mall location. This is only a few blocks from our home and would become our regular grocery store. We love the HyVee in New Hope but don't get there very often as it's just a little too far away. A nice grocery store like HyVee is a much needed addition to our community and we are 100% in favor of the plan. Thank you so much for your efforts and for taking our opinion into consideration.

Best regards,
Andrea and Ben Ranstrom
3854 Crystal Lake Boulevard
Robbinsdale, MN 55422



City of Robbinsdale
4100 Lakeview Avenue North
Robbinsdale, Minnesota 55422

Public Statement

Please fill out this form if you would like to submit any comments for council review regarding development plans in the City of Robbinsdale.

Date: 7 / 20 / 2016

Name: (Last) NOVAK (First) TED

Address: 4400 36th AVE N #142
(Street) (Apt/ Unit #) (City/ State) (Zip Code)

Comment(s) regarding development:

• Supports Hy-vee development;
• Opportunity for great tenants.
• Anchor for city.

(out of the country)

(Office Use):

Received by (staff initials): [Signature]

Thanks to all of you for your work to redevelop the Terrace Mall area. I may not be able to attend tonight's meeting, so wanted to send a note of support.

I have lived in Robbinsdale since 1997, and have been in Minnesota since 1993. I grew up in SE Iowa, with Hy-Vee, so I'll admit – I am biased. I LOVE Hy-Vee.

And in full disclosure – when I heard they were moving in to New Hope two years ago, I decided to apply for a PT job (I work FT for a financial services firm, as Marketing VP). I was hired on the spot at a job fair in July 2015 for the PT work I wanted – as clerk in the Wine & Spirits store, so I could spread my love of local wines, and my love for Hy-Vee.

Growing up with Hy-Vee – I know several people who went on from high school and college to start their careers with Hy-Vee, and have grown with the company. It is an EMPLOYEE-OWNED company – no unions, every employee is responsible for how the store operates and feels. Every store has autonomy to meet its community's wants and needs. It is NOT a big box – it is a community-focused store in every way. And repeat – it is COMMUNITY-FOCUSED. They support local causes and teams and schools – locals work there, and they support the locals. There are many folks from Robbinsdale currently working at the New Hope store.

And to show you the dedication of the staff and management – at 2:00 AM yesterday (Wednesday, July 20, 2016) – the power went out at the New Hope store. It was out until it fully came back on around 1:00 PM. All dairy, frozen, prepared salads, foods, etc., had to be thrown out and cleaned up. It was a major task. There was an emergency response team up from Des Moines, and I saw probably 50 employees cleaning, re-stocking, and making sure customers could find what they needed amidst the chaos. Most of the managers had been there since the wee hours of the morning. This is dedication and work ethic. It is a good store to work at and shop.

And as I told Pat – as an example of how well these Hy-Vee employees can get to know the community and their customers –

When my mother passed in December 2013, after a lengthy illness, the pharmacy staff at the Hy-Vee Pharmacy in Mt. Pleasant, Iowa, where my folks had shopped all their lives, sent a beautiful garden stone in the shape of Iowa, with a beautiful phrase. It still touches me to think they thought so much of my parents to do something like that. It is not just a store, they are family.

Redeveloping this corner from the blight it has become over the last 17 years – and turning it into a beautiful, clean, customer-oriented store – would be a dream. It is ultimately the property developer's and city council's decision, but this is the best community-focused company a small community like our Robbinsdale could ask for.

You may share this letter with others and as written correspondence at the meeting.

Thanks again for your work to make Robbinsdale the great place it is! You are appreciated.

Sincerely,

Barb Miller
3264 Ewing Ave. N.
Robbinsdale, MN 55422

Shari Ross

From: Rick Pearson
Sent: Thursday, July 21, 2016 3:48 PM
To: Shari Ross
Subject: FW: Hy-Vee Yes

Shari:
Here is another.

Rick

From: Ben [REDACTED] 3854 Crystal Lake Blvd, Robbinsdale, MN 55422
Sent: Thursday, July 21, 2016 12:00 PM
To: Rick Pearson
Subject: Hy-Vee Yes

Having a nice supermarket would make my life infinitely better and I see no business case for preserving a decaying relic that will cost millions to restore and be nonviable the day it is completed. Movie theaters like this simply do not function in this economy. While I am sensitive to the sentimentality of my neighbors I do not think that restoring the theater is in anyone's best interest.

Thank you.

areas of high density are located in more remote areas, a nursing home located on France & Lowry Avenues, and the Beach South area on Twin Lake near Highway 100. These sites are not easily linked to transit, but they should be preserved as high density sites. Other types of housing may be offered as Planned Unit Developments if they are located in appropriate locations that can be served by transit and have convenient pedestrian links to commercial goods and services. The Metropolitan Council equivalent is part of "multi-family".

- **Commercial:** Commercial uses include retail sales/services, restaurants, entertainment, limited light manufacturing/assembly, and professional office space. Commercial mixed use PUD's or conditional uses are also possible to facilitate the combining of commercial with residential uses. The Metropolitan Council land use equivalent is "commercial".



- **Mixed Use:** Areas with more than one land use (e.g. multilevel with residential above and commercial below or different land uses that are separate but in the development, geographic area, or on the same parcel of land.) Generally, medium and high density residential is combined with commercial land use either vertically or laterally. This land use category is intended to promote redevelopment opportunities through flexibility and higher densities, particularly for residential uses. Mixed use can accommodate densities of has high as 60 units per acre (in the case of Broadway Court, 87.5% residential, 12.5% commercial/office), or eight units per acre in the case of a 40 foot wide lot with a duplex or commercial/office with accessory living space. To promote maximum flexibility there are no proposed standards to mandate ratios or percentages of the uses in the mixed use category. From a regulatory perspective, mixed uses are generally conditional uses with findings and standards required to mitigate conflicts.

Generally, mixed use areas featuring residential uses will have the following density ranges based upon location:

Redevelopment area	Minimum residential density	Maximum residential density
Downtown north of 41 st Ave. N. (and including Robin Center)	12 units per acre	60 + units per acre
South of 41 ½ Ave. N. to 36 th Ave. N.	8 units per acre	12 units per acre
Terrace Mall area (includes 3600 France)	12 units per acre	60 + units per acre

- **Institutional:** Lot or parcels containing private and not-for-profit businesses, hospitals, churches, and other institutional uses. Metropolitan Council equivalent is part of public-semi-public.
- **Public:** Building and lands (including parklands/open space) that are owned, operated, and maintained by a governmental agency (e.g. City, County, Regional, State, or Federal Government). Metropolitan Council equivalent is part of "public-semi-public".

ROBBINSDALE 20/20 VISION STATEMENT

When people look at Robbinsdale in 2020 they will see a place that is different than it once was but is still very familiar. It is a safe place. It is a clean place. It is a place that knows what it is and what it is not. Robbinsdale is a place that reflects the past yet embraces the future.

The charm of its neighborhoods is still very evident. Residential neighborhoods are friendly places filled with pride that is evident in the well-kept housing, street corridors, and parks. People are comfortable to stop and meet others along its tree-lined streets. Housing architecture and design respects the past and integrates the new in a manner that is compatible and pleasing.

Another source of community pride is the downtown, which has continued to evolve without losing touch of its rich history. People describe the downtown as functioning like a much larger downtown but with a small town feel. Accessibility and convenience are key elements even with the improvements that have occurred. West Broadway continues to be the spine of downtown providing support to an integrated network of cross streets. Downtown Robbinsdale is a hub for activity with a mix of interdependent uses including housing, restaurants, offices, retail and service commercial and public facilities. Multi-modal transportation facilities bring people and a new respect to this pedestrian scale downtown.

Once a cause of concern, County Road 81 is now better integrated into the community. This once divisive roadway is more pedestrian friendly connecting neighborhoods and adjacent communities. Traffic has calmed to acceptable levels and safe street crossings are more accessible and identifiable to pedestrians and vehicles.

Terrace Mall and North Memorial Medical Center fit in with the surrounding neighborhood. Improvements in this area have allowed for better relationships and connections between land uses. Residents have embraced these changes while understanding the importance of these areas within the community.

Residents embrace the improved park and trail system. Connections to the system and to the surrounding area have been made. The quality of park facilities will have improved to keep pace with changing lifestyles. Water quality of the lakes will have increased making them a more enjoyable resource.

A second outcome of the Visioning Process was the creation of guiding principles, which have become the underlying policy that supports the 20/20 Vision Statement and this Robbinsdale Comprehensive Plan. The Guiding Principles are as follows:

Enhance the community's image through land use and design:

Future residential and commercial development density will increase in areas of the City such as Terrace Mall and Downtown. The change in density and design is part of a larger plan to create mixed-use districts, which will allow compact development in a certain area. Mixed use is a concept of "New Urbanism" that promotes commercial and residential mixed development designed in a pre-suburban form. This form is one that is intense, compact, and friendly to alternative modes of transportation such as walking, bicycling, and transit (light-rail or bus).

Underutilized lands that may be available to the City for development have been identified as sites for single and multiple family housing developments. In mixed-use areas such as the Downtown and Terrace Mall, higher-density residential units will be considered. Residential property that is being redeveloped through the City's Scattered Site development program is mainly low density single-family units and will continue to be developed as low density single-family. The City is trying to lower its overall density in single family areas by combining properties when possible to create lots so that home designs that meet today's needs can be constructed.

COMPREHENSIVE PLAN OPEN HOUSES

In early 2007, the Planning Commission hosted a series of open houses to solicit public comment as an introduction to the comprehensive plan update process. While the turn-out was not impressive, the character of the comments provided a cross-section of the resident's sensibilities, which have not changed dramatically since the visioning process occurred in 1999-2000.

APRIL 24, 2007

Attended by the Planning Commission, Council Member Selman, City Planner Pearson, Sun Post Reporter Cara Lee, and three residents.

The following comments were provided by the attendees:

- Find ways to attract young people.
- No "big-box" retail.
- Instead of "big-box", encourage some type of anchor like Trader Joe's or Wuollet's.
- The "bar" should be set higher, Robbinsdale does not give itself enough credit, and we too often "settle" for the first thing that comes along.
- Parker Village was too "cookie-cutter", and not right for Robbinsdale. The West Broadway (Accent) townhomes are much more appropriate.
- One of Robbinsdale's strengths is the small-town community. Whiz-bang brings people in and everybody is friendly and knows each other.
- We need to improve water quality at our lakes, especially Crystal Lake. People used to swim in the lake, but no longer do.
- Hidden Shores should be the subject of a Sun Post article for shoreland restoration. They are in a multi-year project with native aquatic plantings among other things.
- We should take a macro view for more appealing development, instead of the micro view.
- We should try to get incrementally better development – such as Applebee's.
- We should think positively, and outside of the box.
- We need a restaurant that serves breakfast, and be open from 6 am to 2 pm.
- Disappointed in Robin Center, and the empty buildings in the downtown.
- People have to support businesses, especially in the downtown.

- What is going on in Terrace Mall is great. We need more, especially restaurants (in Terrace Mall) and a Bruegger's.
- Mark II building is badly deteriorated and getting worse.
- Desired uses would include an Applebee's, and businesses that cater to younger people like "Chuck E. Cheese."
- "Noodles" and "Edible Arrangements" are other desirable food related businesses.
- "Starbucks" would also be good.
- We need to protect our assets. Transportation to and through Robbinsdale and the downtown must be good for business.
- Robbinsdale's strength is its lakes. Businesses should be encouraged that put people on the water, such as a water-front restaurant of high-quality such as Thistles.
- Park and Rec. should have canoe and paddle-boat rental, and other activities like bike rentals, horseshoes and yard-golf.
- Some of these activities could be run by volunteers.
- There should be more water-based activities for the residents than just fishing.
- There is too much rental housing – there should be a balance of rental vs. ownership.
- There should be an increased police presence, not just speeding enforcement.
- Drug trafficking has been observed in Sanborn Park, we can't lose the park to gang violence.
- Neighborhood safety could be enhanced by eliminating "through-streets."
- The City would benefit from a nice grocery or "boutique food" store, such as Kowalski's.
- Development patterns can deter crime.
- We should figure out what attracts younger and newer families.
- County Road 81 is going to improve access to the City and bring more traffic through.
- Parks and the lakes should be linked.
- The Legion site has great redevelopment potential with views of the lake and park.
- There were exciting components of the Landform concept for the Terrace Mall area such as the pedestrian bridge across County Road 81.
- We should build off of the hospital, considering the needs and limitations of seniors (with less mobility).
- County Road 81 with its vehicular focus and West Broadway with a more pedestrian orientation is only a block apart.
- We need more anchors like Wuollet's, Hackenmuller's and the Hardware store.
- When opportunities present themselves, we need follow-through.
- We should be prepared to take risks, such as have a bond issue, or whatever it takes to get development like Excelsior & Grand.
- We need someone to "sell it."
- We do not want a drive-through community.
- We should have more boutique businesses, if Maple Grove has them, why can't we? Half-price Books used to be on West Broadway, other ideas such as yarn shop and coffee mixed with other uses.
- We should have a hobby-shop/tool place where people can do wood-working projects and other hobbies.
- Re-enforce a small-town feeling.
- We need a "mix" of commercial – some name brands drive businesses and offer upper-end products.
- More community events such as art fairs. White Bear Lake has its "Thursdays."
- Find out where kids of ages 18-24 go for fun. They should be engaged in this visioning process.

As with many mature communities with newer suburban neighbors, the local school district has its origins in Robbinsdale, but now encompasses large areas of surrounding communities.

EMPLOYMENT FORECASTS

Robbinsdale city staff has had discussions with principal employers and commercial land owners and as a result, would project up to 1,000 new jobs in the city with half of them being attributed to the health-care industry. The Metropolitan Council had originally projected employment growth for Robbinsdale of 2,612 new jobs for an increase of 37.4% for the period ending in 2030. Discussions between City and Metropolitan Council staff have resulted in the projections shown in table 2-9.

Table 2-9 Employment Projections

2000	2007	2010	2020	2030
6,988	6,887	7,100	7,600	8,100
Change	- 1.4 %	+ 3 %	+ 7 %	+ 6.6 %

Source: Metropolitan Council, Minnesota Department of Employment and Economic Development

Given the current economic conditions, the City would expect a very modest rate of growth within the period leading up to 2010. Post 2010, the optimistic view is that Robbinsdale's position as a first tier suburb will contribute to an infusion of new urbanism housing opportunities with related commercial growth and modest expansion continuing at North Memorial Medical Center.

The modest employment projections or trends are based upon the following:

- No new commercial land is being created. Any new commercial development would be dependant on redevelopment at higher densities.
- Robbinsdale has very little industrial land and no industrial "parks."
- Industrial land tends to have lower value than commercial or residential land and as such, there is no financial incentive to create industrial land through redevelopment.
- Retail growth is not currently expected, primarily because of regional commercial growth in the outer tier suburbs and general trends of diminishing retail because of the growth of the internet and the current state of the economy.
- The owner of the northern half of the Terrace Mall which includes a grocery anchor is concerned about their ability to retain tenants. Most of the buildings of the Mall are constructed on pilings which seem to limit expansion and the potential to increase density.
- North Memorial Medical Center (NMMC) is the largest employer in Robbinsdale by a significant margin. Their job growth projections are no more than 500 new positions.
- Since 2000, NMMC has added 157 permanent full-time jobs at the Terrace Mall redevelopment site (Wards).
- As many as 200 temporary construction and IT jobs were created with the project, but they are nearing the completion of their tasks.
- The hospital is transitioning to single-occupancy rooms. This has resulted in a loss of as many as 350 nursing positions. Ultimately, the patient capacity is expected to range between 340 to 440 beds.
- The second largest Robbinsdale employer is Independent School District 281. ISD 281 has 245 jobs in Robbinsdale. This number is not expected to increase because of declining enrollments.

- Redevelopment for higher density mixed use combining commercial and residential uses may not be possible without outside funding such as regional investment, or federal stimulus funding. The city has exhausted its financial capacity to subsidize additional higher density commercial/residential redevelopment.

North Memorial Medical Center

As the City's largest employer, North Memorial Medical Center (NMMC) would be expected to provide for half of the projected new jobs. A significant expansion occurred in 2005, when NMMC redeveloped the south half of the Terrace Mall area as an outpatient clinic. The site was originally developed as a Montgomery Wards retail and service center. Redevelopment has created 157 new full-time jobs, and a larger number of temporary technical support and construction jobs.

North Memorial Hospital will continue to be the community's largest employer. However, NMMC's long term growth may have reached its zenith for reasons abovementioned. The new hospital recently constructed in Maple Grove certainly absorbs some of NMMC's growth potential.

Other areas that are projected to become areas of growth for employment include the Downtown and the County Road 81 commercial areas which includes the Terrace Mall. Retail growth is expected to be relatively flat as more goods and services are available electronically on the internet and through mail-order businesses. However, as the economy rebounds, and higher density redevelopment occurs, it is hoped that there will be opportunities for some specialty, convenience retail and services.

The second largest employer is the Robbinsdale School District (ISD 281). However, the vast majority of the school district related jobs are outside of Robbinsdale. Declining enrollments have caused the closing of public schools with Robbinsdale, with Lakeview Elementary and the Robbinsdale Middle School remaining. Given all of the above, the projected 1,000 additional jobs may be unrealistic, even if the economy rebounds. (See Table 2-10 for Projected City Employment Changes.)

Table 2-10: Projected City Employment Change From 1990-2030

TAZ	2000 Jobs	Change in #'s (New Jobs)	Projected 2030 Jobs	Change in % (Growth Rate)
705	4,933	+ 500	5,433	+ 50 %
708	900	+ 400	1,300	+ 40 %
709	1,105	+ 40	1,145	+ 4 %
710	16	+ 5	21	+ 0.5 %
720	28	+ 20	48	+ 2 %
721	106	+ 25	131	+ 2.5 %
723	0	+ 5	5	+ 0.5 %
724	21	+ 5	26	+ 0.5 %
Total	7,109	+ 1000	8,100	100 %

Source: City of Robbinsdale, Metropolitan Council Traffic Analysis Zone's

No new commercial land is being created. The increase of jobs is dependant on increasing the density of commercial development and redevelopment with mixed use and higher density of development patterns. Other stimulus for commercial redevelopment would have to be increases in traffic which may result from regional mass transit improvements. The traffic on minor arterial highways has been comparatively stable, which is not likely to stimulate additional commercial investment. One employment trend that is difficult to quantify is that more residents will work from their homes via telecommuting.

TAZ 705 includes the Terrace Mall area and North Memorial Medical Center and would provide for half of the anticipated future jobs in Robbinsdale. A master plan for the North Memorial Medical Center Facility was adopted in the early 1990's. Since that time, acquisition and redevelopment of the Terrace Mall (former Ward's site) has been accomplished as well as development of a regional facility in Maple Grove. The only component of the master plan that may be constructed in the future would be a medical office building on the corner of Abbott and Oakdale Avenues, North. However, there is no current need for the building.

The Terrace Mall area has been partially redeveloped. As mentioned previously, the former Montgomery Wards site is now an outpatient medical clinic as part of the North Memorial facilities. The outpatient clinic is completed and occupied. The balance of the Terrace Mall area is a combination of retail, service and some office uses. The owner of the north half of the Terrace Mall area has determined that the retail market is not expanding in this area of the city. One indicator is the traffic counts for County Road 81 which is not expected to increase dramatically, nor is population in the area. Therefore, the property owner is not contemplating any expansion of the northern half of the mall area. In fact, the future land use in this area may be in question. Therefore, the mixed-use option is well suited for this location creating potential for other uses, primarily higher density residential.

The Terrace Theater has had all vestiges of its former movie theater use removed and has been prepared for redevelopment. The building owner had anticipated adaptively re-using the building shell for medical office space. Unfortunately, over two years of marketing for that use has yet to produce results.

Lastly, more people are expected to office out of their homes, which distributes perhaps five percent of the projected job growth evenly over the residential land use areas.

3. The City should continue active and systematic enforcement of the City's "Housing Maintenance Code" to reduce the rate of housing deterioration.
 - A. The City should consider adding all distressed properties to its mandatory inspection program.
 - B. The City should clarify and strengthen the existing housing maintenance code to meet changing conditions.

Redevelopment

OBJECTIVE: Guide the future land use of specific redevelopment sites to increase tax base and employment in the community.

POLICIES:

1. The City should maintain its economic strength by encouraging expansion of existing businesses.
 - A. The City should encourage economic diversity by encouraging compatible/complimentary business establishments with mixed uses.
 - B. The City should facilitate future commercial development and redevelopment, which will provide the City with employment and additional tax base.
 - C. The City should continue to work with North Memorial Medical Center to keep their future expansion plans up to date.
 - D. The City should continue to promote revitalization of its Downtown commercial area through the REDA or other programs that are available to continue the City's economic strategy.
2. The City should continue to encourage businesses to upgrade their properties and promote design that is orientated toward pedestrians and reinforces its traditional downtown character.
 - A. The City should continue efforts to integrate existing Downtown strip centers into the pedestrian scale downtown.
 - B. The City should continue to promote a compact and "pedestrian scale" Downtown.
 - C. The City should continue efforts to work with the Terrace Mall owners to continue the appropriate re-use/redevelopment of the area in the vicinity of the Terrace Theater and the Grocery anchor.
 - D. The City should where possible promote diversified mixed-use sites that can share parking and provide a more pedestrian-friendly atmosphere.
 - E. The City should continue to promote the use of shared parking as a means of potentially increasing density and diversity of uses.
3. The City should continue to build on the success of the Downtown to develop a pedestrian scale commercial environment.
 - A. The City should continue to promote and implement improvements such as landscaping, street furniture, brick sidewalk pavers, and buried power lines, and ensure that those improvements are sustainable to enhance the character, identity, and amenities of commercial areas.

Future Residential, Commercial Land Use and Density

Future residential and commercial development density will be allowed to increase in areas of the City such as Terrace Mall and Downtown. The change in density and design is part of a larger plan to create mixed-use districts, which will allow compact development in a certain area. Mixed use is a concept of "New Urbanism" that promotes commercial and residential mixed development designed in a pre-suburban form. This form is one that is intense, compact, and friendly to alternative modes of transportation such as pedestrians, bicycles, and transit (light-rail or bus). Demographic trends such as the aging of the Baby Boomer generation will justify the need for compact development, as people become less dependent on the automobile and more dependent on other modes of transportation. The City has accommodated higher density "in-fill" redevelopment and has learned some lessons. Good design is imperative to mitigate the impact of higher density that will mandate screening for adjacent properties and allowing for green space.

Undeveloped residential property is planned to develop as low density residential to provide housing units for growing families and additional upscale units. In areas identified as mixed-use, redevelopment may include higher-density residential units. Residential property that is being redeveloped through the City's Scattered Site development program will continue to be developed as low density single-family. The City will also facilitate the combining properties when possible to create lots so that home designs that meet contemporary expectations can be constructed.

Some commercial properties have been developed or redeveloped in a traditional suburban mode that focuses on automobile use and discourages pedestrian access. On-site parking lots of many sizes and drive-up windows encouraging automobile conveyance on site should be balanced with pedestrian facilities. The City will encourage new patterns of compact commercial development with shared parking and pedestrian facilities. Dependence on the automobile can be reduced if future land uses are compatible with alternative modes of transportation (if available) and appropriately located higher density residential development.

Table 2-2 Future Land Use Table

Land Use Category	2020 Acreage	%	2030 Acreage	%
Low Density Residential	828.7	43.4 %	828.7	43.4 %
Medium Density Residential	19.5	1.0 %	19.5	1.0 %
High Density Residential	41.5	2.2%	41.5	2.2 %
Mixed Use	13.2	0.7 %	23.9	1.3 %
Commercial	53.8	2.8%	42.1	2.2 %
Institutional	65.1	3.4 %	65.1	3.4 %
Office	11.3	0.6 %	11.3	0.6 %
Parks/Open space	173.1	9.1 %	173.1	9.1 %
Roadways –right-of-way	521.5	28.6 %	521.5	27.3 %
Open Water – Lakes	140.2	7.0 %	140.2	6.9 %
Railroad	30.7	1.6 %	30.7	1.6 %
Utility/Industrial	10.1	0.5 %	10.1	0.5 %
Total	1,909.6	99.9 %	1,909.5	100 %

Table 2-2 is a projection of future development within the urban service area. Robbinsdale is a fully developed community and has very little vacant acreage available for development. Vacant land has only been made available from MnDOT conveying excess right-of-way to the City. Demolition of obsolescent or blighted structures is the only other method of creating vacant land, either privately or after acquisition by the City. Redevelopment and infill projects are the only way the City's future needs can be met.

It will be noticed that the projected 2030 mixed use acreage is less than the 2020 acre projection. This is a result of the North Memorial Medical Center (hospital and adjacent accessory uses) has been reclassified as institutional land use. In addition, the redevelopment of the southern half of the Terrace Mall (the Wards site) into the North Memorial out-patient clinic has resulted in an office land use designation.

Mixed Use
To Office

Table 2-3 Future Development Within the Current Urban Service Area

Forecasted Households	Projected Average Household Density (acres/household)		Acres Vacant Developable Land	Acres Infill & Redevelopment
	Single-family	Multi-family		
1990 – 6,008	-----	-----	-----	-----
1995 – 6,074	-----	-----	-----	-----
2000 – 6,097*	5.5	33	Less than 5	22-30
2010 – 6,200	5	31	Less than 1	9-15
2020 – 6,500	5	30	Less than 1	9-15
2030 – 6,700	5	30	Less than 1	-----

* 2000 U. S. Census

The comparatively high density for existing single family patterns is a reflection of small lot sizes. The City has many 40 foot-wide lots on which single family and even twin homes were constructed after World War II. The current minimum single family lot width standard is 50 feet and minimum area is 6,000 sq. ft. However, an existing vacant 40-foot wide lot would be treated as a buildable lot of record.

and other methods to assist in redevelopment, however, private investment will be the primary impetus for redevelopment. A row house development called "39 On West Broadway" is an example of the compact single-family attached housing ideally suited for this area.

Site 4 – Terrace Mall/Theater Redevelopment/Re-use

The redevelopment of the Terrace Mall area is moving into a second phase. The first phase has been accomplished with the redevelopment of the Montgomery Wards site into the North Memorial Health Center as a regional outpatient clinic. These efforts should stabilize the surrounding neighborhood by providing job renewal and job creation. At the same time, the projects should serve as a direct link to home ownership and preservation of affordable single-family homes in the area. Job and tax base increase is a by-product for the City. The second phase starts with adaptive re-use of the Terrace Theater site presumably for medical office use. Soil limitations will have a limiting effect on the intensity of redevelopment for commercial or mixed-use. The current economic conditions have not favored the office re-use. Mixed-use is considered the most flexible future land use category.

*flexible
land use*

The intersection of 36th Ave. N. and France Ave. N. is peripheral to the Terrace Mall and Theater area. The southwest corner was cleared and a plan approved for remediation of potentially contaminated soils with the help of grant funds from the Livable Communities Act. Redevelopment was initiated with four row houses on the corner of Grimes and 36th Ave. N. However, the proposed high density residential building was not constructed due to declining market conditions.

Site 5 – North Memorial Medical Center (NMMC)

A Facility Master Plan has been developed in order to serve as a comprehensive guide for long range facility planning at the Robbinsdale Medical Campus. The plan identifies the location of potential future candidate building sites for both medical and parking facilities. As the facility expansion occurs, the City will continue to work with NMMC to see that the Master Plan is implemented, or amended as necessary. Previous land use plans have included the NMMC campus as a mixed-use area. However, no residential redevelopment opportunities are anticipated, other than peripheral residential uses. The NMMC campus is considered a job center and will be classified as an institutional use consistent with Metropolitan Council land use classification criteria.

Site 6 - Highway 100 Turn-back Properties

Highway 100 intersection improvements have been completed and the City has acquired various small parcels for redevelopment. The relative size and isolation of the parcels suggests that low-density (single-family) is the most logical use, however, small clusters of medium-density (townhomes) may be possible, primarily in the vicinity of Scott Ave. N. & 43rd Ave. N.

Approximately 3.4 acres of land is located on the southeast corner of Vera Cruz Ave. N. and 38th Ave. N, backing up to a highway 100 noise barrier wall. This site lacks depth, suggesting that appropriate residential uses extend for single-family detached to row-house type development. However, the land was acquired via easement and underlying property ownership is unknown, but assumed to be private making acquisition difficult.



City of Robbinsdale
 4100 Lakeview Avenue North
 Robbinsdale, Minnesota 55422

Public Statement

Please fill out this form if you would like to submit any comments for council review regarding development plans in the City of Robbinsdale.

Date: 07/24/2016

Name: (Last) Duran (First) Marteen

Address: 4154 Shoreline Dr Robbinsdale
 (Street) (Apt/ Unit #) (City/ State) (Zip Code)

Comment(s) regarding development:

I support the development of
five - I feel that the Terrace
Theatre - would become - an empty
building that would cause an
eyesight -

(Office Use):

Received by (staff initials): _____



City of Robbinsdale
4100 Lakeview Avenue North
Robbinsdale, Minnesota 55422

Public Statement

Please fill out this form if you would like to submit any comments for council review regarding development plans in the City of Robbinsdale.

Date: 7 / 21 / 2016

Name: (Last) ANDRASCHEK (First) JOHN

Address: 4408 Shoreview Road, Robbinsdale, MN 55422
(Street) (Apt/ Unit #) (City/ State) (Zip Code)

Comment(s) regarding development:

Go For the entire development. It is a
no brainer. We need the grocery store
for 15,000 of our residents to keep prices
down from Pub, Target. This is land
that needs development to enhance Robbinsdale

(Office Use):

Received by (staff initials): _____



City of Robbinsdale
4100 Lakeview Avenue North
Robbinsdale, Minnesota 55422

Public Statement

Please fill out this form if you would like to submit any comments for council review regarding development plans in the City of Robbinsdale.

Date: 7 / 21 / 2016

Name: (Last) LEWIS (First) TIM

Address: 4110 SHORELINE DR. ROBBINSDALE MN 55422
(Street) (Apt/ Unit #) (City/ State) (Zip Code)

Comment(s) regarding development:

I SUPPORT THE PLAN FOR DEVELOPMENT OF
THE NEW H4-VEE. THE TERRACE IDEA HAS
NO PLAN + NO FUNDING. THE H4-VEE PLAN
WILL BRING JOBS + TAX ~~BASE~~ REVENUE AND
VITALITY TO ~~AN~~ AREA THAT IS RUN-
DOWN + IN DISREPAIR. WAITING FOR A
VIABLE PLAN TO RESTORE THE TERRACE
COULD TAKE DECADES.

(Office Use):

Received by (staff initials): _____



City of Robbinsdale
4100 Lakeview Avenue North
Robbinsdale, Minnesota 55422

Public Statement

Please fill out this form if you would like to submit any comments for council review regarding development plans in the City of Robbinsdale.

Date: 7/21/2016

Name: (Last) Longfellow (First) Paul

Address: 3958 Orchard Ave. N. Robbinsdale MN 55422
(Street) (Apt/ Unit #) (City/ State) (Zip Code)

Comment(s) regarding development:

The development of a Hy-Vee in Robbinsdale has the potential to harm businesses in downtown Robbinsdale. The theater can be saved and is not beyond repair. The building could be used for any purpose including office space inside the terrace building. A Hy-Vee will NOT attract business outside of Robbinsdale. Hy-Vee's prices are higher and similar to Beyer's. The price range is not suitable for the residents of Robbinsdale. The Terrace theater could be saved and built along side new development. The Terrace theater is the last of its kind in the metro area. Do not demolish a historic landmark.

(Office Use):

Received by (staff initials): _____



City of Robbinsdale
4100 Lakeview Avenue North
Robbinsdale, Minnesota 55422

Public Statement

Please fill out this form if you would like to submit any comments for council review regarding development plans in the City of Robbinsdale.

Date: 7 / 21 / 2016

Name: (Last) Mazzacano (First) Paula

Address: 3800 Noble Ave N Robbinsdale MN 55422
(Street) (Apt/ Unit #) (City/ State) (Zip Code)

Comment(s) regarding development:

*and
Sawyer
Terrace*
The City applied to that Council TBRA on May 1, 2016.
On behalf of Hy-Vee. Why was this information
regarding the proposed redevelopment withheld from residents
until early July?

(Office Use):

Received by (staff initials): _____



City of Robbinsdale
4100 Lakeview Avenue North
Robbinsdale, Minnesota 55422

Public Statement

Please fill out this form if you would like to submit any comments for council review regarding development plans in the City of Robbinsdale.

Date: 7 / 21 / 2016

Name: (Last) SELINE (First) Donna

Address: 3951 Russell Ave n. Mpls MN 55412
(Street) (Apt/ Unit #) (City/ State) (Zip Code)

Comment(s) regarding development:

An entertainment center is missing from Robbinsdale. Capri theater in MPLS has activities & events going on all the time. A performance venue would be a plus.

Hy-vee can scale down - Maple Grove refused them at Arbor Lakes & HV came back after threatening not to. A grocer would be an asset - but we don't need a big box.

Also, in omaha HV closed a store & built a new one nearby. They had a "no compete" clause that did not allow for the old site to be redeveloped for 5 years.

(Office Use):
Received by (staff initials): _____

Jul 21, 2016 02:46 PM

COPY

for
Diane Steen-Hinderlie

Subject: Terrace Theater

Dear Elected Leaders of Robbinsdale, Minn.,

There was a recent interview in the StarTribune with the new artistic director of the Guthrie, who said he sees Minnesotans

and Minneapolis having done/doing things "on a grand scale."

Let's have the inner ring suburbs of Mpls. do something large scale by getting together around Hwy 100 with its adjoining Midcentury

Modern architecture. About a half-dozen cities along or near Lilac Way (which is a classic, oft-repeated show on TwinCities Public TV)

have such notable structures. One can start with your Terrace Theater to the E. and Graeser Park to the W., through Golden Valley with

its round bank, continuing through St. Louis Park with its Roadside Parks (beehive BBQ and rock garden) and collection of c. 35 midcen-

tury modern bldgs., and ending with Edina (although Hopkins and Richfield also boast such historic bldgs.)

Palm Springs, CA, has a yearly tour of this style in its midst, bringing in \$22 mill. each time. That dwarfs the one-time \$24 mill. that the

grocery store plans to invest. The Terrace could be a hotel serving such tourism, besides patient families for the nearby hospital.

Historian Larry Millett's book "Minnesota Modern" could be consulted, which won his category's Minnesota Book Award this year. Also

note the attached article about highways as a focal point.

Cooperation with fellow cities around these cultural assets will yield a prosperous and public-pleasing future over time.

Thank-you for consideration, St. Louis Park resident (28th & Yosemite), Diane Steen-Hinderlie

greatest misunder-
-encounter about

people understand-
ing the industry is.
something as large as a
structure project all
the way to the design of a
park most people hear
about and they think
about it. The last
thing I do on a project is
tend to think of the
landscape because the
work without them.

state assessment that
landscape architect-

architecture is expe-
dient growth right
architecture because
it is constantly
and matters more and
society. We are dealing
with issues of conservancy,
structure, permacul-
ture, recognizing the impor-
tance of the pedestrian
within a city. Highways,
expressways, cloverleaves,
— all of these projects
are used to get — are all
important things that we are
not doing enough of and no
one really thought about
how to design them. Cities,
the federal government
didn't realize it, so the possibili-
ties are endless.

seeing an increase in
business as a result?
I've gone from the profes-
sion not invited in after the
profession that is lead-
ing. All of the big, urban
projects that invite land-
scape architects to submit plans
are many top-tier archi-
tects in the country bid-
ding. Even though their
interest is not in that realm, they
are trying to get themselves to try and
there are some great firms
out there but it's still an interesting
situation.

do the Twin Cities fall
into the realm of landscape archi-

that Minneapolis is still
working in realizing the impor-
tance of the public realm, but it is
starting to recognize it more. If
you go to Boston or Washington,
they have sidewalks constructed
around a plaza. ... Materials
that define the urban fabric that define a
city. I don't think we fully grasp

think everyone is trying to

"Bringing
design
foreground"

landscape
to the
9/20/15
D3



SHANE COEN

Title: Chief execu-
tive and founder
of Coen + Partners

Age: 51

Education: Uni-
versity of Massa-
chusetts-Amherst,
dual degree in
horticulture and
landscape archi-
tecture

Personal: Loves
the St. Croix River
Valley, where he
lives and explores
with his family.
His newfound
hobby — mush-
room foraging.

ies. The Highline (in New York
City) and Millennium Park (in
Chicago) were the poster children
for investing heavy in the public
realm and being rewarded with tax
base revenue over and over again.

Q: What does the region need to
improve on?

A: Two things: We need to recog-
nize and fund great projects and
... the everyday realm needs to
improve for us to compete with
the other major cities. And we can
compete with them.

Also, the Hiawatha corridor is
the landscape that everyone sees
when entering and exiting our city
and should welcome people to our
city, which it clearly does not. This
corridor needs a lot of attention
and is an incredible opportunity.
I'm also sure I share the opinions
with many that we had this fabulous
riverfront competition and work
effort that nothing really emerged
from in the built realm. The river is
part of our city and we are not fully
utilizing it as a major living park.

As for the state itself, I would
love to see our highways get a lot
more attention than they do. Peo-
ple literally go out to their high-
ways in Texas and Maine to experi-
ence the wildflowers every season.
Our highways should be corridors
that celebrate the beautiful native
environments of our regions.

Q: What projects are you the
proudest of?

A: Right now, it's actually a proj-
ect in Saudi Arabia. We were asked
to conceptualize 1,200 hectares
[about 3,000 acres] in Riyadh,
which is the capital city. It would
be a series of public realm parks
around the new King Abdullah
financial district, which is 50 tow-
ers designed by the world's best
architects. It would be an enor-
mous project — the exact same
size as Central Park in New York.
The other project that we are all
excited about is that we are creat-
ing the Millennium Park of Kansas
City. This park has the potential to
change the city forever.

Q: What does the future hold for
your field?

A: I think globally the scope of land-
scape architecture will increase to
be even more environmental and
infrastructure based. And then
within cities, I think the impor-
tance of great designed spaces will
continue to be the driver for devel-
opment and urban living. I think
the public realm will continue
to shape more of the built realm,
rather than the other way around.

July 21, 2016

To: Robbinsdale Planning Commission
Re: Terrace Theater Site Redevelopment

Dear fellow inner-ring suburbaners:

I am writing to you to express my profound sadness and disappointment if the proposed demolition of the Theatre Theater goes through. I often roll my eyes when people use buzz words like “sustainability”, “sense of place” and “millennials”, but I’m going to use them here, because it’s the lingo of the city planning world.

Please consider the “sustainability” of opening one business, like Hy-vee, that cannibalizes business from surrounding retailers, than one that bring in new business like the Terrace could, if repurposed as an event center. The City’s 2030 Comprehensive Plan calls for land uses that “preserve that small town, hometown” feel and under the “Future Residential, Commercial Land Use and Density” sections, a “mixed-use” development is recommended for the Terrace Mall site. This directly conflicts with bringing in a big-box store, like Hy-vee.

A “sense of place” is created over time and reflects the history of the area. The Terrace Theater is one of the last great structures built by the Greatest Generation, a gem of mid-century design that cannot be replaced. It can once again be a beacon of culture and arts if it would just be given the chance. I’ve seen firsthand the outpouring of community support. At the 2007 Comprehensive Plan open house, it was noted that Robbinsdale should set the “bar” higher. Letting a corporation just barge in, destroy a community treasure without any resident input, and build the type of “big box” store residents have specifically said they don’t want (according to your Comp Plan) is setting the bar about as low as it can go.

As the housing stock turns over, “millenials” are buying property in Robbinsdale as they look to put roots down in the community. They crave “authenticity” and the quality of vintage design found in the City’s housing stock. The Terrace Theater is considered by many to be the crown jewel of Kaplan & Liebenburg’s architectural designs. As a millenial myself, mid-century design is not seen as “kitschy”, but a mark of quality and beauty.

As Vice-Chair of Save the Historic Theatre, I’ve been involved in promoting awareness of the Theatre through art installations, branding for the organization, and acquiring a \$10,000 Legacy Grant to hire consultants PVN to write the historic nomination for the site. I would be happy to continue my preservation efforts if the building has a future. Many others at the Robbinsdale Historical Society would too.

Thank you for taking the time to read this. The Terrace Theatre means so much to so many people. It *is* Robbinsdale. I believe in small government and private property rights, but if this deal goes through and the Terrace is demolished, it will be very evident that the Planning Commission does not listen to its residents or adhere to it’s own Comprehensive Plan. Please make the right decision.

Sincerely,

Alison Nguyen
2901 Yosemite Avenue S.
St. Louis Park, MN 55416



City of Robbinsdale
4100 Lakeview Avenue North
Robbinsdale, Minnesota 55422

Public Statement

Please fill out this form if you would like to submit any comments for council review regarding development plans in the City of Robbinsdale.

Date: 7 / 21 / 2016

Name: (Last) Nyberg (First) Brad

Address: 4512 Chowen Ave N Robbinsdale, MN 55422
(Street) (Apt/ Unit #) (City/ State) (Zip Code)

Comment(s) regarding development:

+ Oppose this development

- Negative Impact on local businesses - Likely to close many local businesses
 - Added semi-truck traffic - crosses pedestrian areas
 - Requires destruction of Terrace Theater
 - Increases traffic on all adjacent roads
 - Underground fuel tanks in Crystal Lake watershed - City water supply
 - Mgr wall on France Ave - Blocks view of residents/chain link will not keep people out
 - Dangerous for pedestrian traffic - particularly @ 35th Ave to store
 - No plan for Metro Transit stops on CR 81
 - Convenience store run-off may pollute Crystal Lake w/ gas/oil
 - Will rip cash flow from Robbinsdale + send out of state
 - Minneapolis has the #2 per capita number of live theaters - most lack a building
 - Does not meet comprehensive plan for Robbinsdale
- ↓
requires more from city police

(Office Use):

Received by (staff initials): _____



City of Robbinsdale
4100 Lakeview Avenue North
Robbinsdale, Minnesota 55422

Public Statement

Please fill out this form if you would like to submit any comments for council review regarding development plans in the City of Robbinsdale.

Date: 7 12 / 12 2016

Name: (Last) Nyberg (Knight) (First) Renee

Address: 4512 Chowen Ave. N. Robbinsdale
(Street) (Apt/ Unit #) (City/ State) (Zip Code)

Lived here for 8 years. My Grandma & Grandpa ⁵⁵⁴²² ~~has~~ family owned the property for over 100 years.

Comment(s) regarding development: I do not support this development

- How does it support growth to our community, if it has the potential to make our downtown go out of business. The bakery, butcher shop, Florest, restaurants.

- Robbinsdale is a small historic town. HyVee is a chain. It does not fit our town.

- A hotel or entertainment club would bring people to Robbinsdale. A grocery store does not have the same impact. People buy groceries and leave.
- Also how is HyVee any different than Rainbow. How do you guarantee its success.

(Office Use):

Received by (staff initials): _____

- The grocery store to me, does not stick with Robbinsdale's Charm & threatens our downtown



City of Robbinsdale
4100 Lakeview Avenue North
Robbinsdale, Minnesota 55422

Public Statement

Please fill out this form if you would like to submit any comments for council review regarding development plans in the City of Robbinsdale.

Date: 7 12 / 12 / 2016

Name: (Last) Knight (First) Lynna

Address: 7205 Orchid Maple Grove Mn 55311
(Street) (Apt/ Unit #) (City/ State) (Zip Code)
(Please own property in Robbinsdale)

Comment(s) regarding development:

I am familiar with HyVee (New Hope & Levent Falls). Don't believe that they won't be open 24 hours. They will. They get a lot of traffic. It is busy all day & night.

HyVee is like a community in itself. It will mainly benefit itself.

I see little benefit to any Robbinsdale businesses. I think it will put many business out of business like gas station, meat store, bakery etc. That is so unfair considering they have been paying taxes all this time. And what will you

(Office Use): do with those empty spaces,
Received by (staff initials): _____

An entertainment center will bring in customers that would benefit the other business.



City of Robbinsdale
4100 Lakeview Avenue North
Robbinsdale, Minnesota 55422

Public Statement

Please fill out this form if you would like to submit any comments for council review regarding development plans in the City of Robbinsdale.

Date: 7 / 21 / 2016

Name: (Last) LANGFELLOW (First) TONY

Address: 3958 Orchard Ave. N. Robbinsdale, MN 55422
(Street) (Apt/ Unit #) (City/ State) (Zip Code)

Comment(s) regarding development:

Hy-Vee would not be the correct decision for our
small town due to the fact that it would
ruin the small downtown businesses. I also believe
that it would be a terrible mistake to
tear down the Terrace theatre because of its
uniqueness to our quaint, small town. Robbinsdale
can't afford to roll the dice on our ~~main~~
strong downtown. Hy-Vee would only make
Robbinsdale worse. The Terrace can still be
restored, it is not too late. Hy-vee's business
will continue to be strong whether or not they
come to Robbinsdale, but once the ~~the~~ Terrace
theatre is gone, it's gone forever.

(Office Use):

Received by (staff initials): _____



City of Robbinsdale
4100 Lakeview Avenue North
Robbinsdale, Minnesota 55422

Public Statement

Please fill out this form if you would like to submit any comments for council review regarding development plans in the City of Robbinsdale.

Date: 7/21/2016

Name: (Last) Johnson (First) Otto

Address: 3617 Lee Ave N Robbinsdale, MN, 55422
(Street) (Apt/ Unit #) (City/ State) (Zip Code)

Comment(s) regarding development:

Though I believe that the proposed Hylle grocery store could help the
community in several ways, I believe it best to instead attempt to save
the terrace theatre. The ways ~~the~~ the theatre could help the city are
endless and it would be a waste to tear it down. The theatre is of serious historical
importance and should be preserved. The theatre can be restored and in all
honesty it should be. There are no other movie theatres near here
and we have our rights there, please reconsider.

(Office Use):

Received by (staff initials): _____

July 21, 2016

Robbinsdale Planning Commission
Robbinsdale City Hall
4100 Lakeview Avenue North
Robbinsdale, Minnesota 55422

Re: Terrace Theater, 3508 France Avenue North, Robbinsdale, Hennepin County

Dear Commissioners:

I regret I am unable to attend the planning commission meeting tonight and hear discussion regarding the site of the Terrace Theater. Nonetheless, I wished to offer to the commission a letter that speaks to the historic significance of the Terrace Theater.

My vocation is that of the National Register Historian at the Minnesota Historic Preservation Office. Our office is a non-partisan entity obligated to review the potential National Register significance of properties. We accomplish this review through guidance offered in federal and state legislation, but also through criteria established by the National Park Service, criteria which aid our understanding of the significance of a particular property.

The Historic Preservation Office contemplates the historic significance of all types of properties, from bridges to breakwaters, churches to creameries, schoolhouses to shipwrecks. And yes, we review theaters as well. We have contemplated simple yet elegant theaters like the Odeon in Belview, which was constructed in 1902, and we have pondered larger, more opulent theaters such as the Sheldon in Red Wing, which was completed in 1904. In time, the Victorian architecture of these early showhouses gave way to the fetching geometry of Streamline Moderne- and Art Deco-styles. Indeed, theaters of the 1920s, '30s, and '40s reveled in such dress, frequently becoming the aesthetic focal point of their respective community. Today, it is not unusual for cities to query our office regarding the potential of National Register recognition of their own examples of these distinctively-designed venues. Two Moderne movie houses recently listed in the National Register of Historic Places are the Hollywood Theater in Northeast Minneapolis and the Ely State Theater in downtown Ely, both constructed in the mid-1930s. Each is presently being rehabilitated employing the federal and state tax credits for historic rehabilitation, a unique financial incentive afforded only to those properties included in the National Register.

Interestingly, both the Hollywood Theater and the Ely State Theater are products of the movie-theater design firm Liebenberg and Kaplan. In fact, the firm established by Jacob Liebenberg and Seeman Kaplan evolved into the most prolific theater designer in the Upper Midwest during the early and middle decades of the twentieth century. In Minnesota, the firm not only is responsible for the design of the Hollywood and Ely State Theaters, but also the Edina Theater in Edina, the Granada and Uptown Theaters in the Uptown neighborhood of Minneapolis, and the Varsity Theater in Dinkytown near the East Bank Campus of the University of Minnesota. Across the river in St. Paul, the efforts of Liebenberg and Kaplan once were revealed in the Faust Theater, which decorated University Avenue. An example of the firm's work is found in Duluth, with the NorShor Theatre, as well as in Hutchinson, with the State Theater. Fergus Falls features the Orpheum Theatre, while Faribault hosts the Village Theater.

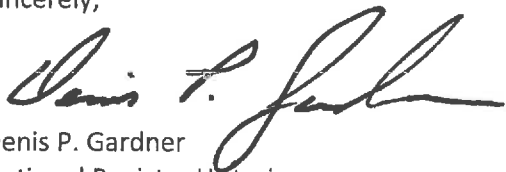
All of these theaters illustrate the evolution and maturity of Liebenberg and Kaplan's design inclinations. And each proved a venue of entertainment and imagination while garnishing its community. Still, all were design prequel. As impressive as we find the State, Varsity, NorShor, Orpheum, and others, they represent steps along a design path that leads to Liebenberg and Kaplan's Minnesota theater masterwork, the Terrace Theater. Completed in Robbinsdale in the early 1950s, the Terrace Theater was the culmination of the firm's many years of theater-design ruminations as expressed in a postwar context. During this period of rapid and remarkable change, Liebenberg and Kaplan produced a theater unlike any it had created before. The Terrace was not Streamline Moderne. It was not Art Deco. It was early modernism; its flat vertical and horizontal planes, its block-like and angular forms, converged into a sophisticated, visually stimulating work of public art.

This view is reinforced by Minnesota architectural historian and prolific writer Larry Millett. In his recent work *Minnesota Modern: Architecture and Life at Midcentury*, Millett makes clear that the Terrace Theater was a singular movie house: "In 1951, [Liebenberg and Kaplan] produced one of Minnesota's midcentury masterpieces, the glorious Terrace Theater in Robbinsdale." The author continued, explaining that the theater proved one of the finest in the country.

In Minnesota we are fortunate to be gifted with many unique properties, properties that frequently serve as collective memories for our communities. Occasionally, however, a property stands out from others. This is the Terrace. There is no other Minnesota theater quite like it.

Thank you.

Sincerely,

A handwritten signature in dark ink, appearing to read "Denis P. Gardner". The signature is fluid and cursive, with a prominent loop at the end.

Denis P. Gardner
National Register Historian
Minnesota Historic Preservation Office



City of Robbinsdale
4100 Lakeview Avenue North
Robbinsdale, Minnesota 55422

Public Statement

Please fill out this form if you would like to submit any comments for council review regarding development plans in the City of Robbinsdale.

Date: 7/02/2016

Name: (Last) McBroom (First) Rob

Address: 5029 Aldrich Ave. N. Mpls, MN 55430
(Street) (Apt/ Unit #) (City/ State) (Zip Code)

Comment(s) regarding development:

I AM VERY MUCH AGAINST THE PLAN TO DEMOLISH THE
TERACE THEATER. THE BUILDING IS AN ARCHITECTURAL LANDMARK
& A LARGE REASON, INDICATIVE REALLY OF WHAT MAKES ROBBINSDALE
UNIQUE THAT UNIQUENESS IS WHY I CHOOSE TO SHOP IN ROBBINSDALE,
BUT IF YOU START DESTROYING IT IN FAVOR OF SHOPPING IN ANOTHER
BIG BOX STORE, WELL, THERE'S REALLY NO REASON TO CONTINUE TO SPEND
MY MONEY HERE. PERSONALLY, I THINK A GIANT HY-VEE WILL ACTUALLY
BE A DETERRENT FOR MILLER'S MOVING BACK INTO THE URBAN CORE &
ROBBINSDALE WILL MISS THE WAVE OF GENTRIFICATION THAT'S STARTING TO
MOVE INTO NORTH MINNEAPOLIS. WHEN THAT REACHES A CRITICAL MASS,
IF THAT RENEWAL STOPS AT THE BORDER OF ROBBINSDALE, IT LEAVES
ITSELF OPEN TO LOWER PROPERTY VALUES & THE POSSIBILITY THAT
THE POVERTY & CRIME CURRENTLY IN NORTH, WILL RELOCATE
A MILE AWAY DOWN THE ROAD. I KNOW THAT I WON'T BE ONE OF
THE PEOPLE WHO WILL COME TO THE ROBBINSDALE IF THERE IS

(Office Use):

Received by (staff initials): _____

Nothing there for me.



City of Robbinsdale
4100 Lakeview Avenue North
Robbinsdale, Minnesota 55422

Public Statement

Please fill out this form if you would like to submit any comments for council review regarding development plans in the City of Robbinsdale.

Date: / / 2016

Name: (Last) Bibco (First) Patricia

Address: 3320 46th Ave N
(Street) (Apt/ Unit #) (City/ State) (Zip Code)

Comment(s) regarding development:

Why is the Liquor store being developed without an
agreement with the city? Has any formal or informal
talks happened regarding this outside of public view?

Have all public meetings issues been upheld through this
process.

H7-Vee has told me they are following city officials
lead in the development plan regarding the terrace JS
this true and if so who are they?

(Office Use):

Received by (staff initials):



City of Robbinsdale
4100 Lakeview Avenue North
Robbinsdale, Minnesota 55422

Public Statement

Please fill out this form if you would like to submit any comments for council review regarding development plans in the City of Robbinsdale.

Date: 7/21/2016

Name: (Last) Johnson (First) Lili

Address: 4051 York (Street) (Apt/ Unit #) Robb 55422 (City/ State) (Zip Code)

Comment(s) regarding development:

~~NO DEVELOPMENT~~
Research is needed into the gas station + underground storage tanks. "Squishy" ground.

Research all the crime surrounding EVERY nearby convenience store/gas station. Its serious + a place to breed robberies + shootings.

Over 1000 people are committed to boycotting HyVee!!

SAVE THE TERRACE!!

It's all on you, council members. You'll regret you were a part of demolishing this gem if you do.

+ No liquor store in view of playground!

(Office Use):

Received by (staff initials): _____



City of Robbinsdale
4100 Lakeview Avenue North
Robbinsdale, Minnesota 55422

Public Statement

Please fill out this form if you would like to submit any comments for council review regarding development plans in the City of Robbinsdale.

Date: 7 / 21 / 2016

Name: (Last) Anderson (First) Maria

Address: 130 Edgewood Ave. N. Golden Valley, MN 55427
(Street) (Apt/ Unit #) (City/ State) (Zip Code)

Comment(s) regarding development: Challenging Stated Claims
Both staff + developers (S. Schwake + R. Hoey) claim
that soil conditions demand siting the bldg. as far
west as possible. However, the EXISTING wall
widths are sided - & have been for years - EXACTLY
where they say they cannot go, because of
"squishy soil". Compare pages 22 + 25 in the
agenda packet.

The proposal would be acceptable if the grocery
was sited further east + north, thus also
providing an opportunity to save the property where
the Tenace Theatre sits, & make this a win-win
development!

(Office Use):

Received by (staff initials): _____



City of Robbinsdale
4100 Lakeview Avenue North
Robbinsdale, Minnesota 55422

Public Statement

Please fill out this form if you would like to submit any comments for council review regarding development plans in the City of Robbinsdale.

Date: 7 / 21 / 2016

Name: (Last) Kiser (First) Dave

Address: 3807 Van Demark Rd. Robbinsdale, MN 55422
(Street) (Apt/ Unit #) (City/ State) (Zip Code)

Comment(s) regarding development:

I strongly support the proposed redevelopment
of the entire Terrace Mall site. We have lived
within a few blocks of the site for over
30 years and have seen the site become more
and more of an eye sore and negative element
of our neighborhood.

The Hy Vee application is a wonderful use
for the property and in my mind will add
a much needed cornerstone to this site. This
will be a nice incentive to future redevelopment
across the street. Hy-Vee is the strong type
of a community partner that Robbinsdale needs
+ deserves!

(Office Use):

Received by (staff initials): _____



City of Robbinsdale
4100 Lakeview Avenue North
Robbinsdale, Minnesota 55422

Public Statement

Please fill out this form if you would like to submit any comments for council review regarding development plans in the City of Robbinsdale.

Date: 7 / 21 / 2016

Name: (Last) Gullickson (First) Sarah

Address: 4550 GRIMES AVE N ROBBINSDALE MN 55422
(Street) (Apt/ Unit #) (City/ State) (Zip Code)

Comment(s) regarding development:

I DON'T BELIEVE THE HYVEE PROPOSAL IS CONSISTENT WITH THE CITY'S
COMPREHENSIVE PLAN. IT DOESN'T ADD TO THE CHARM OUR CITY.

I BELIEVE WITH MORE TIME AND INPUT FROM A COMMUNITY COMMITTEE A
BETTER-AND MORE CREATIVE- SOLUTION CAN BE FOUND FOR USING THE SPACE.
I WOULD PERSONALLY LOVE AN ENTERTAINMENT VENUE AND A SMALL
GROCERY STORE.

I BELIEVE OUR CITY LEADERS CAN DO BETTER- AND KEEP IT BETTER IN BIRDTOWN.

(Office Use):

Received by (staff initials): _____



City of Robbinsdale
4100 Lakeview Avenue North
Robbinsdale, Minnesota 55422

Public Statement

Please fill out this form if you would like to submit any comments for council review regarding development plans in the City of Robbinsdale.

Date: 7 / 21 / 2016

Name: (Last) Miller (First) Patricia

Address: 3615 Orchard Ave N Robb. mn 55422
(Street) (Apt/ Unit #) (City/ State) (Zip Code)

Comment(s) regarding development:

I'm not happy with the development idea
I wish we could turn theater in to a
multi purpose venue and build a smaller
store - No gas station
I worry about small business
they're going to pollute the lake
with garbage that blows -
I worry about Supervalue

Save the Terrace!

Union jobs at Cull & Bredy's might
(51 year resident) be effected
(I work in Robb)
(Church in Robb)
(grad R.H.S 78)

(Office Use):

Received by (staff initials): _____

Rick Pearson

From: Jay Paska [REDACTED]
Sent: Thursday, July 21, 2016 11:57 PM
To: Rick Pearson
Subject: Planning Commission transcript - paska [REDACTED]
Attachments: public_comment_planning_commission_20160721_jay_paska_no_addr.pdf

Mr. Pearson,

Thank you for presenting key aspects of the Terrace Mall/Hy-Vee redevelopment proposal.

Attached is a transcript of my public comment voiced at the July 21, 2016 Planning Commission meeting (Terrace Mall site redevelopment). Please enter this into the public record.

Thanks,
Jay D. Paska
1485 Sargent Ave.
St. Paul, MN

As a resident of St. Paul, I only became aware of the Robbinsdale because of the Terrace Theater. I am familiar with a number of successful restoration projects including adaptive re-use. You've heard from others that the Terrace Theatre is historically significant, unique to not only this region but to the State of Minnesota and beyond.

My perception is that the citizens of Robbinsdale were not given all of the information needed regarding this proposal.

The photos presented of the Terrace redevelopment open house on July 13, 2016 were disturbing to the eye of those unfamiliar with a building prior to restoration.

Also, assertions that the Terrace was not restored a decade ago because of no interest is misleading. Some of you may recall that very few projects occurred during the Great Recession without significant public assistance.

I do appreciate the city's leadership in spending the \$238,000 grant from Metropolitan Livable Communities Fund to assess and remove the asbestos from the Terrace Theater building so that redevelopment of the structure could begin.

The Terrace Theater building is far from a state beyond repair. The grayish photos do not have the benefit of good lighting (or a low light camera). The missing plaster is typical of a building where asbestos abatement was completed (in 2007). The peeling paint is typical of a building that has not had heating, cooling, or ventilation systems in operation. The seats were removed but I suspect replacement would have been needed anyway. Mold remediation is much easier and accessible in the building current state.

The "tri-plexing" of the auditorium is non-structural and easy to undo.

[omitted from verbal presentation] An example, the Meyer theater in Green Bay was triplexed for 20 years and then restored to a single, elaborate auditorium again with a new use as a thriving performing arts venue.

[omitted from verbal presentation] One advantage of a mid-century theater like the Terrace is that there is no ornate plasterwork. So restoring the plasterwork and paint do not require hiring expensive craftsman restoration firms.

Emphasis on effective land use.

According to data on the Metropolitan Councils web site, the tract of land around the Terrace Theater is identified to become a high density area. Although the Robbinsdale Comprehensive Plan considers this property as mixed use (B-4), replacing the structures on the site with a large store, gas station, and large parking area seems inconsistent with the development recommendations of the Metropolitan Council. I believe it is also true that the current proposal is inconsistent with the planning of a walkable, transit friendly community that is the direction of most new development, especially in a first ring suburb like Robbinsdale.

I'd like to describe an example that is consistent with these objectives and could be a revised model of development.

Penn & American Mixed Use Project in Bloomington located at 8001 Penn Avenue S.

[square footage not used in verbal presentation]

Fresh Thyme: 28,600 sq. ft.

A 107 room 68,000 sq. ft. Hotel.

A 6,900 sq. ft. restaurant.

A 234 unit, mixed use housing project (Genesee Apartments and Townhomes). And it is very transit and walkability oriented. Amenities include a private theater.

United Properties partnered with StuartCo on that development.

I hope many questions are asked regarding the current proposal.

How does the current design tie into the downtown by way of Broadway and France?

Would a grocery store of this size have a positive effect on Robbinsdale's downtown business district?

How is it transit oriented?

Request for consideration

I hope this commission does not rush to judgement on this proposal and understands it holds the responsibility and leadership to consider the long range planning of this city. Take great care in this decision!

My recommendation is that this commission and the city of Robbinsdale, strongly consider asking that this proposal be revised to accommodate development and operation of the Terrace Theater, or to suspend the proposal for a minimum of 180 days to allow additional proposals to be brought forth.

Thank you.

Received by email – 7/22/2016

Karina A. Forrest-Perkins
4513 Quail Ave N
Robbinsdale, MN 55422

Dear Mayor and City Council Members of Robbinsdale,

First I want to thank you for taking the time to consider all sides when determining next steps in this process.

My husband and I made it a priority to take our time before we purchased a home in Minnesota. We wanted to get to know the Twin Cities well before we committed to an area. After five years, we discovered Robbinsdale and ultimately purchased a home in this community. Robbinsdale had both a small town appeal but also an innovative spirit that differentiated them from other small communities. (Travail, Salon Halo, Wicked Wort, etc)

As a new resident I want to be deferential to those who have lived here all their lives; however, I would like to state that we are in favor of bringing Hy Vee to Robbinsdale and replacing the existing structures with this new business complex.

Simple questions we asked ourselves and others:

1. If the Terrace theater was so deeply revered and valued, why was it allowed to fall into decay and deterioration over time to the degree it has?
2. If the Terrace theater was so deeply valued, why has it taken seventeen years and a new project to inspire community members to speak out?
3. Is anyone offering to renovate the Terrace theater if the Hy Vee project falls through?
4. Is there a way our City could honor the history of the Terrace Theater by taking some bricks or stone from the demolition and using that brick or stone to construct a walkway or garden area with commemoration plaques along the way

talking about the theater and other historical facts about Robbinsdale? I lead a similar initiative in another state and it was very successful.

5. It is my understanding that individuals are concerned about new landscaping and a low well maintained retention wall. What about the existing abandoned and boarded up building in their line of site (France Ave) with abandoned property that might draw crime and other problems?

Please understand that neither my husband nor I want to disrespect the history or the natives of Robbinsdale. We merely want the City to survive, have opportunities, and experience revitalization by those who have the funds with which to perform such an act.

Thank-you,

Karina A. Forrest-Perkins MHR LADC

Chief Executive Officer | 651.600.7442

Wayside House | waysidehouse.org

2356 University Avenue West Suite 210, Saint Paul, MN 55114

Empowering women to recover sobriety, identity, home, family and community by providing treatment, housing and supportive services.

Received by Email

From: John Zieba - 3420 Meridian Drive, Robbinsdale, MN 55422
Date: Fri, Jul 22, 2016 1:31 PM
Subject: Terrace Theater vs HyVee

The first time I went to the Terrace theater had to be about 1956. I spent the better part of my childhood at Saturday matinees and my teen years watching movies with friends or dates. It broke my heart when Midco split it into 3 screens .

When the Save The Terrace faction first came out with the idea of saving it, I jumped on board, mostly because I loved what it was. Restoring it would never bring back a viable theater like I'd want it. Simply, there wouldn't be a demand for seeing movies in one auditorium or three smaller boxes. If there are no deep-pocketed investors available, I don't see restoration happening. Ever.

Restoring the exterior would be beautiful, but stopping by to look at the building facade will bring in zero profit. Internally, repurposing is a possibility but not a big profit generator. I'd love to see a community theater but these seldom make money and rely on donors and grants to stay afloat. If I have to pay taxes, I want to pay them on something that will benefit my family and my neighbors. Infrastructure, parks, activities, etc. If the theater were restored or re-purposed, I doubt I'd spend much, if any, time visiting it.

Alternately, I live on the south side of Robbinsdale and really miss the convenience of having a grocery close by. Also, having HyVee close would not impede my use of Hackemueller's or our local restaurants. I believe in the community involvement HyVee presents, and I appreciate their Veteran support. I've driven by 36th and France on a daily basis and am extremely tired of looking at the wasteland that exists there. It's the first property people see after entering our city (other than North Memorial) and it's embarrassing to me. It should be to all Birdtowners. A re-purposed Terrace may provide a better gateway, but I doubt it would last long before resuming its current condition due to lack of use and lack of funding. Applebees/Rainbow/Roundys went south because of their lack of internal support. I don't think HyVee will let that happen to their property. And, with HyVee, we stand a much better chance of a corporation bringing money in to our fair town. It's not likely we'd get that from a restored and re-purposed Terrace.

That's all I got boys.

From: Mona Grellson - 3960 Lake Curve Ave. N., Robbinsdale, MN
Sent: Thursday, July 28, 2016 11:37 PM
To: Regan Murphy; William Blonigan; Dan Rogan; George Selman; Pat Backen; Rick Pearson
Cc: Marcia Glick
Subject: Terrace Mall situation
Importance: High

Dear Robbinsdale Council members and Planning Commission members,

I appreciate the opportunity to email each of you with encouragements and concerns. Needless to say the most vocalized concern in our community at this time is the discovery that HyVee is the development that is being seriously considered, and in fact, approved by the Planning Commission to spread themselves all over the south end of town.

Some things to seriously consider as well:

1) Robbinsdale is not a suburban sprawl area. It is a town. It has a main street that is growing in its appeal, thanks to the new restaurants, Finds on Broadway, Ace Hardware, Wuollet's, Hackenmueller's Meats.

Consequently it is unique.

2) This small town feel (no, I'm not talking "let's return to the 50s for old-time sake"), is becoming a draw to varied generational groups.

- Duluth is a city, not a small town; however, it is becoming revitalized by drawing small businesses into its core and has consequently become a vibrant go-to place.

- We just returned from a vacation that took us down the west side of the Mississippi on the Great River Road, and back up the East side.

Needless to say, the history of the U.S. gained was great. But what really caught me pleasantly by surprise was the rebirth of many of these small town – much the size of Robbinsdale – who have marketed themselves as both destination places for vacationers, and equally – or maybe more – as great places to live for young and old. And it's working!

- Cambridge, MN is/was a small town that was home for my parents prior to my birth. My brother and I grew up spending much time visiting grandparents and cousins up in that small town with a main street. Coming from a suburb – no main street, no sidewalks, no stores to walk to (other than a big Rainbow and a big Red Owl) – we loved the community that automatically happened in Cambridge.

That town, in the last several decades, went the way of many small towns – sprawl out to the edges with box stores. However, many of my colleagues of the last 20 years who have chosen to commute have begun to take part in conversation that Cambridge is apparently having regarding finding best ways to revitalize main street, bringing community together.

- Hopkins – although I have not taken opportunity to really 'hang out' there, I've attended a number of their theatrical performances and concerts. What a great draw they have given their town!! It's a healthy revitalizing item.

3) Rainbow trouble

I had been shopping at Rainbow on 81 & 36th for about 23 years. And when Cub came in on 100 & 36th, I would go for some sale items but usually continued most shopping at Rainbow. UNTIL there had to be cops patrolling day and night. Do you think that is not going to happen again? Especially when you're now planning to have several 'hang-out' options in one place?

Remember the carnival we used to have near Lakeview Park but had to close because of those same issues? Thanks to "the few" we all lost.

4) Brookdale trouble

We're still sick over losing Brookdale. But what are stores going to do when they continually battle shoplifting? (Thank you, Near-North Minneapolis. Sorry, but somebody needs to brave up and face the truth. I used to live there and had to move out, so there's been-there-done-that background to my comments.)

If you continue to ignore specialty in this particularly unique town, you will continue to lose vibrant groups and will consequently continue to draw a general, non-committed group who will continue to need "chaperoning".... At least that's the way it's been.

5) Drawing a new, vibrant, community-loving group of constituents

- Yes, we need a new grocery store convenient to that neighborhood, HOWEVER, let's consider something more consistent with drawing in & protecting community oriented people. Some options to consider more strongly:
 - Kowalski's
 - Bob's Produce Ranch
 - Almstedt's
- There is more than enough room for both a grocery and the theatre.

6) Revitalizing the theatre

- There are currently at least 2 old revitalized theatres that are being used and are going strong:
 - Riverview Theatre – S. Mpls.
 - Heights Theatre – Columbia Heights
- It was extremely disappointing at the Open House (although I now realize that was HyVee's open house, not Robbinsdale's) to see only the photos of the theatre as it currently stands, as opposed to including photos of what it used to be and what many of us are hoping to bring it back to. Opposite were the bright, shiny photos of the inside of some HyVee (although those of us that had to come after the announcement didn't know that's the store it was.)
- The theatre is not only historic, it can be part of the revitalization that pulls in that specific community-minded group of residents and visitors. These are the same ones who currently go to Travail, Pig Ate My Pizza, Wicked Wort Brewery, Wuollet's, First Crack, etc. (The theatre would be a great companion to a Caribou.) The theatre restored and running would draw folks from Golden Valley and St. Louis Park, as well as the near-western suburbs. It would enhance visits of the growing group of artists, I believe, who are already taking part in the "Library" Art Gallery as well as the 5004.

7) Too many of one thing

- There is already a new HyVee in New Hope (or Crystal, wherever their border is)
- We already have 4 gas stations 3-4 blocks from the proposed site, plus Fairchild's
- We already have a bakery, plus Cub's bakery
- We already have 2 pharmacies 3-4 blocks from the proposed site

8) An unfair forced issue

I learned yesterday from someone whose friend works as a HyVee developer that it's all or nothing with them. We either take their HUGE HyVee Grocery plus all the extras we already have and don't need, or nothing.

That certainly does not sound to me like they are developers who have a town's interest in mind. It greatly concerns me that you are leaning toward listening to / accepting that kind of forced behavior.

Please reconsider this proposal that will change Robbinsdale forever, and will cut off its opportunity to be a unique, town-centered community. We don't want to be another suburb that simply melts into concrete and asphalt! There are too many other options that will still help pay the bills and bring in the tax revenue you are seeking. Thank you for reading this, for listening, and for reconsidering your current strategy.

Sincerely,

Mona Grellson



July 27, 2016

To: City of Robbinsdale

From : Ryan Johnson
Director of Treasury Services, Treasurer

Re: Terrace Mall Redevelopment

North Memorial has been working with Inland Development Partners and Hy-Vee on the proposed redevelopment of the Terrace Mall Site and supports this project. North Memorial has a large presence on this site with our outpatient center and also leases office space in adjacent buildings for support functions. North Memorial will continue to own the outpatient center and will lease space from Inland, some of which will be significantly remodeled as part of this project. In addition, North Memorial will operate a retail clinic in the Hy-Vee store.

North Memorial would like to see this redevelopment happen as the existing shopping center is mostly vacant and not well-maintained. The proposed Hy-Vee will bring retail traffic, jobs and significant investment to the area which should be a benefit to Robbinsdale and North Memorial.

Thank you for your consideration of this proposal.

Ryan Johnson
Director of Treasury Services, Treasurer
North Memorial Health Care

Site and Redevelopment Background

The development of the southeast corner of 36th and France began with the construction of the Terrace Theater which opened in 1951. The 1952 US Geological Survey for Robbinsdale shows the Terrace Theater building sitting above an area indicated as swamp.

The swampy area was filled in and the Montgomery Wards building was constructed on the site. The building is constructed on pilings. The 1967 US Geological Survey shows that the land was filled in and the Montgomery Wards building and auto center have been added to the site.

Terrace Mall opened in - 1979-1980. The Terrace Mall building was constructed on pilings mostly 70 feet in length. The 1993 US Geological Survey shows the addition of the Terrace Mall as well as an addition on the SW edge of the Wards building.

In 1988, the owner of the Terrace Theater received city approval for a major remodeling effort including dividing the theater into 3 theaters - 2 small theaters using the former balcony area.

Also in 1988, the mall owners received city approval for a major renovation. Due to financial difficulties, the redevelopment was stalled until 1991 when the owners reapplied for the project to change the interior mall and the property into two buildings and obtained city approval. Unfortunately, by late summer 1991 the site was in foreclosure. Eventually, with new owners in 1993-94 the redevelopment moved forward to create 2 buildings: one attached to the Wards building with offices as well as a retail space (originally videos, now dialysis); the second included east facing storefronts including the large grocery store, restaurants, and retail. The rear area was converted to office space.

The theater struggled with attendance ultimately becoming a \$1 theater and a site with frequent police calls. In 1999, the Terrace Theater was purchased by the owner of Terrace Mall. The previous owner removed all of the theater furnishings including seats, screens, and projection equipment. Reuse of a building constructed as a movie theater with no furnishings proved to be a challenge.

In 2002, North Memorial purchased the Wards building and it was ultimately converted into medical use. North was able to gut the building and change the use without alteration to the shell other than the new front entry.

In 2003- 2004, a task force looked at the redevelopment potential of the site anticipating the update of CR81 to Bottineau Boulevard. The plan showed the renovated outpatient center, reuse of the Terrace Theater for professional offices, multifamily housing, extended-stay hotel, as well as other retail and office elements.

In 2005, the REDA contracted with Jim McComb, a market research professional, to look at the marketability of the components of the plan. The conclusion was that the most economical redevelopment would be to try to reuse the existing piles and avoid the area with "lousy" soils. Conclusion was that the task force vision could not be accommodated according to the financial analysis. Suggestion moving forward was to try to unsnarl the property ownership.

Across the 2002-2005 time span, the city received a grant from Met Council to remove the asbestos and clean up the mold in the Terrace Theater building to make it more attractive for redevelopment. The property owner marketed the concept of changing the site into an office building - gutting the theater to install 3 floors. Although this was an optimistic time to get funding for projects, the project did not move forward.

The REDA continued to reach out to the property owner to apply for grants or offer tax increment financing to cover the redevelopment costs for the reuse of the theater, the owner was not able to identify an end user interested in the site.

In 2013, Rainbow foods closed along with many Rainbow stores across the metro area.

A recent areal map from the Hennepin County website shows the current property lines on the site. North Memorial's property includes the majority of the parking lot used by the shopping mall per agreement going back to the mall's development. Creating a redevelopment site for the mall has included negotiations to acquire the parking area from North Memorial and relocation of their offices in the back of the northerly mall building.

In 2014, the City invited developers to meet with staff in a Developer Roundtable to discuss various sites in Robbinsdale which are anticipated to be redeveloped due to underutilization (long empty storefronts) or obsolescence (such as banks no longer needing large buildings.) The Robbinsdale Economic Development Authority (REDA) adopted a Developer Fee Policy which included the opportunity for a developer to explore potential sites including financial analysis and determination of eligibility for Redevelopment Tax Increment Financing. The City of Robbinsdale does not own this property and does not have a source of funds to independently acquire the site - which includes both the mall and the theater.

Kent Carlson was interested in the development potential of the site and undertook to negotiate a purchase agreement with the property owners as well as discussing the site with various potential redevelopment partners. His negotiations with the owner of Terrace Mall and Terrace Theater were completed on October 13, 2015. After gaining site control, Carlson marketed the site and explored various options for reuse of the property as well as entering into negotiations with North Memorial to purchase the parking lot parcel in front of the mall. During this time, Carlson met with city staff numerous times to discuss how proposals matched up to the city Comprehensive Plan, Zoning Code, and City Code. Concepts shown to staff included residential concepts, commercial concepts, mix of commercial and residential, some showed reuse of the theater building, some did not. Sketches of potential redevelopment concepts were taken back to the drawing board and were not left with city staff.

On December 16, 2015, Kent Carlson, deposited funds to explore the potential reuse/redevelopment of the Terrace Mall/Terrace Theater site with potential of grants and/or Tax Increment Financing to cover the extraordinary site development costs. He also contracted with American Engineering & Testing to conduct soils tests on the site and check for hazardous substances which would impact redevelopment costs (regardless of reuse or new buildings). Early discussion with staff included the importance of thoroughly exploring the Terrace Theater site to document building condition and potential for reuse. The developer also indicated that part of his process would be to hold a public open house one week prior to the Planning Commission meeting in order to introduce the proposal and have informal time for people to review and discuss the concepts and the existing building conditions.

In late November, 2015 the City Manager met with David Leonhardt, President of the Save the Terrace organization in response to a document review request. They reviewed previous REDA and City Council agendas and minutes regarding the theater site; the 2002-2007 discussion with previous property owners including a TBRA grant application which was used to remove asbestos in preparation for redevelopment of the theater as an office complex preserving the lobby of the theater; and the City Manager shared the fact that there was a developer who had a purchase agreement on the site and was working on redevelopment plans.

During city goal updates with the City Council at regular work sessions, the City Manager noted that staff was meeting with developers looking at 3 or 4 sites in the City and that information would be shared once an application was received.

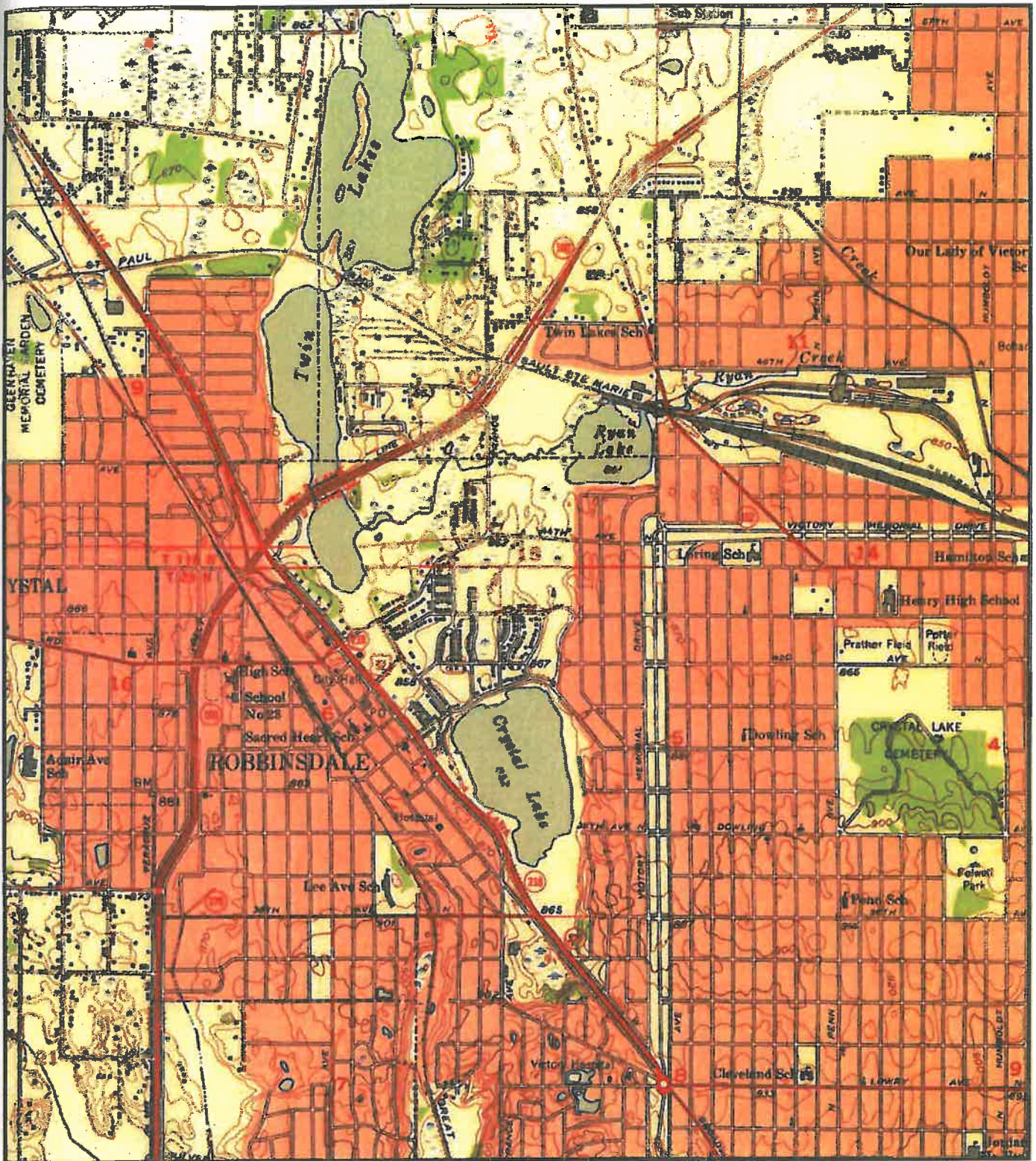
In the spring of 2016, a meeting was held with the developer, city staff and numerous government entities to explore the potential grant opportunities to assist with the cost of site clean-up, reducing the funds needed from tax increment financing or other sources. Major clean-up costs included a sealed-in-place former heating fuel tank showed some soil contamination and the asbestos-containing mastic on the floor tiles in the grocery. There were also meetings held with the developer, city staff, and county staff related to ownership of the land under the West Broadway right-of-way, potential for adding an access to County Road 81, and County plat review requirements if there were to be a direct impact to county property. It was anticipated that an application for site review would be submitted as soon as March, 2016. The developer has also held meetings with North Memorial to develop a purchase agreement for the parking area in front of the mall site and North Memorial is a co-applicant on the plat application. The developer has also held meetings with the current tenants of Terrace Mall property.

On April 19, 2016, the City Council authorized submission of grant applications to the Metropolitan Council and DEED to help cover the cost of clean-up of polluted soils and asbestos abatement discovered on the site. As indicated in the staff report, applying for the grants did not impact the City Council's separate evaluation of redevelopment plans (i.e. application for grants does not require the city to proceed with the development project.) It was anticipated that the developer would be submitting an application on April 21, 2016. The applications were completed by developer consultants which is not unusual for small cities.

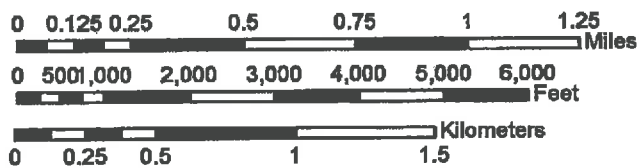
The City Manager also had discussions in May 2016 with members of the Save the Terrace group related to the grant applications and the fact that an application from the developer was expected in the near future. They were advised at the time that the information was public although, until the proposal was received, there could be changes to the development proposed or possibly that no application would be made.

Prior to making an application to the City for planning approvals, the developer needed to get signatures from the mall owner and North Memorial. Given the nearly \$6M acquisition price, the developer also wanted to have an agreement with the end user of the site - which ultimately was the proposal from Hy-Vee. Negotiations with Hy-Vee including costs of construction on the site, location of buildings, access points and traffic flow through the site, as well as renegotiation of the purchase agreement with the property owner, took longer than anticipated. Application for the site development was submitted on June 23, 2016 with the mall property owner's signature on June 24, 2016. The agreement between the developer, Inland Development Partners, and Hy-Vee was reached in mid-July 2016, right before the developer's July 13, 2016 open house where Hy-Vee's interest in the site was announced.

A special REDA meeting was held on July 5, 2016 to provide an opportunity for the developer to meet with the board and answer questions about the condition of the Terrace Mall and Terrace Theater and to request that the REDA authorize preparation of documents for consideration of providing Pay-As-You-Go Tax Increment Financing to cover extraordinary site preparation costs. REDA also met on July 12, 2016 and authorized a term sheet agreement related to preparation of the request documents. Information on REDA meetings and documents related to this development are listed on the city webpage. The REDA will next meet on Wednesday, August 10th at 7 pm.

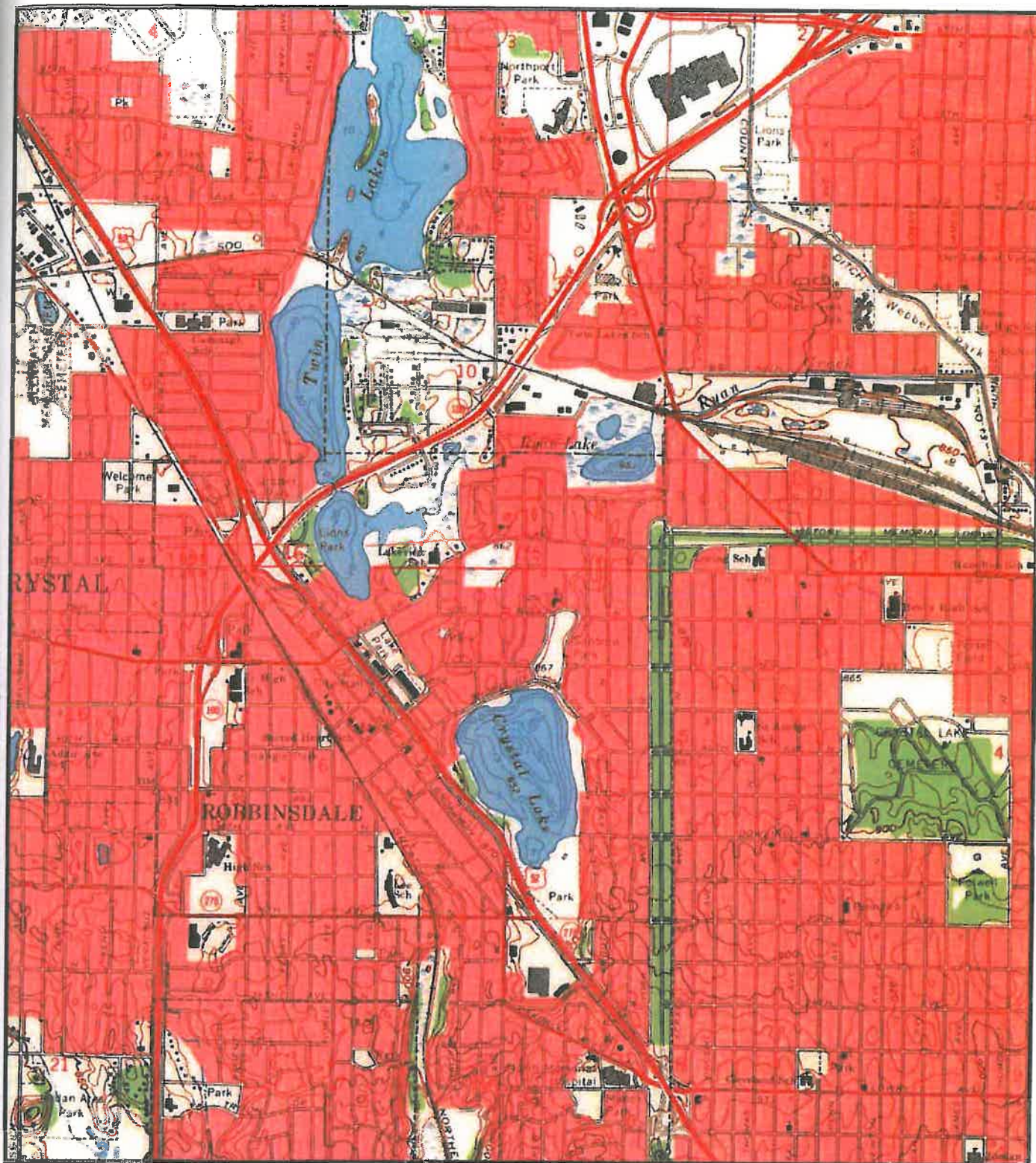


UNITED STATES GEOLOGICAL SURVEY 7.5 MINUTE SERIES TOPOGRAPHIC MAP 1:24,000 SCALE

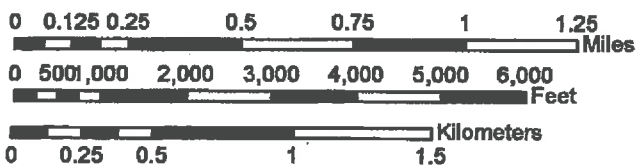


MINNEAPOLIS NORTH,
MINNESOTA

1952

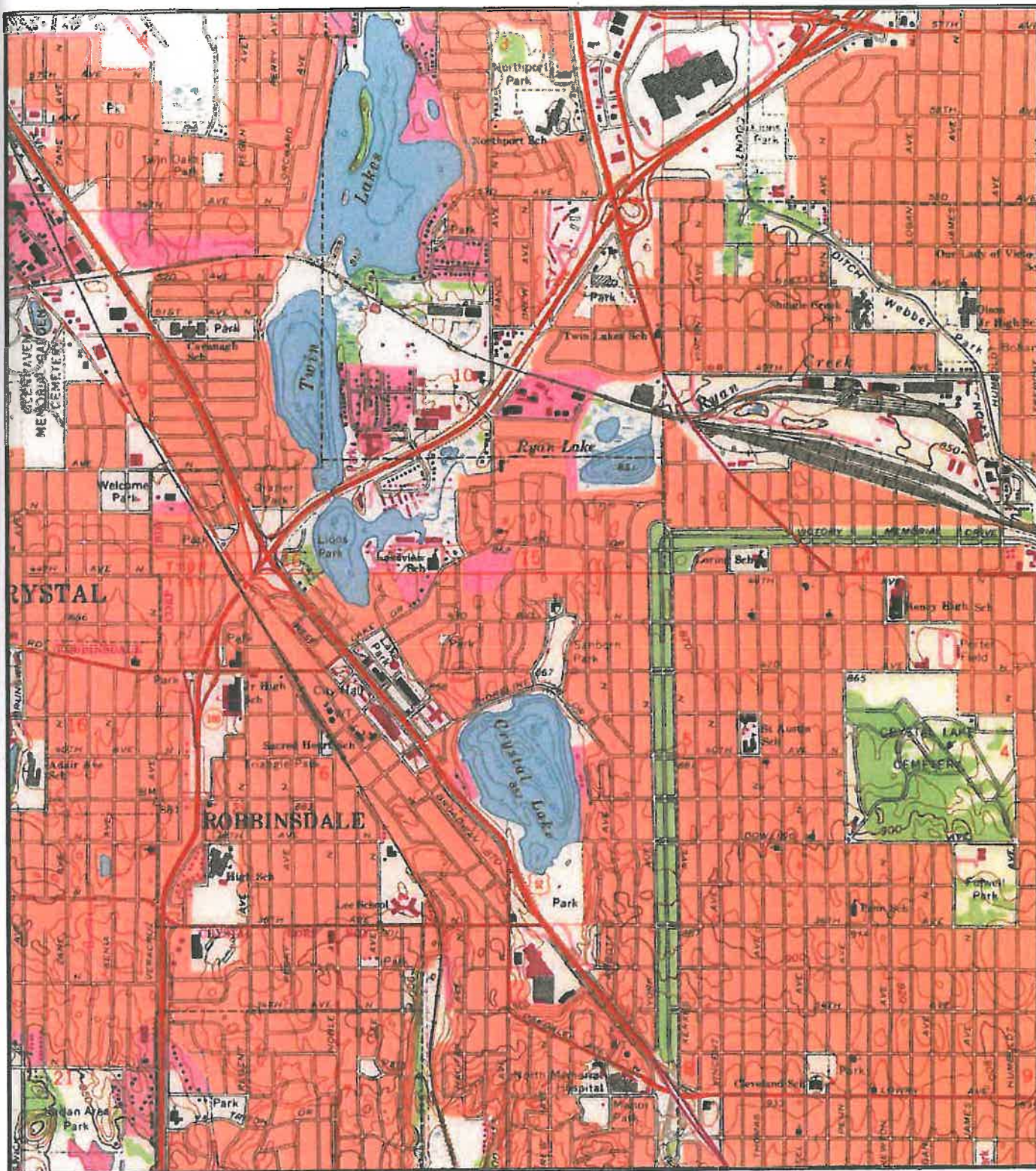


UNITED STATES GEOLOGICAL SURVEY 7.5 MINUTE SERIES TOPOGRAPHIC MAP 1:24,000 SCALE

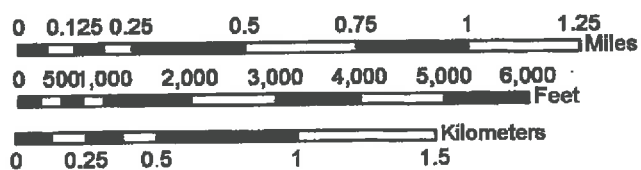


MINNEAPOLIS NORTH,
MINNESOTA

1967



UNITED STATES GEOLOGICAL SURVEY 7.5 MINUTE SERIES TOPOGRAPHIC MAP 1:24,000 SCALE



MINNEAPOLIS NORTH,
MINNESOTA

1993



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Minneapolis

Bristling Property Description

Lot 1, Lot 2 and Lot 3, Jack T. ROBINSONDALE MALL ADDITION, according to the recorded plat thereof, Heretofore County, Minnesota.

That part of West Broadway lying within the Northwest Corner of the Northwest Quarter of Section 8, Township 28, Range 24, Hennepin County, Minnesota, described as follows:

[illegible]

TOGETHER WITH

Paul et al.: *Massive In-Situ Gas Hydrate Accumulation in the Northwest Territories, Canada*
 Houghton et al.: *Massive, Collocated Gas Hydrates*

NOTES WITH

[illegible]

Notes

- 7) Proposed Lot Areas
- | | |
|------------------------|------------------------------------|
| Lot 1, Block 1 area | = 419,209 sq. ft. or 9,517 acres |
| Lot 2, Block 1 area | = 315,170 sq. ft. or 7,245 acres |
| Lot 3, Block 1 area | = 312,547 sq. ft. or 7,173 acres |
| Quail A area | = 1,235,347 sq. ft. or 2,830 acres |
| Quail B area | = 1,793,334 sq. ft. or 4,064 acres |
| Quail C area | = 1,670,467 sq. ft. or 3,838 acres |
| 35th Avenue North area | = 15,183 sq. ft. or 0.348 acres |
| East Broadway area | = 1,797,857 sq. ft. or 40.67 acres |
| Burinary area | |

2) The bearings shown on this survey are based on the Hemisphere of only Circular System, N.A.D. 1983 (1987) at 1.5 m. by foot.



Date: 07/12/16 Page: 1 of 1

Preliminary Plot

Robbinadale
Mall
Redevelopment

**Inland Development
Partners, LLC**

Prepared for:

[illegible]

1000

Westwood

Phone: (602) 632-6198
Fax: (602) 632-7179
WebSite: www.westwood.edu

2000 American Drive
Essex, Prince, WI 53004
westwood@westwood.edu

Westwood Psychological Services, Inc.

General Site Notes

1. **PERMANENT IMPROVEMENTS TO THE EXISTING STRUCTURE OF RETAINED WALLS**
a. **RETAINING WALLS** SHALL BE CONSTRUCTED TO RESIST THE FULL DESIGN LATERAL EARTH PRESSURE.
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Site Details

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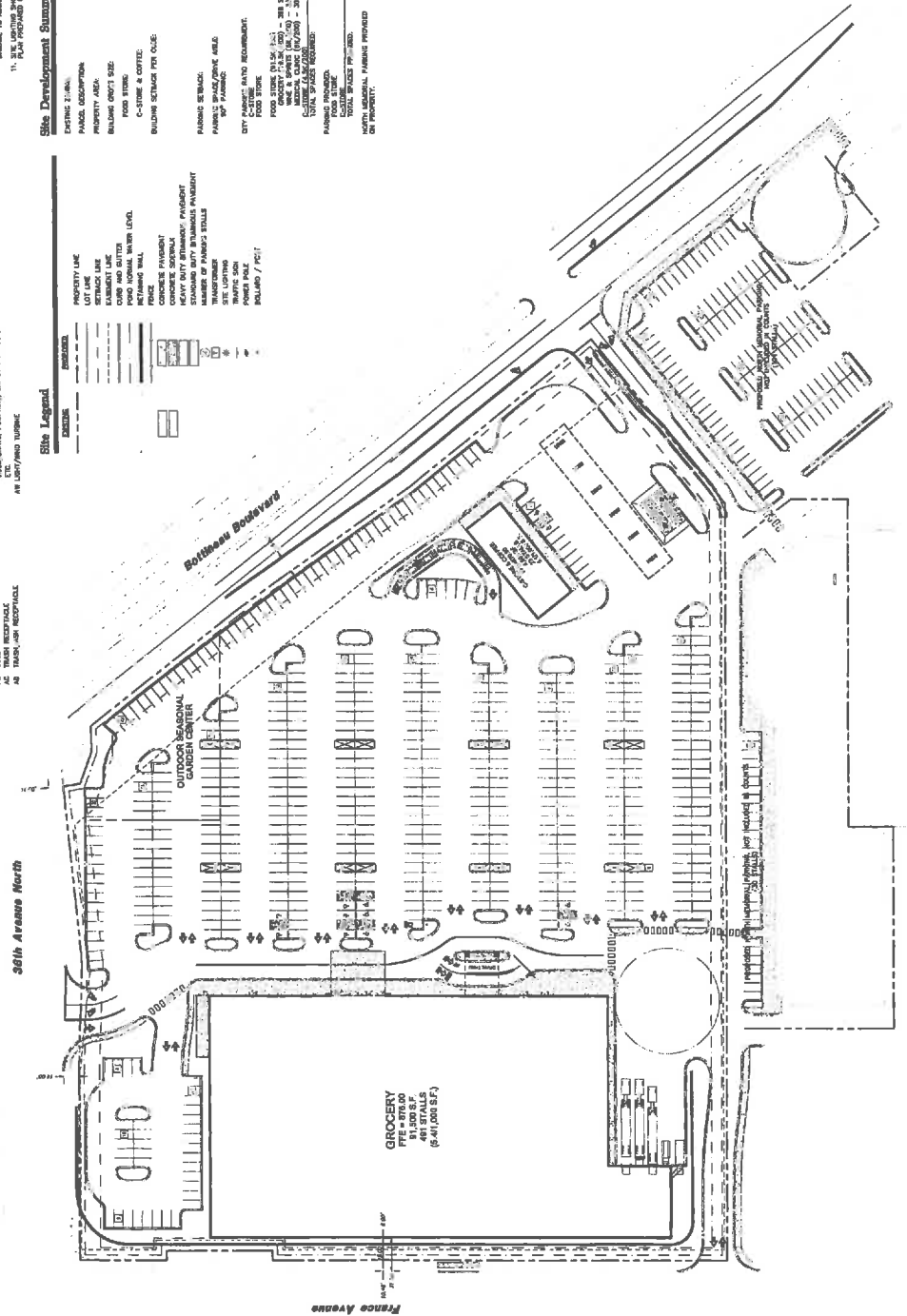
Site Notes

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| 5 | YELLOW LAMINATED STONE | 4F | CONCRETE |
| 6 | MATCH EXTERIOR GAB. & OUTER | 4F | CONCRETE |
| 7 | MATCH EXTERIOR CONCRETE (WALKS OR BULK) | 4F | CONCRETE |
| 8 | MATCH EXTERIOR CONCRETE (WALKS OR BULK) | 4F | CONCRETE |
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Site Development Summary

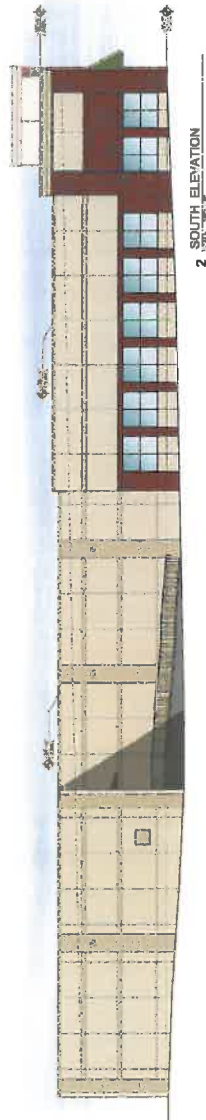
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Site Legend

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Robbinsdale Hy-Vee

Exterior Elevations
07.19.16



2 SOUTH ELEVATION
1/2" = 1'-0"



3 WEST ELEVATION
1/2" = 1'-0"



2 NORTH ELEVATION
1/2" = 1'-0"



1 EAST ELEVATION
1/2" = 1'-0"

Member _____ moved and Member _____ seconded a motion that the following resolution be read and adopted this 1st day of August 2016.

RESOLUTION NO.

A RESOLUTION APPROVING VARIANCE REQUEST V16-1 TO DRIVEWAY WIDTH AT 36TH AVENUE NORTH AND COUNTY ROAD 81 FOR THE TERRACE MALL REDEVELOPMENT

WHEREAS, on June 24, 2016 applications and supporting information was received to redevelop portions of the Terrace Mall which included a variance petition to allow two driveways that exceed zoning requirements that requires a public hearing; and

WHEREAS, the Planning Commission conducted a public hearing as required on July 21, 2016; and

WHEREAS, the Planning Commission adopted a motion recommending approval of the Variance for commercial driveway curb cuts to exceed 35 feet based upon the following findings of fact:

- a. That the existing access from 36th Ave. N. is not changing other than it would become a commercial driveway instead of a public street as proposed, and
- b. That the requested access to County Road 81 creates an opportunity to incorporate the West Broadway frontage road and enhance the accessibility to both North Memorial Outpatient Clinic (and employee parking) and the redevelopment site; and
- c. That the variance would facilitate the development of reasonable access to commercial properties with multiple turning lanes where traffic volumes require them; and

WHEREAS, the Council accepts these findings;

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Robbinsdale that Variance request Subd. 16-1, for curb cuts exceeding 35 feet shown as “Attachment A” is hereby approved pursuant to Sections 510.17, Subd. 2(e)(1) and 535.05 with the condition that evidence of this approval be recorded with Hennepin County Property Records.

The question was on the adoption of the resolution and upon a 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 THIS 1ST DAY OF AUGUST, 2016.

Regan L. Murphy, Mayor

ATTEST:

Tom Marshall, City Clerk
(Seal)

Member _____ moved and Member _____ seconded a motion that the following resolution be read and adopted this 1st day of August 2016.

RESOLUTION NO.

A RESOLUTION APPROVING PRELIMINARY PLAT REQUEST SUBD. 16-4 FOR ROBBINSDALE MALL SECOND ADDITION (Inland Development, LLC)

WHEREAS, on June 24, 2016 applications and supporting information was received to replat property boundaries at the Terrace Mall area that requires a public hearing; and

WHEREAS, the Planning Commission conducted a public hearing as required on July 21, 2016; and

WHEREAS, the Planning Commission adopted a motion recommending approval of the conditional use based upon the following findings of fact:

- a. That the plat is consistent with Section 500.17 of the City Code, and
- b. That the redevelopment is consistent with the Comprehensive Plan;

and

WHEREAS, the Council accepts these findings;

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Robbinsdale that Preliminary Plat request Subd. 16-4, for ROBBINSDALE MALL SECOND ADDITION shown as “**Attachment A**” is hereby approved pursuant to Section 500.17 with the following condition(s):

1. That the plat and access to County Road 81 be approved by Hennepin County; and
2. That the drainage, grading, paving, stormwater management and utilities shall be approved by the City Engineer; and
3. That the landscaping shall be approved by the Community Development Coordinator; and
4. That a development agreement be executed with securities to ensure the installation of public infrastructure subject to the approval of the City Attorney; and
5. That a final plat be prepared consistent with Section 500.19 of the City Code for recording at Hennepin County.

The question was on the adoption of the resolution and upon a 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 THIS 1ST DAY OF AUGUST, 2016.**

Regan L. Murphy, Mayor

ATTEST:

Tom Marshall, City Clerk
(Seal)

Member _____ moved and Member _____ seconded a motion that the following resolution be read and adopted this 1st day of August 2016.

RESOLUTION NO.

**A RESOLUTION APPROVING CONDITIONAL USE PERMIT REQUEST C16-1 FOR
FUEL PUMPS, DRIVE- THROUGH LANES, OUTDOOR SERVICE AND
DISPLAY, SHARED OFF-SITE PARKING AND
COMMERCIAL PLANNED UNIT DEVELOPMENT
AT THE TERRACE MALL
(Inland Development)**

WHEREAS, on June 24, 2016 applications and supporting information was received to redevelop portions of the Terrace Mall area for commercial uses that include motor fuel pumps, drive-through service, outdoor service and display, shared off-site parking and commercial planned unit development that requires a public hearing; and

WHEREAS, the Planning Commission conducted a public hearing as required on July 21, 2016; and

WHEREAS, the Planning Commission adopted a motion recommending approval of the conditional use based upon the following findings of fact:

- a. That the conditional uses supporting the commercial redevelopment are consistent with the comprehensive plan, and
- b. That the redevelopment revitalizes commercial property that has been underutilized for many years, and
- c. That the deterioration of the underutilized site will be halted by the redevelopment, and
- d. That the redevelopment of the site will preserve the commercial character of the site; and
- e. That restoration of a grocery store to the Terrace Mall area has been a stated desire of many residents in various forms including surveys and social media; and
- f. That compliance with development standards will ensure that the redevelopment will not cause nuisance effects or hazards to surrounding property, and
- g. That revitalization of the Terrace Mall area will most likely reduce or eliminate disturbing influences in the neighborhood, and
- h. That all exterior display of materials will be screened by landscaping and buildings from surrounding residential uses.

and

WHEREAS, the Council accepts these findings; and

WHEREAS, the Council further finds:

- a. That the proposed redevelopment would have approximately the same building footprint area and the same number of parking spaces as the current site; and
- b. That the proposed stormwater management system would provide improvement to the current level of stormwater treatment on the site; and

- c. That the redevelopment of the Terrace Mall site is challenged by much of the site being previously marshland with large areas of compressible soils with a result that the Terrace Mall and former Wards buildings were constructed on deep pilings; and
- d. That while North Memorial was able to gut and reuse the shell of the old Wards building, the Terrace Mall building does not meet the requirements of Hy-Vee's typical development; and
- e. That the cost to build a new large development on the compressible soils (requiring deep pilings) makes the cost of developing the site too costly for Hy-Vee to consider; and
- f. That there is an existing retaining wall between the theater and the former Rainbow grocery building which has deteriorated;

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Robbinsdale that conditional use permit request C16-1, for a Convenience store with motor fuel pumps; Pharmacy and coffee drive-through service; Open and outdoor service and sales for the restaurant patio, grocery, convenience store and seasonal garden center; Off-site parking for North Memorial and Planned Unit Development as shown on the site plan included as "**Attachment A**" are hereby approved pursuant to Sections 520.05, Subd. 4(d); 520.05, Subd. 4(b); 520.05, Subd. 4(f); 510.17, Subd. 4; 530.05 Subd. 6; and 535.01 with the following condition(s):

- 1. That the six pump islands shall have concrete curb & gutter to separate them from the vehicle fueling space, and
- 2. That a lighting plan consistent with Section 510.25 Subd. 5 be provided, and
- 3. That a site plan showing the Seasonal Outdoor Garden Center shall be prepared for review and approval by staff, and
- 4. That a shared cross-access and parking agreement to secure the 87 parking spaces for North Memorial be executed and recorded with Hennepin County Property Records.
- 5. That speed control or traffic calming measures be applied to the driveway across the site past the North Memorial building; and
- 6. That the site be enhanced for pedestrian access and facilities.
- 7. That evidence of this approval be recorded with Hennepin County Property Records.

The question was on the adoption of the resolution and upon a 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 THIS 1ST DAY OF AUGUST, 2016.

Regan L. Murphy, Mayor

ATTEST:

Tom Marshall, City Clerk
(Seal)



MEMORANDUM

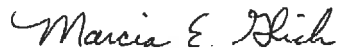
TO: City Council
FROM: Marcia Glick, City Manager
DATE: August 1, 2016
RE: Voucher Requests Pending Approval for Disbursement

The check register dated August 1, 2016 reflects the voucher requests pending approval for disbursement.

The check register dated July 19, 2016 through August 1, 2016 is a list of vouchers requiring payment for City funds, Deputy Registrar, liquor, and other purchases. The payments are required prior to the next Council meeting. The register includes checks and electronic fund transfers.

Recommendation

By motion approve disbursement requests for period ending August 1, 2016.



Marcia Glick, City Manager

CONCURRENCE:



Larry Jacobson, Finance Director