

**City of Robbinsdale
CITY COUNCIL MINUTES
August 23, 2016
Meeting No. 17**

CALL TO ORDER

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

ROLL CALL

2. Present: Selman, Backen, Blonigan, Rogan, Mayor Murphy
Absent: None
Staff: Marcia Glick, City Manager; Ron Batty, City Attorney;
Rick Pearson, Community Development Coordinator;
Guest Speakers: Jason Aarsvold, Municipal Advisor (Ehlers)

MAYOR ADDRESSED THE PUBLIC

3. Mayor Murphy asked the public to remain respectful to each other during the meeting. Staff reports for all items would be presented followed by opportunity to hear from the public on all items.

PUBLIC HEARING A: VAC 16-2 Vacation of right-of-way at 36th Ave. N., and the West Broadway Frontage Road in front of the Terrace Mall and North Memorial Outpatient Clinic area.

4. Pearson reviewed the staff report. The first public hearing was given at the August 1st meeting.
5. Glick gave an update on the recommendation which was to hold a public hearing. Due to there being no final plat application and the uncertainty of where the cul-de-sac would be located on the site the recommendation is to simply hold a public hearing and table action to the September 6th City Council Meeting. It is likely that the Vacation would be tabled a number of times but, for now it will be tabled to the next scheduled meeting.
6. Member Blonigan asked if there is a plan for the property that the Council eventually accepts, could the Council delay the public hearing and final approval until plans were more certain.
7. Glick restated that the recommendation is to hold the public hearing about vacating the Southern part of the property (the Northern part of the plan has already been held). If the final plat comes forward then the ordinance will line up with the final plat rather than guessing at the meeting tonight as to what those plans might be. The City would not want to vacate more of the right-of-way than what would be necessary.

PUBLIC HEARING B: Consideration of Redevelopment Plan Area 12 and Tax Increment Financing District 12 – terrace Redevelopment Area.

8. Glick reviewed the staff report noting that two documents presented to the Council: The Redevelopment Plan and The Tax Increment Plan. Both are policy level documents.
9. The Redevelopment plan identifies the area, public purpose and sets forth policies related to the redevelopment area. The proposed redevelopment area is the Robbinsdale Mall area (which will be covered in the consultant's presentation later in the meeting.) It identifies private properties that are underutilized or unused due to lack of private investment and as a result are not providing adequate employment opportunities and are not contributing to the tax base of the general economy. The redevelopment of the site will not occur solely through private investment because no application has come forward to the city. The plan is not specific to any development proposal but outlines a number of alternative opportunities that are available under state law.
10. The second document is the Tax Increment Financing Plan which is also very general with the exception of the appendices (which identifies that the plan that is being proposed in developing the Tax Increment projections is the large grocery store proposal corresponding to the Hy-Vee plan.) Using that potential development, a large grocery store that would have a \$10,000,000 minimum value, it calculates a budget of what could be created if that project went into place. If the document moves forward the EDA would have to go into a separate negotiation by taking a look at the TIF that was requested and enter into a development agreement on specific use of TIF.
11. Adopting the plan tonight does not offer any specific Tax Increment assistance to the developer but to be clear, the TIF that has been proposed has been a privately financed loan of \$2.06 million (it is not money coming for the city or tax payers of Robbinsdale), it is coming from tax payments that would only exist if a new development happens on the site. The property taxes that are paid today would be used in subsequent budgets for city property taxes. The owner of the site would be paying much higher property taxes than what is paid today. The consultant will explain what portion of those property taxes will be available to the property owner on an annual basis to help them to repay a privately financed loan. There are no dollars from the City of Robbinsdale going into the project; it does not affect individual property taxes. It only looks at property tax payments that would not exist at all unless there is redevelopment. If a different proposal was made it would have to be re-evaluated in the same way.
12. Aarsvold reviews the Ehlers (Leaders in Public Finance) report covering the TIF for District #12 (City of Robbinsdale). The report provided an overview of the project, requests, costs, feasibility and format of assistance (\$2.06 million (Pay-As-You-Go) TIF).

13. Glick provided two clarifications: the EDA put together a process for developer to apply for consideration of a Tax Increment proposal. The City received an application to look at one specific proposal which was for redevelopment of this site for a Hy-Vee store or something to its equivalence. The developer is required to pay for third party consultants to review the TIF and financial components. The developer paid an upfront fee to the city to analyze one specific plan. This is why the city has only looked at one plan. In a redevelopment district there is also the opportunity to remove the building or rehab the buildings. This plan analysis only looks at the specific proposal to rebuild on the site.
14. Aarsvold confirmed that a redevelopment district does not require demolition of the buildings. For the City to purchase the site it would be more of a risk than a Pay-As-You-Go plan because there may not be a way to recover from the investment by regenerating enough funds.
15. Glick noted the Duluth project (Northshore Theater in Duluth) and how that was put into a tax increment district. From her understanding of that district is that the developer was guaranteeing that there would be property tax payments for seven years before that property got turned over to the Duluth Play House. Duluth was taking a risk that property tax payments for seven years were taking a risk that those payments would help cover the 4.5 million dollar loan. The theater was charged with coming up with a capital campaign to raise 3.5 million.
16. Aarsvold stated that there will be no impact to existing tax payers as a result of creating this district. The estimate for the potential grocery store will ultimately have a tax bill of approximately \$418,000 per year. Not all of it goes to the City, the County and the schools, there is a portion that goes directly to the state for education purposes and that amount for their tax bill is around \$98,000. All the taxes that are being paid today (Base Value Taxes) by those properties will continue to be paid by those same properties so that it will not impact the budgets of all those respected jurisdictions.
17. Glick noted that amount that is available to repay the loan would be about \$141,000 that first year.
18. Member Blonigan noted that calculating the \$141,000 of the \$418,535 projected tax for the total real estate for that year that came to 33.7% (that would change per year); about a third of the real estate taxes are used for the increment to pay back the loan.
19. Mayor Murphy asked if the state statute allows for 26 years as a maximum for the district. What influences whether or not a district can end sooner than the 26 years?

20. Aarsvold stated that the maximum duration is 26 years, if the loan had a duration of 26 years there would be a generated value of 2 million dollars. The project would need that amount and more. There is an expectation for it to take 26 years to pay off the full 2 million. If there is more increment then what is currently project this could decrease the amount of years.
21. Mayor Murphy asked if the analysis was on the conservative side (Aarsvold agreed). Murphy asked City Manager Glick to explain how a TIF has been used recently in Robbinsdale.
22. Glick explained that Robbinsdale has a long history of using TIF; the housing and redevelopment authority actually created its first district when TIF first became available in the state as a tool. Projects in Robbinsdale that have used TIF have included: Copperfield Hill, US Bank, Terrace Mall, Robbins Landing, Travail, Nona Rosas, 4180 W. Broadway (Laundry service and the antique shop); anywhere that new development is seen in downtown Robbinsdale, chances are extremely high that these were Tax Increment Funding efforts.
23. The City used to take the risk on financing development projects in the 70's through the 90's; the City invested the money and paid itself back through TIF that came in. Every one of those projects that were set up prior to the year of 2000 have left being in a Tax Increment District and are now contributing towards the property taxes that help to run the City. The Tax Increment Districts that still exist in the City are the redevelopment of the old school site into the Parker Village redevelopment (gradually repaying a bond). Others include, Travail and former Chestnut property (a part of a smaller tax increment district), these are in the process of being repaid with TIF to redevelop into higher value properties.
24. When smaller homes are redeveloped into larger homes, higher taxes are being paid and these taxes go to repay the costs of what REDA pays to buy the property, to tear down the property and what REDA sells the property for. If REDA invests \$60,000 in the redevelopment of a small house to a larger house which may take 25 years to recoup that investment but it is a tool REDA has used successfully to improve its neighborhoods and commercial districts. As these properties pay off they help pay for the services the City has today.
25. Clare Housing was another "Pay As You Go" project (approved last Fall). Clare took out a privately financed note and as the increments come in they are able to pay off their loan. The Cub site (Crystal) is another example of the "Pay As You Go" project. The City of Crystal approved a tax increment note for the Crystal redevelopment (formally Mielke Field and a distressed shopping center), Crystal set up a tax increment district to take that site (with PAYG) to allow the development of the Cub store. The store now has roughly 1-2 years to repay its PAYG note and the City of Crystal will see those property taxes help contribute to city services. A very common tool used all over the Metro area.

NEW BUSINESS A: Request to Approve Demolition of Commercial Structure: Former Terrace Theater Building at 3508 France Ave. N.

26. Glick reviewed a letter from the owner of the Terrace Theatre that was delivered late in the day on August 18th. The letter stated that the owners of the property had determined that due to deteriorated physical condition of the theatre building it was necessary that they demolish the structure and therefore they requested that the City of Robbinsdale issue a demolition permit for the property at the earliest opportunity. In the Robbinsdale City Code, there is an unusual ordinance (that is not found in other cities) which, requires that the City Council must approve demolition of non-residential buildings.
27. Attorney Batty explained further that normally (in other cities) an issuance of a demolition permit is done by city staff and not necessarily the Council as well. Whether the building should be demolished is not the city's decision. The property is privately owned, the City does not own it and the fee owner will make the decision to whether the building is to be demolished. The owner is only asking the city to exercise its authority under the ordinance and approve the issuance by the staff to provide the permit. As for the historical value of the property and architectural significance, the city does not evaluate the structure. The National Historic Preservation website makes clear that if a building owner objects to preserving its property, it will not be listed as historic. The decision that is on the table is whether the building can be taken down in a healthy and safe manner. This ordinance is to ensure the public's health and safety if a building is to be taken down.
28. Member Rogan asks that if a health and safety issue does not exist then the Council does not have reason to reject the request of the permit?
29. Batty states that it would be unlawful to deny the permit if health and safety are not an issue. The Council does not have the discretion to refuse the permit unless it is based on health and safety.

Public Testimony on All Items

30. Mayor Murphy opened the Public Hearing
31. Ted Novack - 4400 36th Avenue North, Robbinsdale: thanked the Mayor, City Council and City staff for their openness, honesty and professionalism. He voiced support for Hy-Vee coming back to the table and benefiting the community by building a new development in Robbinsdale. He believed the Hy-Vee is a strong financial opportunity. He spoke in favor for the owners property rights in regards to the demolition permit to be issued and if denied the City could face legal liability.
32. Dave Kiser - 3807 Van Demark Rd, Robbinsdale: requested the results from the recent survey on the Hy-Vee development project.

33. Blake Lahane - 4125 43rd Ave: He addressed the Council (in solidarity with 6 other neighbors that were not able to attend the meeting and four other of his family member in attendance) by pledging their support for the Hy-Vee grocery store. In addition to the obvious improvements Hy-Vee would bring, they believed other benefits would include more jobs for the area and additional revenue for the city. They realize opportunities like this do not come often and that it will benefit the community's future. He thanked the Mayor and Council on their determination to seeing the redevelopment through.
34. Tom Mathias - 4022 Hubbard Ave North, Robbinsdale: spoke on his memories of the theater growing up in Robbinsdale. He understands that the current owner has not taken care of the building for the last two decades and as a result the building has deteriorated. He commented on the trouble that the theater had and that the former Montgomery Ward store faced financially. The development of the Mall that was put into place did not help either business and failed to bring in customers. He stated that the property owners reconfigured the mall and turned the entrances of the stores to face the outside for better access. He believes that because the Mall was placed in front of the theater it took away business from the theater. He had suspicion that Hy-Vee may have done a poor job researching the site and due to recent discussion or information brought to Hy-Vee's attention on the property, they have re-evaluated their decision and have decided not to build. He claimed to have knowledge that Hy-Vee did not put their plans for development on hold and stated they are not planning to build a store in Robbinsdale at all. He claimed that the Council was not correct in saying that Hy-Vee still has a plan to place a store in Robbinsdale. He did not oppose the owner tearing down their property.
35. Glick asked to make a correction to Matthias' statement. Glick had spoken with Hy-Vee and they have stopped work on preparing the plat but the proposal and application have not been withdrawn. The only model that they are planning is a large store. They have delayed moving forward and have not withdrawn.
36. Robert Anthony - 3550 Grimes Ave, Robbinsdale: came to voice his support for the Hy-Vee, believes it will provide jobs, tax dollars and encourage other development near the area. He is interested in the re-gentrification of the area. He is concerned that there could be some repercussion if the permit for demolition is denied.
37. Gene Montanez - 4424 Beard Ave, Robbinsdale: supports the permit and Hy-Vee. He believed the permit should be issued to the owner and that the Hy-Vee would benefit community.

38. Leah Lynch - 3425 Zenith Ave, Robbinsdale: supports the Hy-Vee, believed that the Hy-Vee will provide jobs for young people in the community and would be close for them to commute to. She believed other surrounding Cities are growing; Robbinsdale can remain small but needs to be modernized.
39. Denise Sparrow - 3331 Parkview Blvd. Robbinsdale: would like to vocalize her support for Hy-Vee in the community. Was surprised at the opposition Hy-Vee was facing because she wanted Hy-Vee to come. She has now gotten involved in providing feedback on her support for Hy-Vee. In regards to the demolition of the Terrace, she believes that the owner has those rights. If not Hy-Vee, make it a more appealing place for other development.
40. George McNulty - 4509 Quail Ave. Robbinsdale: Quail Ridge Development is where he now lives, a neighborhood transformed by TIF. He believes programs like this should continue; it helps to create businesses, revenue, culture and diversity.
41. Jill Byrnes - 4024 Shoreline Drive, Robbinsdale: would like to apologize for the personal attacks made towards the Council. She supports the property owner's rights and that the city is legally obligated to give the owner the rights to demolish their property. She is in support of Hy-Vee.
42. Sara Masky-Gron & Chris Gron - 3840 Hubbard Ave. Robbinsdale: believes that personal attacks towards the Council on social media have been uncalled for. She notes that preservation has been within the downtown area and they are in support of redevelopment.
43. Bonnie Buford - 3712 Oakdale Ave North, Robbinsdale: Is in support of the Hy-Vee and believes the owner has the right to demolish the building. Suggested that the Hy-Vee could use the amenities that are inside of the theater and could incorporate these features inside, perhaps in the restaurant area.
44. Erica Jones - 3234 Halifax Ave N, Robbinsdale: shared memories of the theater which, she originally wanted to preserve. She would like the redevelopment to take place to benefit the community economically. Believes the Hy-Vee could improve the other end of town where her family could bike to and obtain future employment.
45. Kate Richardson - 3965 West Broadway, Robbinsdale: shared memories of the theater and is for the development. Believes the property owner has the rights to demolish the building. Hy-Vee will bring brightness to a blighted corner of the city. Would like to see the historical light fixtures added to the new development.

46. Chris Larson - 3454 Aldridge Ave North, Robbinsdale: a resident of Robbinsdale for the past 40 years. She shared memories of the theater, is in support of the Hy-Vee and would like a grocery store for Robbinsdale North Siders.
47. Abby Sookraj - 2900 France Ave North, Robbinsdale: is 100% for the redevelopment of the Hy-Vee and demolition. Was not surprised the owner wanted to take down the building, from her understand of the City's TIF report there is 44% code deficiency making it structurally substandard.
48. Rosemary Stafford – 4400 36 Ave North, Robbinsdale: is in full support of the Hy-Vee and demolition. She has been a long time resident and had visited the theater. She would like plans to consider residential units to be in place above the store. She would also like to see North Memorial have a skyway connected to the possible new development.
49. Gail Grant - 4044 Shoreline Drive, Robbinsdale: she grew up in Robbinsdale and has returned as a resident. She was pictured in the Star Tribune with her brother when the Theater first opened. She hopes that the demolition will happen for the majority of residents that support the new development. She is in favor of passing a motion to remove the Terrace Theater.
50. Eric Hillman - 35th and Halifax, Robbinsdale: supports the demolition which would provide a clean slate for developers without any opposition from minority organizations that are against it. Commented on the dilapidation of the building and has seen crime occur around the area. He believed that the Hy-Vee would provide more security. He commented on the negativity that the flyer (distributed by an organization against the Hy-Vee) created in the community of Robbinsdale. Noted that Glick made a great point on mentioning the redevelopment in Duluth as an example.
51. Steve Ferkingstad - 3111 Drew Ave North, Robbinsdale: indicated concern about the large footprint, pollution and the traffic. Would like to see something like Main Street in the area being considered for development. In favor of development, not the size.
52. Tom Wasmoen- 3550 Beard Ave North, Robbinsdale: Commented on the standpoint of the work and research that goes into development and his experience as an architect working with the development team. His family was delighted to hear that a possible Hy-Vee was coming to the area. The building has not been able to stay useful.
53. Claudia Fuglie- 4556 Lake Drive, Robbinsdale: supports the Hy-Vee, has shopped at the New Hope store, and is not discouraged about the size and she has a disability.

54. Emily Bevelacque - 3928 Orchard Ave North, Robbinsdale: works for Hy-Vee "helpful smile in every isle." Supports the Hy-Vee and demolition. Would look forward being able to walk to work.
55. Paul Langfellow-3958 Orchard Ave N, Robbinsdale: supports Terrace Mall redevelopment, but not demolition of the theater.
56. Rob McBroom -4847 Colfax Ave N, Minneapolis: supports redevelopment of the area but not the demolition of the theater. Commented on the owners and how the property has fell into disrepair. Believes that Brixmor, the property owner, has done this with other historical properties they have owned. Hasn't done anything to get ready for redevelopment. Suggested tabling to a regular meeting.
57. David Leonhardt - 4006 Lake Rd, Robbinsdale, Chair of Save the Terrace Theater, will continue to fight for the Theater. Has been working for 2 years to make Robbinsdale a better place. Wanted it on the record that the Save the Theater Board was not behind the creation of the flyer. Does not understand how TIF works. Would like to know if a demolition application has been submitted to the City. It states on the City website that the building is not structurally unsound although the Brixmor letter states otherwise. Does the community want a Hy-Vee or a grocery store? Noted the Mayor had received an alternative proposal.
58. Kelly McDyre - 4017 France Ave North, Robbinsdale: is in favor of demolition of the theater is in favor of growth.
59. Seth White - 3828 Hubbard Ave North, Robbinsdale: is opposed to the demolition. Believes that the City has the opportunity to recreate the area. Does not understand the liability of the 26 year loan and is concerned about investing city dollars into something that may fail.
60. Luke Gustafson - 3639 France (business owner), Robbinsdale: would like to see other options presented. Believe that developers are trying to get rid of the Terrace and asked why applications were not submitted for both theater and mall.
61. Danny Sussman - 3408 Meridian Drive, Robbinsdale: Has only known the Terrace as an empty box. Believes that aggression should be placed on Brixmor and not the council. After 20 years, he doesn't believe Brixmor will look into other options. Believe Hy-Vee would be good for the community, an asset for the community and jobs for youth.
62. Lili Johnson- 4151 York, Robbinsdale: believes the building should be saved because of its architectural history. Concerns that Hy-Vee is too large to sustain because they are building Hy-Vees too close to each other. Concern about the potential crime that could be brought in by the convenience store. Would like to save the terrace and see a smaller grocery store.

63. Diane Jacobson representing the Robbinsdale Historical Society. Agreed that the corner is long overdue for development. Believes it could be redeveloped into a multipurpose use – arts & other civic activities plus a smaller grocery. Concerned that the footprint is too large and will fail.
64. Jackie Schluter -3617 Lee Ave North, Robbinsdale: Does not understand the TIF completely. Would like clarification if tax payers will lose out during the 26 year loan period, would the money be available for other things. Why demolish just the theater. Concerned about local businesses. Support the redevelopment of the area but is against demolition.
65. Derick Olson - 4226 Zenith Ave N, Robbinsdale: Supports approval of the vacation of West Broadway and the Tax Increment documents, property rights, and Hy-Vee.
66. Clare Shaw - 4055 Beard Ave North, Robbinsdale: Would like to be able to have a short commute to Hy-Vee. Support the owners' right to demolish the theater. No one was developing 10 years ago- now there's an option. Understands the emotions for the theater.
67. Kate Schneider - 3513 Bryant Ave S, Minneapolis: had not been aware of Robbinsdale prior to hearing about the wonderful modern architecture and that a restored theater would put the city on the map. Is not for demolition of the theater, is an Architect. Urged the Council to take a step back to reconsider.
68. Nate Koenig - 4617 Xerxes Ave North, Robbinsdale: Would like the area to become safer. Urged council to support the development and bring Hy-Vee back.
69. Troy Gustafson - 1773 White Bear Ave, St. Paul: commented on the preservation of the Landmark Center. Would like to see redevelopment, but not at the cost of losing the Theater.
70. Sharon Eagles - 4315 West Broadway, Robbinsdale: had lived in the area since the 8th grade, commented on the deterioration of the building. In favor of Hy-Vee and taking the theater down. Who is going to put the money in to restore it? Was for the Terrace until she saw the pictures. People who live across the street will be glad to see it go.
71. Eric Hendrickson – 3408 Skycroft Circle, St Anthony – went to Robbinsdale schools. Questioned how public safety applied to just this building and not the whole site (related to demolition). What if the request for access to county road 81 is denied and Hy-Vee doesn't go in?

72. Zack Koranda - 3422 Grimes Ave North, Robbinsdale: for Hy-Vee, reinvestment and TIF.
73. Carolyn Steele - 3713 47th Ave North, Brooklyn Center 55422, 1996-1997 Princess of Robbinsdale. Support redevelopment, asks to hold landlord accountable. Sends citations to homeowners why not hold Brixmor accountable. Against demolition and division of community. Opposed to demolishing just part of the site.
74. Dylan Senear - 3102 France Ave North, Robbinsdale: Speaking as an advocate for Robbinsdale Rehabilitation Center residents who would have a shorter commute for wheelchair bound residents vs. Cub. This would be closer.
75. Wally Langfellow - 3958 Orchard Ave N, Robbinsdale: is not in favor of demolition. Is not sure why the council is considering a plan that had pulled out or would vote on demolition without a redevelopment plan. Would like clarity on TIF. Firmly believes in redevelopment but not at the expense of the theater.
76. Brian Marquardt - 3943 Zenith Ave North, Robbinsdale: in support for redevelopment and option for jobs.
77. Lili Johnson 4151 York, Robbinsdale: if they terrace goes down, she will not shop at Hy-Vee.
78. Steve Ferkingstad - 3111 Drew Ave North, Robbinsdale: the small business will struggle. Asked about a Go Fund me site for the Terrace. Recommended voting no on the TIF request.
79. Kate Schneider- 3513 Bryant Ave S, Minneapolis, said the city will regret when the site is featured on Lost Twin Cities.
80. Kelly Groehler - 4246 Beard Ave North, Robbinsdale: In favor of demolishing the theater and moving forward with Hy-Vee.
81. Cheryl Johnson - 3939 Quail Ave North, Robbinsdale (small business owner): would like to voice support for demolition permit and owners' rights.
82. No one else came forward to speak. Member Rogan **MOVED**, seconded by Member Backen to close the Public Hearing. **The vote was unanimous and the motion carried.**
83. Member Rogan **MOVED**, seconded by Member Backen to receive e-mails and written comments to the hearing record. **The vote was unanimous and the motion carried.**

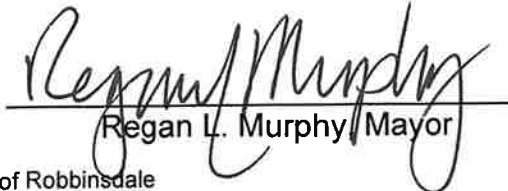
84. Glick commented on the validity of the survey with all Robbinsdale survey addresses being compared for duplication and fictitious addresses. The results showed that 85.5% (1,602 respondents) were in supported of the development of the Hy-Vee and 82.6% (2,242 respondents) from other communities outside of Robbinsdale supported the Hy-Vee.
85. Glick stated that a special meeting was declared back in July, announced and well publicized so that the Council and those attending could focus on the specific redevelopment proposal and not on unrelated issues.
86. Batty commented that there isn't a legal difference between special and regular meetings and in this case it is clear that people did know about this meeting.
87. Glick stated that the City has not received a demolition application. In considering whether to allow a permit to be issued, the city can only consider whether measurements are in place to assure the demolition is done safely. The letter does not state the building is structurally unsound, it speaks of the condition. TIF is not available for other use.
88. Batty explained that, TIF could be considered for another plan with a different analysis and the developer would have to pay the fee for analyzing a different proposal.
89. Glick noted that the property maintenance code also applies to commercial properties and that the City cannot condemn private property unless the building is structurally hazardous.
90. Mayor Murphy commented on a flyer (relating to the development) that had circulated throughout the community. The United Food and Commercial Workers Union 653 were responsible for the flyer. The Mayor stated it was deceptive and was created to mislead the residents of Robbinsdale. Murphy had the opportunity to speak to about 25 different residents (including Marjorie Johnson) while returning phone calls regarding the development and flyer. The Union (representing the Cub Foods, in Crystal) created the flyer to address the TIF (requested by Hy-Vee) as an issue the community should be concerned about; ironically, Cubs also used TIF to build their store.
91. Member Rogan **MOVED**, seconded by Member Backen to table action on the SECOND READING of the Ordinance 16-14 "AN ORDINANCE VACATING WEST BROADWAY FRONTAGE ROAD RIGHT OF WAY AT THE TERRACE MALL IN ROBBINSDALE, MINNESOTA" to 7:00 p.m., September 6, 2016. **The vote was unanimous and the motion carried.**

92. Member Backen **MOVED**, seconded by Member Selman to consider adoption of the Resolution No. 7507 "A RESOLUTION ESTABLISHING REDEVELOPMENT PROJECT NO. 12 AND ADOPTING A REDEVELOPMENT PLAN THEREFOR; AND ESTABLISHING TAX INCREMENT FINANCING DISTRICT NO. 12 (TERRACE REDEVELOPMENT AREA) THEREIN AND ADOPTING A TAX INCREMENT FINANCING PLAN THEREFOR." **The vote was unanimous and the motion carried.**
93. Member Rogan and Member Backen support the plan and demolition.
94. Member Selman commended David Leonhardt and the efforts of the Save the Terrace group; he sides with those residents living near the theater for the demolition and redevelopment.
95. Member Blonigan supported the Council's remarks and pointed out that the one of the best anchors in a community is a grocery store.
96. Mayor Murphy stated as Mayor he has no hidden agenda, he loves Robbinsdale and that it has been a struggle to want to make everyone happy. In this scenario, not everyone will be happy. He assured the public that the Council is listening to all sides and comments. He has taken time to speak with West Broadway small businesses and believes that 36th is the other anchor to 42nd and will help bridge the gap.
97. Roll call: Selman, Backen, Blonigan, Rogan, Mayor Murphy.
98. Member Selman **MOVED**, seconded by Member Backen to consider adoption of the Resolution No. 7508 "A RESOLUTION APPROVING DEMOLITION OF BUILDING." 3508 France Avenue North. **The vote was unanimous and the motion carried.**
99. Member Blonigan noted that the Council must go by the law and approve permit for demolition.
100. Roll call: Selman, Backen, Blonigan, Rogan, Mayor Murphy.

ADJOURNMENT

101. Member Backen **MOVED**, seconded by Member Selman to adjourn the meeting at 10:11 PM. **The vote was unanimous and the motion carried.**


Alexandria Olson, Recorder


Regan L. Murphy, Mayor

