

AGENDA

1. MEETING CALL TO ORDER
2. MICROPHONE CHECK
3. ROLL CALL: Murphy, Wagner, Blonigan, President Parisian
4. CONSENT AGENDA: Pursuant to REDA policy, one motion, non-debatable, will approve the recommendation noted. Any member of the REDA Board 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 Disbursement Requests for period ending February 15, 2024
 - B. Motion to approve Disbursement Requests for period ending March 12, 2024
 - C. Approve minutes from February 13, 2024
5. PUBLIC HEARINGS
 - A. None
6. OLD BUSINESS
 - A. None
7. NEW BUSINESS
 - A. Authorize Executive Director to negotiate and execute a rental lease for: 4161 41 ½ Ave N
8. OTHER BUSINESS
 - A. Insurance Renewal - Waiving The Statutory Tort Liability Limits
9. INFORMATION ONLY
10. REDA GENERAL COMMUNICATIONS
11. ADJOURNMENT



City of Robbinsdale

TO: Mayor and City Council
PREPARED BY: Tim Sandvik, City Manager
APPROVED BY: Tim Sandvik, City Manager
DATE: March 12, 2024
RE: Motion to approve Disbursement Requests for period ending February 15, 2024

Background:

None.

Analysis:

None.

Recommendation:

Motion to approve Disbursement Requests for period ending February 15, 2024

Attachments:

None



City of Robbinsdale

TO: Mayor and City Council
PREPARED BY: Tim Sandvik, City Manager
APPROVED BY: Tim Sandvik, City Manager
DATE: March 12, 2024
RE: Motion to approve Disbursement Requests for period ending March 12, 2024

Background:

None.

Analysis:

None.

Recommendation:

Motion to approve Disbursement Requests for period ending March 12, 2024.

Attachments:

None



City of Robbinsdale

TO: Mayor and City Council
PREPARED BY: Rick Pearson, Community Development Director
APPROVED BY: Tim Sandvik, City Manager
DATE: March 12, 2024
RE: Approve minutes from February 13, 2024

Background:

Attached are February 13, 2024 REDA Minutes

Analysis:

None.

Recommendation:

Motion and approve of February 13, 2024 REDA minutes.

Attachments:

1. 2-13-24 Minutes

**ROBBINSDALE
ECONOMIC DEVELOPMENT AUTHORITY
MEETING MINUTES
TUESDAY, FEBRUARY 13, 2024
COUNCIL CHAMBERS**

CALL TO ORDER:

1. The Robbinsdale Economic Development Authority (REDA) meeting was called to order at 7:00 p.m. by President Wagner.

MICROPHONE CHECK:

2. Complete.

ROLL CALL:

3. Members Present: Murphy, Blonigan, Parisian, President Wagner,
Members Absent: None
Staff Present: Tim Sandvik, Executive Director
Rick Pearson, City Planner

#4A CONSENT AGENDA:

4. **MOTION** by Member Blonigan, seconded by Member Parisian to approve and place on file the Consent Agenda Item #4A:
 - A. **Motion** to approve and order placed on file minutes of the following:
 - **Regular Meeting Minutes of January 9, 2024**

The vote was 4-0 and the motion carried.

#5: PUBLIC HEARINGS:

5. None

#6: OLD BUSINESS:

6. None

#7: NEW BUSINESS:

7. None

#8 OTHER BUSINESS:

8. None

#9 INFORMATION ONLY:

9(A) Current Leases hosted by REDA

9. Executive Director Sandvik provided an overview of the REDA properties that are being leased: 4165 Hubbard by Northside Oriental Market and 4614 41 ½ Ave. N. leased by Mitchell Realty.

10. The Commissioners requested a summary of the history and income generated by the leases. Executive Director Sandvik offered to prepare the information for the March meeting.

#10: REDA GENERAL COMMUNICATIONS:

10. Member Wagner stated he will not be at the February 20 City Council meeting.

#11: ADJOURNMENT:

12. **MOTION** by Member Murphy, seconded Member Parisian to adjourn the meeting at 7:07 p.m.
The vote was 4-0 and the motion carried.

Aaron Wagner, REDA President

Tim Sandvik, Executive Director



City of Robbinsdale

TO: Mayor and City Council

PREPARED BY: Tim Sandvik, City Manager

APPROVED BY: Tim Sandvik, City Manager

DATE: March 12, 2024

RE: Authorize Executive Director to negotiate and execute a rental lease for:
4161 41 ½ Ave N

Background:

At the February 13, 2024, REDA meeting, staff requested direction from the Commission regarding a lease the REDA operates at 4161 41st 1/2 Ave N. At that time, the Commissioner requested a bit of history before approving the Executive Director to negotiate and execute a lease extension.

Analysis:

In recent history, the Building Official reviewed the facility and provided the following highlights:

- Building in overall good shape – including foundation and floor joists.
- Furnace and water heater are older, but no signs of any issues.
- Ceilings showed no water staining so roof (installed in 2010) is in good shape.

The REDA initially began renting the space out in October of 2017. Since that time, the space has (mostly) been rented out continuously. More recently, Mitchell Realty has leased the space since the fall of 202. During that time, Mr. Mitchell has hosted sub-tennants, and kept the full building occupied. The current lease term began September 1, 2023, and was set at one year. Tenant responsibilities include a monthly payment, responsibility for real estate taxes and assessments, and utilities. The lease does include a 90 day termination notice provision. Not including administrative costs, the lease has seen revenue of \$10,000 to \$15,000 per year since REDA took ownership.

Recommendation:

Authorize Executive Director to negotiate and execute a rental lease for: 4161 41 ½ Ave N

Attachments:

None



City of Robbinsdale

TO: Mayor and City Council
PREPARED BY: Diaa Tahoun, Finance Director
APPROVED BY: Tim Sandvik, City Manager
DATE: March 12, 2024
RE: Insurance Renewal - Waiving The Statutory Tort Liability Limits

Background:

Entities obtaining liability coverage from the League of Minnesota Cities Insurance Trust must decide whether to waive the statutory tort liability limits for the extent of the coverage purchased.

Analysis:

If the entity does not waive the statutory tort limits, an individual claimant would be able to recover no more than \$500,000 from our insurance coverage on any claim to which the statutory tort limits apply. The total which all claimants would be able to recover for a single occurrence to which the statutory tort limits apply would be limited to \$1.5M. If we waive, a single claimant could potentially recover up to \$2M for a single occurrence. Waiving the limit results in a premium increase of 3.5%, which, for REDA is approximately \$1,346.

The REDA has the option to purchase excess coverage in factors of \$1M. The basic policy covers up to \$2 M and covers several areas not covered by the Statutory Tort Liability Limits. Examples provided by LMCIT include: “Police Liability, Employment related discrimination claims, Land Use, certain types of contract claims may expose your city to liability for damages sustained over and above the Cap.” The REDA exposure above the limits relate to contract claims as it does not have its own employees.

If the REDA waives the statutory tort limits and purchases excess liability coverage, a single claimant could potentially recover an amount up to the limit of the coverage purchased (i.e. if \$1M extra coverage is purchased, a person could recover up to \$3M.) The total which all claimants would be able to recover for a single occurrence would also be limited to the amount of coverage purchased, regardless of the number of claimants. Purchasing additional coverage and waiving the tort liability limits increases the cost of the excess coverage by 25%.

Although only approximately \$1,346 for the extra coverage, the Executive Director and Finance Director feel this is an unnecessary expense for the REDA given that REDA’s activities are quite limited in the areas where the statutory limits apply.

Recommendation:

Approve a motion to direct the Executive Director to execute the appropriate documents related to the 2024-2025 insurance renewal, which will not include a waiver of the municipal tort liability limits and not involve the purchase of extra coverage.

Attachments:

None