

**ROBBINSDALE
ECONOMIC DEVELOPMENT AUTHORITY
MEETING MINUTES
TUESDAY, JANUARY 12, 2016
COUNCIL CHAMBERS**

CALL TO ORDER:

1. The Robbinsdale Economic Development Authority (REDA) meeting was called to order by President Rogan at 7:04 p.m.

MICROPHONE CHECK:

2. Complete.

ROLL CALL:

3. Members Present: Backen, Murphy, Selman, President Rogan
Members Absent: Blonigan
Staff Present: Marcia Glick, Executive Director
Rick Pearson, Community Development Coordinator
Larry Jacobson, Finance Director

#4A-D: CONSENT AGENDA:

4. **MOTION** by Member Selman, seconded by Member Murphy to approve the Consent Agenda Items #4A-D:
 - 4A Motion to approve **Regular Meeting Minutes and Executive Session of Meeting Minutes of December 8, 2015 and Special Meeting Minutes of December 15, 2015;**
 - 4B Motion to approve **Disbursement Requests** for period ending January 12, 2016;
 - 4C Motion to recommend that **US Bank, Citizens Independent Bank and the 4M Fund is designated as depositories of the Robbinsdale Economic Development Authority funds for 2016;**
 - 4D Motion to accept **TOD Sale Proceeds Update.**

The vote was 4-0 and the motion carried. Blonigan absent.

Ms. Glick noted the addition of New Business #9B: Interfund Loan for Future Anticipated TIF Districts.

#5A: Election of Officers:

5. President Rogan reviewed the list of officers.
6. **MOTION** by Member Backen, seconded by Member Murphy to approve the new 2016 Officers are:

President:	Commissioner Blonigan
Vice-President:	Commissioner Backen
President Pro-Tem:	Commissioner Selman
Assistant Treasurer:	Commissioner Rogan
Secretary:	Commissioner Rogan
Executive Director:	City Manager Glick

The vote was 4-0 and the motion carried. Blonigan absent.

Vice-President Backen assumed the Chair for the remainder of the Meeting.

#5B: Designation of Official Newspaper:

7. Vice-President Backen reviewed the recommendation.
8. **MOTION** by Member Murphy, seconded by Member Rogan to designate the Crystal-Robbinsdale SunPost as the official newspapers for the Robbinsdale Economic Development Authority for 2016. **The vote was 4-0 and the motion carried. Blonigan absent.**
9. Member Selman noted that there has been improvement in SunPost deliveries.

#5C: 2016 REDA Meeting Dates:

10. Ms. Glick reviewed the conflicting dates. It was agreed that it may be necessary to change the October meeting date, but that it would be discussed later in the year.
11. **MOTION** by Member Rogan, seconded by Member Selman to changed August 9th meeting date to Wednesday, August 10, 2016 and change the November 8th meeting date to Wednesday, November 9, 2016. **The vote was 4-0 and the motion carried. Blonigan absent.**

#6A: 4023 Zane – Disposition of Land:

12. Mr. Pearson presented the staff report for this lot for single family home development. Quotes for demolition of existing home have been received. Glick noted that the recommendation is for the February REDA meeting to start at 6:30 p.m. to accommodate a public hearing related to the light rail project that would follow the REDA meeting.
13. Vice-President Backen opened the public hearing. No one spoke to this item.
14. **MOTION** by Member Murphy, seconded by Member Rogan to continue the public hearing until 6:30 pm on February 9, 2016. **The vote was 4-0 and the motion carried. Blonigan absent.**

#7A: CONTINUED PUBLIC HEARING: 3807 Major – Disposition of Land:

15. Mr. Pearson reviewed the staff report for this lot for a single family home development. The existing home on the lot has been demolished and cleared with seeding to be completed in the fall.
16. Ms. Glick noted she had spoken to an individual who was looking at plans for a home on this site.
17. Vice President Backen opened the public hearing. No one spoke to this item.

18. **MOTION** by Member Rogan, seconded by Member Selman to continue the public hearing to 6:30 pm on February 9, 2016. **The vote was 4-0 the motion carried. Blonigan absent.**

#7B: CONTINUED PUBLIC HEARING: 4518, 4524 and 4530 Regent Ave N –

Disposition of Lots:

19. Mr. Pearson reviewed the staff report for these 3 lots.
20. Ms. Glick spoke with a developer who had some ideas for the EDA to consider. She had thought that the developer might attend tonight's hearing.
21. Vice-President Backen opened the public hearing. No one spoke to this item.
22. **MOTION** by Member Rogan, seconded by Member Selman to continue the public hearing until 6:30 pm on February 9, 2016. **The vote was 4-0 and the motion carried. Blonigan absent.**

#7C: CONTINUED PUBLIC HEARING: 4629 France – Disposition of Land

23. Mr. Pearson presented the staff report for this lot priced for sale at \$74,900. There are no offers currently pending for this lot.
24. Vice-President Backen opened the public hearing. No one spoke to this item.
25. **MOTION** by Member Selman, seconded by Member Rogan to continue the public hearing until 6:30 pm on February 9, 2016. **The vote was 4-0 and the motion carried. Blonigan absent.**

#9A: NEW BUSINESS: 2016 Proposed Budget:

26. Finance Director Larry Jacobson reviewed the staff report. General Development funding includes HRA levy, loan repayments, lot sales and transfers in from Broadway Court. Expenditures include staff, holding costs, and funds for land acquisition. Hand out included update on TIF Development and Project 8 bonds.
27. **MOTION** by Member Rogan, seconded by Member Selman to waive the reading and order the adoption of the resolution adopting the 2016 Budget of the Robbinsdale Economic Development Authority and Approving Amendment of the 2015 Budget. **The vote was 4-0 and the motion carried. Blonigan absent.**

#9B: NEW BUSINESS: Interfund Loan for Future Anticipated TIF Districts:

28. Ms. Glick reviewed the staff report. This action sets the option for REDA to acquire properties advanced from Development Account funds and get reimbursed through future TIF proceeds.
29. **MOTION** by Member Rogan, seconded by Member Selman to authorize an interfund loan for eligible REDA General Development Fund expenditures that will occur during 2016 and 2017, and are intended to be reimbursed by future tax

increment revenues through the creation of future tax increment financing districts in an amount not to exceed \$1,000,000 and specifying the rate to be variable, fluctuating with the maximum rate allowed under State Statute. **The vote was 4-0 and the motion carried. Blonigan absent.**

#11: INFORMATION ONLY: Project Updates:

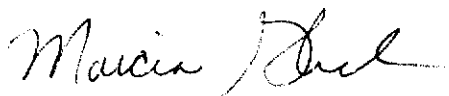
30. Ms. Glick noted that the Chestnut Café agreement has not been finalized, anticipate closing later this month.

#12: REDA GENERAL COMMUNICATIONS:

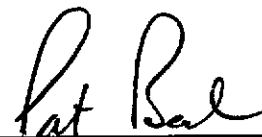
31. Ms. Glick reported a need to change the dates for Goal Session. The two Saturday dates selected will not work. Glick will contact the facilitator to see what other dates may be available and possibly the group would meet without a facilitator.
32. Glick also reviewed that there are a number of meetings related to the Blue Line Extension proposal and Municipal Consent. Consensus:
- the Work Session on Tuesday, January 26, 2016 would be at 7 pm in Council Chambers-with the understanding that the Park and Recreation Commission would be meeting in the adjacent room.
 - The February 9th REDA meeting will start at 6:30 p.m. with a public hearing to obtain public input on the use of portions of Sochacki Park for LRT construction staging to start at 7:30 p.m.
 - The public hearing related to the Metro Blue Line Extension Municipal Consent consideration will be at 7 pm on February 16th.
33. Member Rogan asked about the property at 3912 Quail. Ms. Glick stated that the offer submitted was rejected and the bank would not consider an REDA offer under \$100,000.
33. Member Selman announced that the Wicked Wort will hold their Grand Opening on January 22nd at 4:00 pm and all weekend. Glick noted that Hubbard Avenue is the main entry to the brewery and customers were encouraged to park on that side of the building.

#13: ADJOURNMENT:

34. **MOTION** by Member Selman, seconded by Member Murphy to adjourn the meeting at 7:57 pm. **The vote was 4-0 and the motion carried. Blonigan absent.**



Marcia Glick, Recording Secretary



Pat Backen, REDA Vice-President