

**ROBBINSDALE
ECONOMIC DEVELOPMENT AUTHORITY
AGENDA
7:00 P.M.**

**TUESDAY, JANUARY 12, 2021
COUNCIL CHAMBERS AND VIA WEBEX**

- **The public may participate in this meeting by emailing MGLICK@CI.ROBBINSDALE.MN.US or calling Marcia Glick, Executive Director by 4:00 pm on the date of the meeting at 763-531-1258.**
- **The public will be able to listen to this meeting by calling +1-312-535-8110, and then enter access code # 177 453 9753. If prompted, hit #.**
- **The public can also view and hear the meeting on CCX TV.**

1. MEETING CALLED TO ORDER

2. MICROPHONE CHECK:

3. ROLL CALL: Selman, Backen, Kline, Webb, President Blonigan

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 and order placed on file minutes of the following:
- **Regular Meeting Minutes of December 8, 2020..... 2-4**
- B. **Motion** to recommend that US Bank and Citizens Independent Bank be **designated as depositories** of the Robbinsdale Economic funds for 2021..... **5**
- C. **Motion** to approve **Disbursement Requests** for period ending January 12, 2021..... **6**

5. ANNUAL ELECTIONS:

- A. Election of Officers..... **7-9**
- B. Designation of Official Newspaper..... **7-9**
- C. 2021 Meeting Dates..... **7-9**

6. OLD BUSINESS:

None scheduled

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7. NEW BUSINESS:
None scheduled

8. OTHER BUSINESS:
None scheduled

9. INFORMATION ONLY:
A. Project Update..... 10

10. REDA GENERAL COMMUNICATIONS

11. ADJOURNMENT

Marcia E. Glick
Marcia Glick, Executive Director

**ROBBINSDALE
ECONOMIC DEVELOPMENT AUTHORITY
MEETING MINUTES
TUESDAY, DECEMBER 8, 2020
COUNCIL CHAMBERS**

**AGENDA ITEM #4A
January 12, 2021**

CALL TO ORDER:

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

MICROPHONE CHECK:

2. Complete.

ROLL CALL:

3. Members Present: Backen, Murphy, Selman, Rogan, President Blonigan
Members Absent: None
Staff Present: Marcia Glick, Executive Director
Jeff Zuba, Finance Director
Rick Pearson, Community Development Coordinator

#4A-B CONSENT AGENDA:

4. **MOTION** by Member Murphy, seconded by Member Selman to approve and place on file the Consent Agenda Items #4A-B:
 - A. Motion to approve and order place on file minutes of the following:
 - Regular Meeting Minutes of November 10, 2020;
 - B. Motion to approve **Disbursement Requests** for period ending December 8, 2020.

ROLL CALL

AYE: Backen, Murphy, Selman, Rogan, President Blonigan

NAY: None

All voted in favor and the motion carried.

#5: CONTINUED PUBLIC HEARING – 3359 Halifax Ave N – Disposition of Land:

5. Pearson presented the staff report. The price for the lot is \$55,000. Staff has been working with a potential buyer; nothing to present right now. Recommend continuing the public hearing to February 9, 2021.
6. President Blonigan opened the public hearing. No one spoke to this agenda item.
7. **MOTION** by Member Rogan, seconded by Member Murphy to continue the public hearing to February 9, 2021 at 7:00 pm.

ROLL CALL

AYE: Backen, Murphy, Selman, Rogan, President Blonigan

NAY: None

The vote was unanimous and the motion carried.

#7A: NEW BUSINESS: 2021 Proposed Budget

8. Finance Director Jeff Zuba presented the REDA Budget noting it is a road map for 2021 and presents a progress report on the TIF Districts. Zuba gave an extended report on TIF 8, which is currently producing TIF payments over the last expected report.
9. Broadway Court also has cash on hand for debt service payments. Zuba noted TIF Districts carry interfund loans with 4% interest on cash advance from General Development. He noted some of the Scattered Site districts not likely to repay principal and district. REDA could consider canceling interest expectations.
10. Member Selman confirmed the 4% interest is the amount allowed by statute.
11. Member Murphy questioned CARES grant payment – Zuba explained the city forwarded funds to REDA and REDA administered that grant.
12. Glick suggested more information on Scattered Site Districts would be explained in January 2021.
13. **MOTION** by Member Rogan, seconded by Member Backen to adopt the resolution adopting the 2021 Budget of the Robbinsdale Economic Development Authority and Approving amendment of the 2020 Budget.

ROLL CALL

AYE: Backen, Murphy, Selman, Rogan, President Blonigan

NAY: None

The vote was unanimous and the motion carried.

#10: Information Only: Project updates

14. No action required.
15. Glick noted that Royal Pet and the three lots to the north will be available for disposition and will be discussed in February 2021.

#11: REDA General Communications

16. Glick confirmed that retail tenants are current on payments.
17. Yoga lease expiring and adjacent tenant exploring the space.
18. Snow globes on the plaza with Santa inside determined by Hennepin County not to be safe related to public gatherings.
19. Member Selman and President Blonigan thanked Dan Rogan and Regan Murphy for their efforts over the years.

#12: ADJOURNMENT:

20. **MOTION** by Member Backen, seconded by Member Selman to adjourn the meeting at 7:34 p.m.

ROLL CALL

AYE: Backen, Murphy, Selman, Rogan, President Blonigan

NAY: None

The vote was unanimous and the motion carried.

Marcia Glick, Recording Secretary

William A. Blonigan REDA President



AGENDA ITEM #4B
January 12, 2021

Consent: Designation of Depositories for REDA

Update for the REDA Annual Elections

DESIGNATION OF DEPOSITORIES

Minnesota Statutes, Section 427.01 and 427.09 require that the official depositories of the Robbinsdale Economic Development Authority (REDA) be designated at the first Board meeting in January of each year. The depositories are financial institutions in which the REDA places public monies in checking accounts, and savings accounts.

The Finance Director recommends that the REDA designate the below listed financial institutions as official depositories for 2021:

US Bank

Citizens Independent Bank

RECOMMENDATION

By motion, recommend that US Bank and Citizens Independent Bank be designated as depositories of the Robbinsdale Economic Development Authority funds for 2021.

Marcia Glick, Executive Director

CONCURRENCE:

Jeff Zuba, Finance Director



AGENDA ITEM #4C
January 12, 2021

CONSENT AGENDA: Disbursement Requests for period ending
January 12, 2021

This information will be distributed at the meeting.



AGENDA ITEM #5A, 5B, 5C
January 12, 2021

ANNUAL ELECTIONS

A. ELECTION OF OFFICERS:

A list of officer duties from the REDA By-Laws is shown in **Attachment 1**. Section 2.1 indicates that the President, Vice President and Treasurer are to be elected annually.

2020 Officers were:

President:	Commissioner Blonigan
Vice President:	Commissioner Backen
President Pro Tem:	Commissioner Backen
Assistant Treasurer:	Commissioner Selman
Secretary:	Commissioner Rogan
Treasurer:	Commissioner Murphy
Executive Director:	Marcia Glick

* Reminder: Mayor Blonigan needs to be Treasurer for check-signing purposes.

RECOMMENDATION:

Elect the appropriate officers for the Robbinsdale Economic Development Authority for 2021.

B. DESIGNATION OF OFFICIAL NEWSPAPER:

The Crystal•Robbinsdale SunPost has served as the REDA's official newspaper in the past including 2020. It was recommended that the City Council designate the Crystal•Robbinsdale SunPost as the official newspaper for the City of Robbinsdale for 2021.

RECOMMENDATION:

By motion, designate the *Crystal•Robbinsdale SunPost* as the official newspaper for the Robbinsdale Economic Development Authority for 2021.

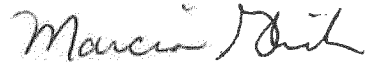
C. 2021 REDA MEETING DATES:

Tuesday, January 12
Tuesday, February 9
Tuesday, March 9
Tuesday, April 13

Tuesday, May 11
Tuesday, June 8
Tuesday, July 13
Wednesday, August 10
Tuesday, September 14
Tuesday, October 12
Tuesday, November 9
Tuesday, December 14

RECOMMENDATION:

Discuss the 2021 REDA meeting dates listed.



Marcia Glick, Executive Director

CONCURRENCE:



Rick Pearson,
Community Development Coordinator

2. ORGANIZATION

Section 2.1. Officers. The officers of the Authority shall consist of a President, a Vice President, a Secretary, a Treasurer and an Assistant Treasurer. The President, Vice President, and the Treasurer shall be members of the board and shall be elected annually, and no Commissioner may serve as President and Vice President at the same time. The offices of Secretary and Assistant Treasurer need not be held by a Commissioner.

Section 2.2. President. The President shall preside at all meetings of the board.

Section 2.3. Vice President. The Vice President shall preside at any meeting of the Board in the absence of the President and may exercise all powers and perform all responsibilities of the President if the President cannot exercise or perform the same due to absence, inability or if President requests the Vice President to preside.

Section 2.4. President Pro Tem. The President Pro Tem, who is a commissioner, may be appointed by the Board. The President Pro Tem shall preside at any meeting in the event the President and Vice President are absent, unable to act, or in the event the President and Vice President request the President Pro Tem to preside.

Section 2.5. Treasurer. The Treasurer shall receive and be responsible for Authority money, shall disburse authority money by check only, keep an account of all Authority receipts and disbursements and the nature and purpose relating thereto, shall file the Authority's financial statement with its secretary at least once a year as set by the Authority, and be responsible for the acts of the assistant treasurer.

Section 2.6. Assistant Treasurer. The Assistant Treasurer shall have all the powers and duties of the Treasurer if the Treasurer is absent or disabled.

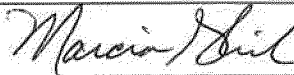
Section 2.7. Secretary. The Secretary shall keep or cause to be kept minutes of all meetings of the Board and shall maintain or cause to be maintained all records of the Authority. The Secretary shall also have such additional duties and responsibilities as the Board may from time to time and by resolution prescribe.

Section 2.8. Executive Director. The Executive Director shall be designated from time to time by the Authority, shall be the chief appointed executive officer of the Authority, and shall have such additional responsibilities and authority as the Board may from time to time by resolution prescribe. The Executive Director shall serve at the pleasure of the Board.

AGENDA ITEM #9A
January 12, 2021

INFORMATION ONLY: Project Updates

ADDRESS	COMMENTS
3359 Halifax (TIF 2000-9)	<i>Hearing continued to February, 2021</i>
3917 Vera Cruz (TIF 2000-10) (Beckmann)	Target to complete construction by 2/1/2020. Landscaping after snow melt.
4136 Regent – Garages (Pendergast)	TIF Project 8: Mortgage payments for acquisition started 6/2016.
39xx W. Broadway/ 3933 W Broadway	3933 W Broadway Acquired 12/31/2020. February REDA Discuss Next Steps - RFP
3600 France –Parker Station Flats	May 2021 occupancy. TIF note when completed. Third grant payment request will be final –expected after all testing and MPCA reporting finalized.
Parker Village Bonds	Bond refinanced Final payment 2/1/2032 – decertify 12/31/2031.
Broadway Court	Final bond payment 2/1/2029. Opportunity to call in 2026.
MNDOT Misc. (lots to acquire)	1. Vera Cruz between 41 & 42. 2 buildable lots available. 2. 42xx Toledo-lot on new street/new alley – appraisal requested 3. <u>Easement Only</u> – aging title commitment – on hold:38 th & Vera Cruz
3760 Lee – sale to city	7.9.19-authorized sale to the city with conditions. Sale to city in 2021 once ready for conversion to park.
3108-12 Grimes; 4212 Grimes	Holding.
OPEN TO BUSINESS	By appointment only.. Multi-year contract with ability to cancel.
4614 41 ½ Ave N (Mitchell Realty)	<i>2 year lease; month to month to 12/31/2022 signed.</i>
4165 Hubbard NSide Oriental Mkt	lease through 4/30/2022 – payments on schedule
4501 Orchard	REDA has right to review plans for through 2028. Lot owned by neighbor to north.
Embrace The Wobble south bay	Terminating lease January 31, 2021. Salon HALO will take space starting 2/1/2021- 1 month free during build out; March rent to be amortized across rest of 2021.
Salon HALO – expanding to 2 bays	Exercised extension through 6/30/2024. Salon HALO exercising option to expand. Remodeling start expected 2/1/2021.
GO Health	Lease through 12/31/2021; option to give notice by 7/1/21 for 5 more years.
Lions Gym Façade loan	Projects completed–forgiven after 10 years (January 2022)
EMI Rehab Façade loan	Projects completed –forgiven after 10 years (January 2022)
Wicked Wort – Façade loan	Project completed – forgiven after 10 years (December 2025)
Golden Age Design Façade loan	Project completed – forgiven after 10 years (December 2026)
Hy-Vee TIF District	Pay-as-you-go TIF agreement.
Clare Housing TIF District	Pay-as-you-go TIF agreement.
Parker Station Flats	Pay-as-you-go TIF agreement


Marcia Glick, Executive Director