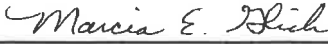


**ROBBINSDALE
ECONOMIC DEVELOPMENT AUTHORITY
AGENDA
7:00 P.M.
TUESDAY, FEBRUARY 8, 2022
COUNCIL CHAMBERS**

1. MEETING CALL TO ORDER:
2. MICROPHONE CHECK:
3. ROLL CALL: Blonigan, Kline, Webb, Backen, President Selman
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 January 11, 2022**..... 2-5
 - B. **Motion** to approve **Disbursement Requests** for period ending February 8, 2022..... 6
5. OLD BUSINESS:
None scheduled
6. NEW BUSINESS:
None scheduled
7. OTHER BUSINESS:
None scheduled
8. INFORMATION ONLY:
 - A. Project Update..... 7-8
9. REDA GENERAL COMMUNICATIONS
10. ADJOURNMENT



Marcia Glick, Executive Director

ROBBINSDALE
ECONOMIC DEVELOPMENT AUTHORITY
MEETING MINUTES
TUESDAY, JANUARY 11, 2022
COUNCIL CHAMBERS

CALL TO ORDER:

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

MICROPHONE CHECK:

2. Complete.

ROLL CALL:

3. Members Present: Blonigan, Kline, Webb, President Backen
Members Absent: Selman
Staff Present: Marcia Glick, Executive Director
Rick Pearson, Community Development Coordinator
Ron Batty, EDA Attorney

#4A-D CONSENT AGENDA:

4. **MOTION** by Member Blonigan, seconded by Member Webb to approve and place on file the Consent Agenda Items #4A-D:
 - A. **Motion** to approve and order placed on file minutes of the following:
 - Regular Meeting Minutes of December 14 2021;
 - B. **Motion** to recommend that US Bank and Citizens Independent Bank **be designated as depositories** of the Robbinsdale Economic Development funds for 2022;
 - C. **Motion** to authorize the interfund loan for eligible REDA General Development Fund expenditures that will occur during 2022 and 2023, 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 interest rate to be variable, fluctuating with the maximum rate allowed under State Statute;
 - D. **Motion** to approve **Disbursement Requests** for period ending January 11, 2022.

The vote was 4-0 and the motion carried. (Selman absent)

#5: ANNUAL ELECTIONS:

5. A. 2022 Officers are:
President Selman
Vice President Webb
President Pro Tem Kline
Treasurer Blonigan
Assistant Treasurer Backen
Secretary Backen
Executive Director Marcia Glick

MOTION by Member Blonigan, seconded by Member Webb to allow officers to move up in their positions as listed above.

The vote was 4-0 and the motion carried. (Selman absent)

- B. DESIGNATION OF OFFICIAL NEWSPAPER:

MOTION by Member Blonigan seconded by President Backen to designate the Crystal-Robbinsdale SunPost as the official newspaper for the Robbinsdale Economic Development Authority for 2022.

The vote was 4-0 and the motion carried. (Selman absent)

- C. 2022 REDA MEETING DATES:

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

MOTION by Member Blonigan, seconded by President Backen to approve the REDA meeting dates for 2022 as shown.

The vote was 4-0 and the motion carried. (Selman absent)

#7A: NEW BUSINESS: Birdtown Flats – TIF 13 Parcel Removal:

5. Glick reviewed the staff report. She shared that the error occurred because the plat was recorded after the TIF District was certified. Only a part of the bank parking lot was to be included and the bank building was included by accident at the county.
6. **Motion** by Member Blonigan, seconded by President Backen to approve the resolution for the removal of a parcel from tax increment financing district No. 13 – Birdtown Flats within Redevelopment Project No. 13, including two corrections on the document.

The vote 4-0 and the motion carried. (Selman absent)

#7B: NEW BUSINESS: Parker Station Flats Assignment

7. Glick reviewed the staff report.
8. Batty reported that this is a pretty typical action to assign a note to the mortgage company.
9. **Motion** by President Backen, seconded by Member Kline to authorize the Executive Director to execute the Consent to the Assignment to Colliers.

The vote was 4-0 and the motion carried. (Selman absent)

#7C: NEW BUSINESS: Disposition of Tax-Forfeited properties

10. Pearson reviewed the staff report. Noted that he spoke with Chad Dipman of Habitat for Humanity and they may have some interest in doing a project in Robbinsdale in 2023.
11. Member Blonigan supported acquiring 3204 Grimes, did not recommend acquiring 3415 Zenith, supported acquiring 3847 Orchard with potential for rehab.
12. Member Backen spoke in support of working on 3204 Grimes and 3847 Orchard.
13. A resolution needs to be sent to the county as part of the action. REDA board members indicated that if that could not wait until the February 8th meeting, staff should schedule a special meeting.
14. **Motion** by Member Blonigan, seconded by President Backen to direct staff to investigate the purchase of 3204 Grimes and 3847 Orchard. **The vote was 4-0 and the motion carried. (Selman absent)**

#9: INFORMATION ONLY: Project Update

15. Glick shared highlights in the report.

#10: REDA GENERAL COMMUNICATIONS:

16. Member Blonigan thanked staff for obtaining photos for 4600 Lake Rd. He asked that the census be checked on project occupancy. He stated that he is amazed at how fast the 10 years passed for the Lions Gym and EMI projects.
17. Member Kline reported that he attended a school district meeting this morning and it seems that adjustments for bussing and staffing are moving forward, struggling.
18. Member Backen voiced concerns on garage pickup. Also noted that Waste Management should be making an annual council presentation. Also appreciates Lions Gym and EMI projects.
19. Member Backen asked to schedule a work session on redevelopment; questioned how many apartments the city can absorb. He also expressed concern that the city has a greater percentage of renters vs. home owners.
20. Pearson provided some estimates of number of rental housing units of different types compared to total number of houses. He will be gathering the information in preparation for the work session.
21. Member Webb stated that we can never have too much affordable housing. Strong need for affordable housing Robbinsdale.
22. Member Webb advised the public that to avoid frustration, citations and towing, everyone needs to sign up for the TIP411. (www.robbsindalemn.com/tip411)

#11: ADJOURNMENT:

23. **MOTION** by Member Blonigan, seconded by Member Kline to adjourn the meeting at 7:52 p.m.
The vote was 4-0 and the motion carried. (Selman Absent)

Marcia Glick, Recording Secretary

George B. Selman, REDA President



AGENDA ITEM #4B
February 8, 2022

CONSENT AGENDA: Disbursement Requests for period ending
February 8, 2022

This information will be distributed at the meeting.

AGENDA ITEM #9A
February 8, 2022

INFORMATION ONLY: Project Updates

ADDRESS	COMMENTS
3359 Halifax (TIF 2000-9) (Peterson/Coastland)	Work continues on interior. Construction completion target March 22, 2022. Timeline may need to be extended due to materials availability.
4600 Lake Road	Progress continues.
4136 Regent – Garages (Pendergast)	TIF Project 8: Mortgage payments for acquisition started 6/2016. Last mortgage payment 6/27/2036.
3933-39 W. Broadway	Green space pending development.
42 nd /W Broadway	Parking lot pending development.
3600 France –Parker Station Flats	Final grant reimbursement submitted January 18 th . Grant reporting to Met Council complete. There will be a final report to DEED due before July 1.
3760 Lee – sale to city	Sale to city in spring 2022 once ready for conversion to open space/garden.
3108-12 Grimes; 4212 Grimes	Holding.
4614 41 ½ Ave N (Mitchell Realty)	2 year lease; month to month starting August 2022 to 12/31/2022 – no lease extension in the document. Target – discuss next step for building in summer 2022 –demolish or sell.
4165 Hubbard NSide Oriental Mkt	lease through 4/30/2022 – payments on schedule. Lease amendment to extend through 4/30/2023 is ready for tenant signature.
4501 Orchard	REDA has right to review plans for through 2028. Lot owned by neighbor.
Broadway Court	Market Rate Units and Commercial bays.
• Bonds	Final bond payment 2/1/2029. Opportunity to call in 2026.
• Great Lakes Management	5-year management agreement thru 12/31/2022. Automatic 1 year renewals unless either gives the other 90 days written notice of intent not to renew.
• Salon HALO	Exercised extension through 6/30/2024.
• GO Health	Lease extended through 12/31/2026.
Lions Gym Façade loan	Loan forgiven. Mortgage satisfaction supplied to business.
EMI Rehab Façade loan	Loan forgiven. Mortgage satisfaction to be supplied to business.
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)
Birdhouse Building Façade loan	Project completed –forgiven after 10 years (March 1, 2031)
Parker Village Bonds- TIF#8	Bond refinanced Final payment 2/1/2032 – decertify 12/31/2031.
Downtown TIF#10	Travail-Soul Bros Devts. 1 st note expected to be paid off in 2024 for Nouvelle Brewing location, at that time all TIF funds go to 2 nd note. Expected to decertify 2030. District must decertify 12/31/2039.
Hy-Vee TIF#11	Pay-as-you-go TIF agreement. Projected decertification 12/31/2044.
Clare Housing TIF#12	Pay-as-you-go TIF agreement. Projected decertification 7/1/2042.
Birdtown Flats District TIF#13	Pay-as-you-go TIF agreement. Projected decertification 7/1/2033.
Parker Station Flats TIF#14	Pay-as-you-go TIF agreement. Projected decertification 12/31/2046
4600 Lake Road TIF#15	Pay-as-you-go TIF after project completion. Completion est. 12/31/2022.
OPEN TO BUSINESS	By appointment only. Multi-year contract with ability to cancel.

Marcia Glick

Marcia Glick, Executive Director

The Reeve Lakeside - Investor Update

Update #13

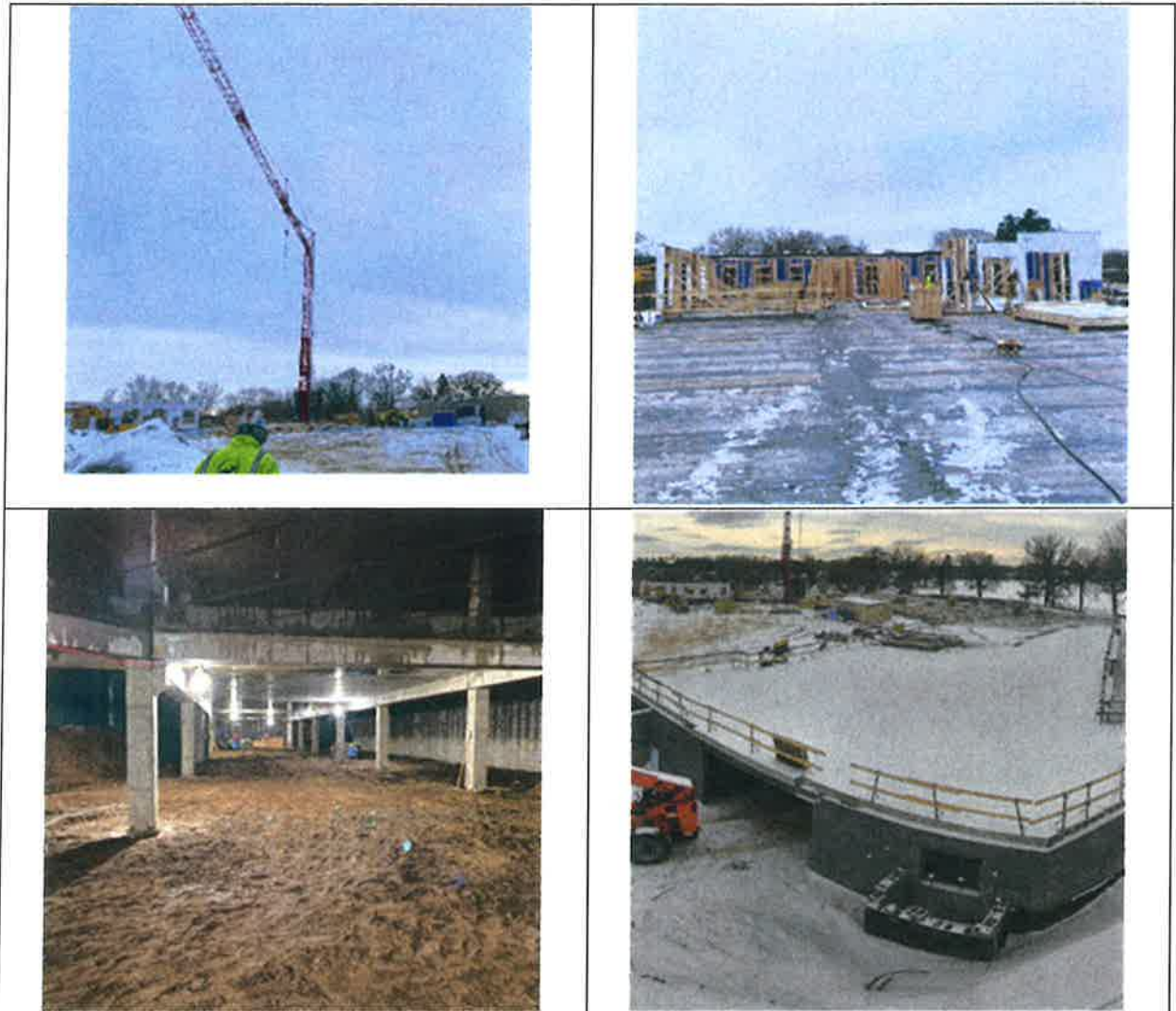
Progress Report for Week Ending January 28, 2022

Footings and foundation walls are complete with waterproofing and site backfill progressing. Framing continues as weather allows. Temporary heat has been installed in the parking garage for the upcoming plumbing and electrical work.

Waterproofing: 65%

Backfill: 65%

Wood framing: 8%



2 Week Outlook

- Continue level 1 framing
- Continue waterproofing and backfill
- Begin underground plumbing and electrical in garage