

**ROBBINSDALE
ECONOMIC DEVELOPMENT AUTHORITY
AGENDA
7:00 P.M.
TUESDAY, FEBRUARY 9, 2021
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 **# 177 677 2510**. 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: Backen, Kline, Webb, Selman, 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 January 12, 2021..... 2-4**
- B. **Motion** to authorize the Executive Director to hire an HVAC professional to evaluate the roof top units; determine what is needed to provide adequate heat to the grocery store through the end of the lase; and to proceed with repairs for this heating season at **4165 Hubbard Ave N..... 5**
- C. **Motion** to approve Disbursement Requests for period ending February 9, 2021..... **6**

5. CONTINUED PUBLIC HEARING:

- A. 3359 Halifax Ave N - Disposition of Land..... **7-17**

6. PUBLIC HEARING:

- A. 3933, 3935, 3937, 3939 West Broadway – Disposition of Land..... **18-21**

7. NEW BUSINESS:

- A. Downtown Redevelopment Options..... **22-25**
- B. Forgivable Loan Program – Façade Improvements..... **26-28**

8. OTHER BUSINESS:

- A. Identify Dates to Tour 3917 Vera Cruz..... **29**

9. INFORMATION ONLY:

- A. Project Update..... **30**

10. REDA GENERAL COMMUNICATIONS

11. ADJOURNMENT



Marcia Glick, Executive Director

ROBBINSDALE
ECONOMIC DEVELOPMENT AUTHORITY
MEETING MINUTES
TUESDAY, JANUARY 12, 2021
VIA WebEX

AGENDA ITEM #4A
February 9, 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: Selman, Backen, Kline, Webb, President Blonigan
Members Absent: None
Staff Present: Marcia Glick, Executive Director
Rick Pearson, Community Development Coordinator

President Blonigan welcomed two new members, Sheila Webb of Ward 2 and Tyler Kline of Ward 1.

#4A-C CONSENT AGENDA:

4. **MOTION** by Member Selman, seconded by Member Backen to approve and place on file the Consent Agenda Items #4A-C:
 - A. Motion to approve and order place on file minutes of the following:
 - Regular Meeting Minutes of December 9 2020;
 - B. Motion to recommend that US Bank and Citizens Independent Bank **be designated** as depositories of the Robbinsdale Economic Development funds for 2021.
 - C. Motion to approve **Disbursement Requests** for period ending January 12, 2021.

ROLL CALL:

Yea: Selman, Backen, Kline, Webb, President Blonigan.

Nay: NONE

All voted in favor and the motion carried.

#5: ANNUAL ELECTIONS:

5. A. 2021 Officers are:
 - President Backen
 - Vice President Selman
 - President Pro Tem Selman
 - Treasurer Blonigan
 - Assistant Treasurer Webb
 - Secretary Kline
 - Executive Director Marcia Glick

MOTION by Member Selman, seconded by Member Kline to approve the officers listed above.

ROLL CALL:

Yea: Selman, Blonigan, Kline, Webb, President Backen.

Nay: NONE

All were in favor and the motion carried.

B. DESIGNATION OF OFFICIAL NEWSPAPER:

MOTION by Member Blonigan, seconded by Member Selman to designate the Crystal-Robbinsdale SunPost as the official newspaper for the Robbinsdale Economic Development Authority for 2021.

ROLL CALL:

Yea: Selman, Blonigan, Kline, Webb, President Backen.

Nay: None

All were in favor and the motion carried.

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

Tuesday, August 10

Tuesday, September 14

Tuesday, October 12

Tuesday, November 9

Tuesday, December 14

MOTION by Member Selman, seconded by Member Kline to approve the REDA meeting dates for 2021 with a change to Tuesday instead of Wednesday for the August 10, 2021 meeting.

ROLL CALL:

Yea: Selman, Blonigan, Kline, Webb, President Backen.

Nay: None

All were in favor and the motion carried.

#7: Information Only: Project updates

6. No action required.

Glick mentioned that the property at 3933 West Broadway, Royal Pet, sale has closed. There will be a discussion of options for redevelopment of that site and the adjacent undeveloped land at the February meeting.

#8: REDA General Communications

8. Member Blonigan noted that two of the three snow globes on the plaza have been removed. Propane heaters and tables and chairs have been installed in the plaza.

9. President Backen stated that the plaza is open to the public and anyone can sit there. The space is not just limited to The Birdhouse.
10. President Backen mentioned that there is a Work Session following this meeting.

#9: ADJOURNMENT:

11. **MOTION** by Member Selman, seconded by Member Blonigan to adjourn the meeting at 7:15 p.m.

ROLL CALL:

Yea: Selman, Blonigan, Kline, Webb, President Backen

Nay: NONE

All voted in favor and the motion carried.

Marcia Glick, Recording Secretary

Pat Backen, REDA President



AGENDA ITEM #4B
February 9, 2021

CONSENT: 4165 Hubbard Ave N- Heating System

BACKGROUND:

The Commercial Lease for this property specifies that maintenance is the responsibility of the tenant; it is silent regarding replacement of HVAC if it fails. The lease is a carry forward from the initial lease assignment when REDA acquired the building in 2016. The purchase price for the building was \$400,000. A county grant funded \$140,000 of the purchase. REDA is responsible for property taxes which run about \$11,000 annually. Annual rent is \$66,000. There was a 6 month period where the rent was reduced by \$1000/month in 2020. The lease runs through the end of April 2022.

There are two roof top commercial HVAC units were installed in 2007. The tenant was able to repair one of the units; the other unit is not working and the tenant indicated it is too expensive to repair.

ANALYSIS/CONCLUSION:

REDA purchased this property with the expectation of demolishing the building for redevelopment. There is an item on the agenda regarding several sites in the downtown and future plans.

RECOMMENDATION:

Motion to authorize the Executive Director to hire a professional to evaluate the roof top units; determine what is needed to provide adequate heat to the grocery store through the end of the lease; and to proceed with repairs needed for this heating season.

Marcia Glick, Executive Director



AGENDA ITEM #4C
February 9, 2021

CONSENT AGENDA: Disbursement Requests for period ending
February 9, 2021

This information will be distributed at the meeting.



PUBLIC HEARING: Disposition of lot at 3359 Halifax Ave. N. Possible Executive Session

BACKGROUND:

3359 Halifax Avenue North is available. The asking price for the lot is \$55,000. Seth and Libby Peterson of Coastland Productions, Inc. have submitted a lot proposal for a spec house. They are offering \$40,000.

ANALYSIS/CONCLUSION:

Coastland Productions, Inc. constructed the house at 4217 Ewing Ave. N. and are proposing a modified version of that two-story house. The concept is included as **Attachment A**. The house would have a total of 1,959 sq. ft. with a front porch and an attached 2-car (tuck-under) garage connected to the unfinished basement. It would have LP siding on the front elevation and vinyl siding on the sides and rear elevations plus brick.

Main floor (807 finished square feet – 9 ft. ceilings throughout)

- Slightly less than full width front porch.
- Entry foyer opening up to great room with gas fireplace.
- Kitchen with island, walk-in pantry.
- Dining with built-in seating with side entrance to side yard patio.
- Powder room (1/2 bath), closet and office.

Second Floor (1,152 finished square feet)

- Common area, linen closet, second floor laundry.
- Owner's suite with vaulted ceiling, walk-in closet, full bathroom.
- 3 bedrooms with shared full bathroom.

Basement – unfinished, but a rough-in for a bathroom and egress window would be considered.

The estimated finished market value is \$515,000. The concept has been forwarded for review to the Hennepin County Appraiser. The REDA may consider going into executive session to discuss the lot offer.

RECOMMENDATION:

1. Open the public hearing.
2. If the REDA finds the offer to be acceptable, then close the public hearing and Motion to adopt the resolution shown in **Attachment B** awarding the lot at 3359 Halifax Ave. N. to Coastland Productions, Inc. and authorize the Executive Director to enter into a development agreement.

Or,

3. Discuss and provide direction and
4. Motion to continue the public hearing to 7 pm, March 9, 2021.

CONCURRENCE:

Rick Pearson, Community Development Coordinator

Marcia Glick, Executive Director



Robbinsdale Economic Development Authority Development Proposal for:

3359 Halifax Ave. N.
Address

40 x 128
Lot Size

Survey: completed _____ ordered _____

Name: Seth Peterson / Coastland Productions Inc.

Address: 2531 Maple Ln Roseville MN 55113

Daytime Phone/Fax/Pager Numbers: 651-303-1325

Description of the home you would like to build on this lot: 2 story w/ attached garage

How many square feet of finished living space or "rough in" improvements would there be?

807
First Level

1152
Second Level

807 (unfinished)
Basement

What rooms would there be (number of bedrooms, formal dining room?).

Main floor office, walk-in pantry, 4 beds up w/ common area and 2nd flr laundry. Large master bath WIC. 2 bath up 1 on main

Would the garage be attached or detached and how many stalls would it have? Indicate size.

2 Car garage (Rear attached) 25x21

What exterior materials would be used? (brick, steel siding, window type, roofing, foundation, etc.)

LP on front, Vinyl on sides & back

What special features/upgrades would the home have? (gas fireplace, built-ins, WIC, 3 season porch, deck, lighting, etc.)

Gas fireplace, front porch, WIC, main floor office

What price would you pay for the lot? (asking price is \$55,000) 40,000

What would the final market value of the home be? \$515,000

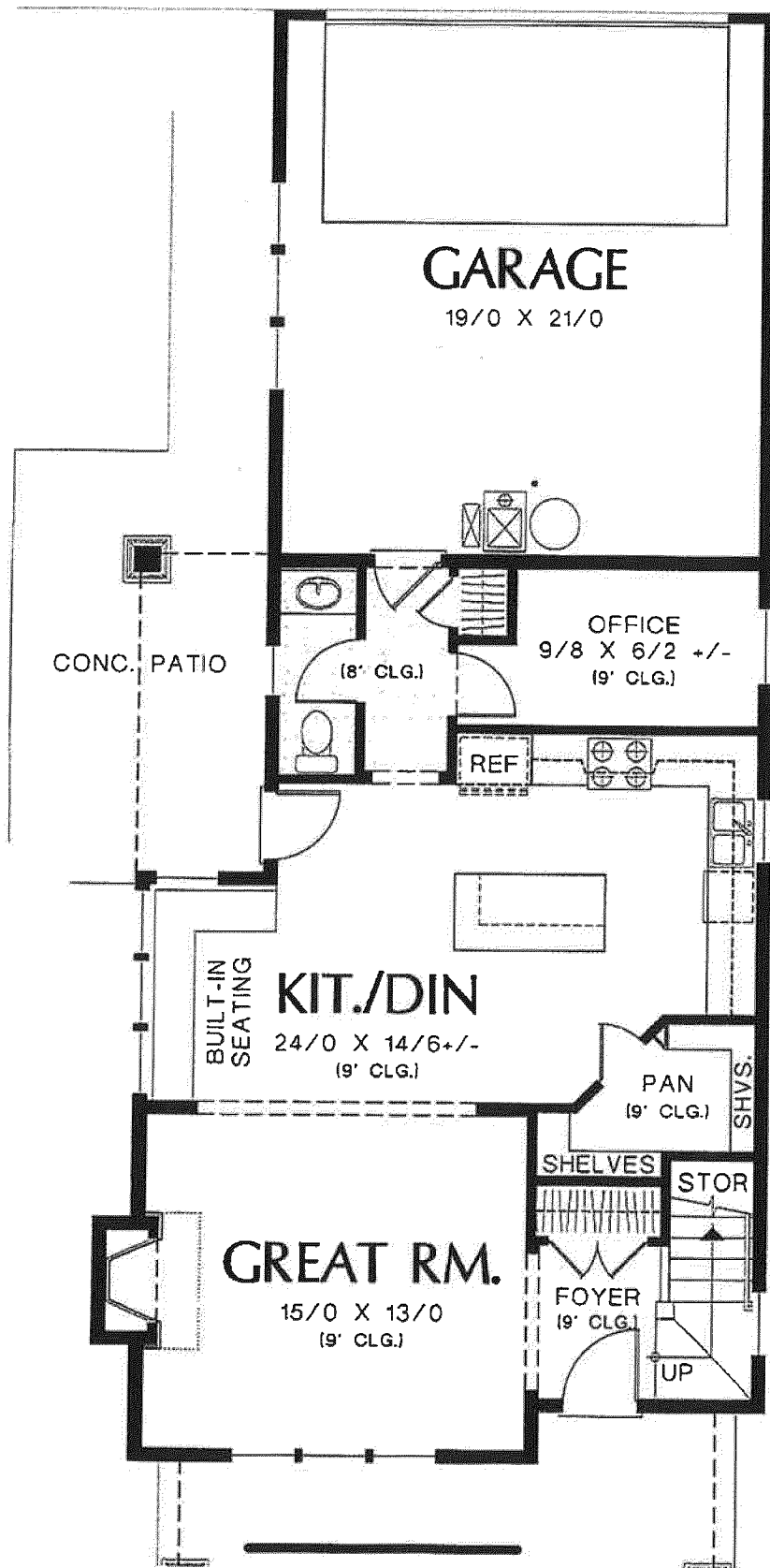
When would you be able to start construction? 4/1/21

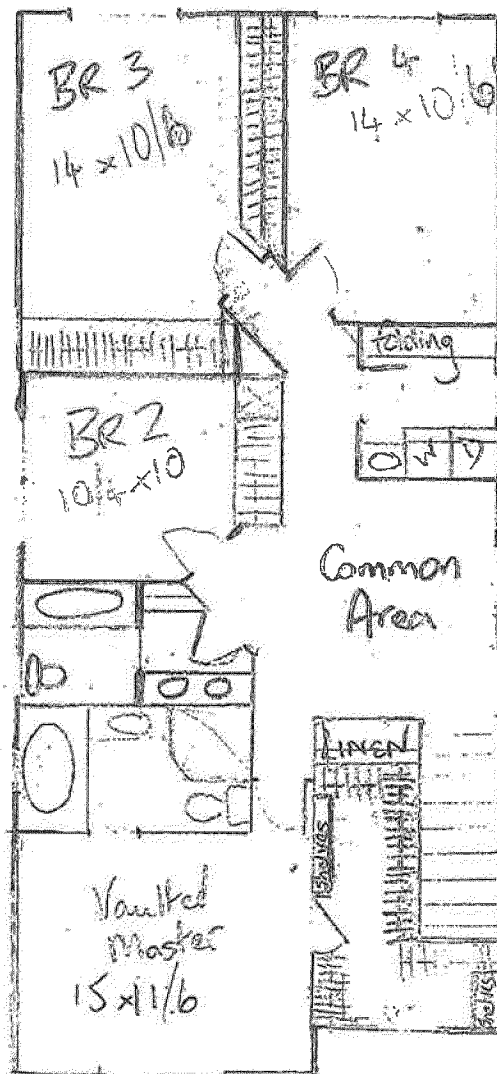
When would the home be completed? 9/1/21

Please attach the following:

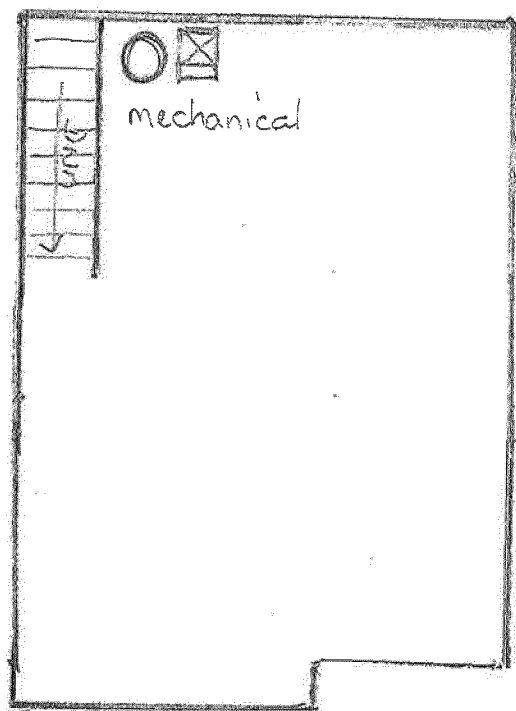
1. A scaled map showing how the home would sit on the lot (use the survey attached).
2. Dimension elevations (picture of how the home would look from all sides-must at least include the front of the house).
3. Dimensioned floor plans for all levels of the home.







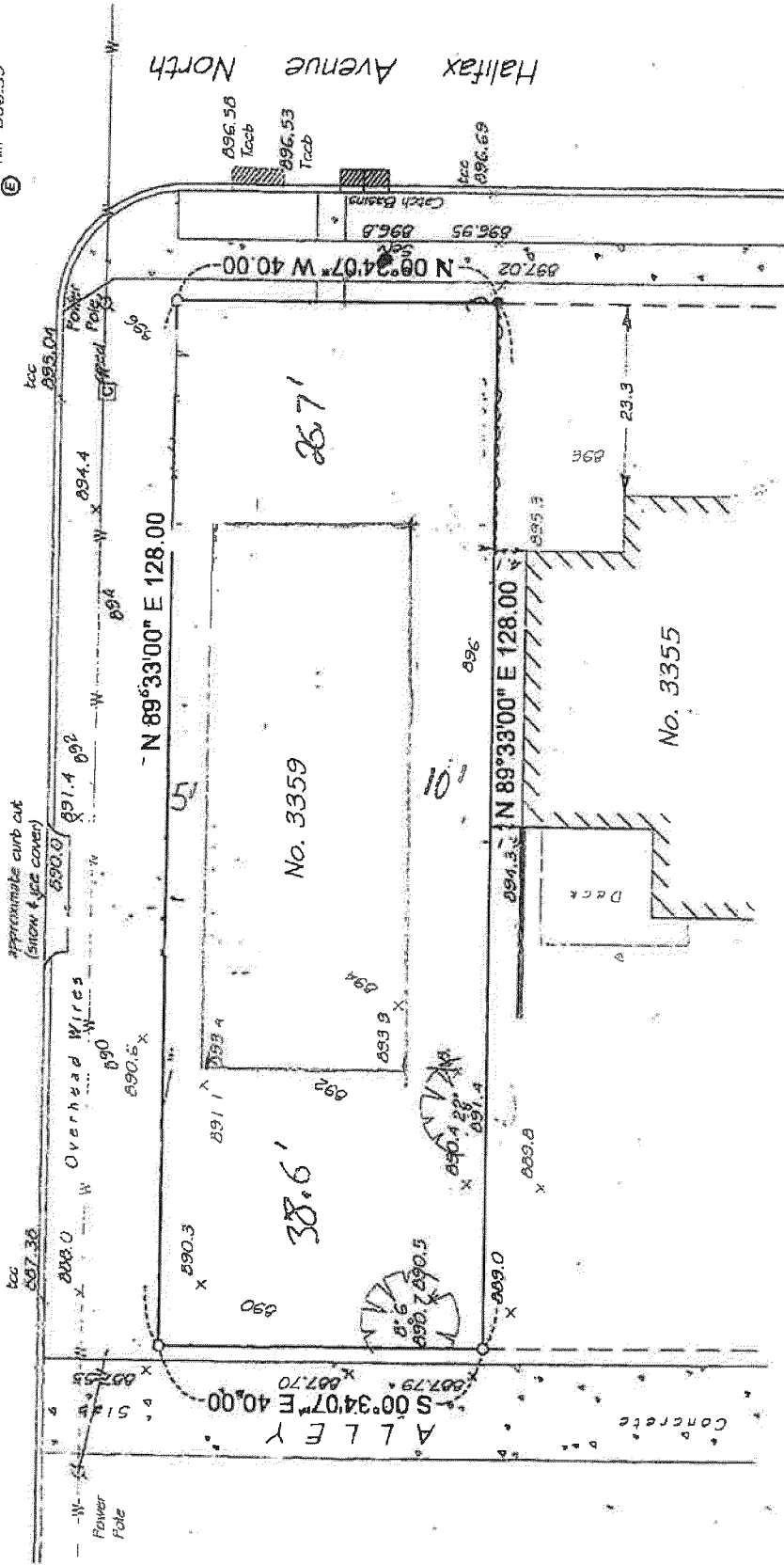
BASEMENT



34th Avenue North

nm=896.25

Electric Company
Manhole
nm=896.33



Bent

3359 Halifax Ave N

Legal Description		Project No. 88364	Scale: 1" = 20'
Lot 1, Block 2, Manitoba Park Hennepin County, MN		F.B.No. 1101-46	Drawn By J. Munson
Address: 3359 Halifax Avenue North Robbinsdale, MN		rev	

DEMARC

- Denotes Found Iron Monument
- Denotes Iron Monument
- Denotes Wood Hub Set for excavation only
- Denotes Existing Contours
- Denotes Proposed Contours
- Denotes Existing Elevation
- Denotes Proposed Elevation
- Denotes Surface Drainage

Member _____ and Member _____ seconded a motion that the following resolution be read and adopted this 9th of February, 2021

REDA RESOLUTION NO. 2021-

**A RESOLUTION APPROVING THE DISPOSITION OF PROPERTY
LOCATED AT 3359 HALIFAX AVENUE NORTH BY THE
ROBBINSDALE ECONOMIC DEVELOPMENT AUTHORITY TO
SETH PETERSON / COASTLAND PRODUCTIONS, INC.**

WHEREAS, the Robbinsdale Economic Development Authority (the “Authority”) has acquired the property legally described as follows:

Lot 1, Block 2, Manitoba Park
Hennepin County, Minnesota (the “Property”); and

WHEREAS, the Authority desires to convey the Property to Seth Peterson/Coastland Productions, Inc., (the “Buyer”), in accordance with the terms and conditions of a purchase agreement (the “Agreement”), a copy of which agreement has been presented to the Authority for its consideration; and

WHEREAS, the Authority has determined that conveyance of this single family lot is consistent with the purpose of Project 2000; and

WHEREAS, the Authority has determined that conveyance and of the Property is in the best interest of the public;

NOW THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Robbinsdale Economic Development Authority:

1. That the terms and conditions of the Purchase and Development Agreement by and between the Authority and the Buyer are hereby approved in substantially the form presented to the Authority and modifications made thereto;
2. That the Executive Director of the Authority is hereby authorized to execute the Agreement on behalf of the Authority;
3. That in determining the purchase price of the Property set forth in the Agreement, the Authority has taken into consideration what it feels is the fair market value of the Property and incentive upgrades to the home; and
4. That the sale of the Property to the Buyer in accordance with the terms and conditions set forth the purchase agreement is hereby approved, and the President, Executive Director, or any two Members of the Authority are hereby authorized to execute a deed conveying the Property to the Buyer at the time, and upon the terms set forth in the Agreement.

The question was on adoption of the resolution and upon a vote being taken thereon, the following voted in favor thereof:

And the following voted against the same:

**WHEREUPON SAID RESOLUTION WAS DECLARED DULY PASSED AND
ADOPTED THIS 9th DAY OF FEBRUARY, 2021.**

Pat Backen, President

ATTEST:

Marcia Glick, Executive Director

Member _____ and Member _____ seconded a motion that the following resolution be read and adopted this 9th of February, 2021

REDA RESOLUTION NO. 2021-

**A RESOLUTION APPROVING THE DISPOSITION OF PROPERTY
LOCATED AT 3359 HALIFAX AVENUE NORTH BY THE
ROBBINSDALE ECONOMIC DEVELOPMENT AUTHORITY TO
COASTLAND PRODUCTIONS, INC.**

WHEREAS, the Robbinsdale Economic Development Authority (the “Authority”) has acquired the property legally described as follows:

Lot 1, Block 2, Manitoba Park
Hennepin County, Minnesota (the “Property”); and

WHEREAS, the Authority desires to convey the Property to Coastland Productions, Inc., (the “Buyer”), in accordance with the terms and conditions of a purchase agreement (the “Agreement”), a copy of which agreement has been presented to the Authority for its consideration; and

WHEREAS, the Authority has determined that conveyance of this single family lot is consistent with the purpose of Project 2000; and

WHEREAS, the Authority has determined that conveyance and of the Property is in the best interest of the public;

NOW THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Robbinsdale Economic Development Authority:

1. That the terms and conditions of the Purchase and Development Agreement by and between the Authority and the Buyer are hereby approved in substantially the form presented to the Authority and modifications made thereto;
2. That the Executive Director of the Authority is hereby authorized to execute the Agreement on behalf of the Authority;
3. That in determining the purchase price of the Property set forth in the Agreement, the Authority has taken into consideration what it feels is the fair market value of the Property and incentive upgrades to the home; and
4. That the sale of the Property to the Buyer in accordance with the terms and conditions set forth the purchase agreement is hereby approved, and the President, Executive Director, or any two Members of the Authority are hereby authorized to execute a deed conveying the Property to the Buyer at the time, and upon the terms set forth in the Agreement.

The question was on adoption of the resolution and upon a vote being taken thereon, the following voted in favor thereof:

And the following voted against the same:

**WHEREUPON SAID RESOLUTION WAS DECLARED DULY PASSED AND
ADOPTED THIS 9th DAY OF FEBRUARY, 2021.**

Pat Backen, President

ATTEST:

Marcia Glick, Executive Director



AGENDA ITEM #6A
February 9, 2021

PUBLIC HEARING: Disposition of Properties at 3933, 35, 37 and 39 West Broadway

BACKGROUND:

A public hearing was published for these properties along West Broadway, however it was intended to be a discussion topic. In 2016, the REDA acquired three vacant lots that were platted for townhouses that would have been the eighth, ninth and tenth townhouses of the 39 on West Broadway project. That project stalled with the great recession.

The Royal Pet building, immediately southeast of the townhouse properties at 3933 West Broadway was recently acquired with the expectation that the property will be cleared and the land become available for redevelopment. Before that happens, the property should be put into a TIF district to help defray the costs of acquisition and demolition.

ANALYSIS/CONCLUSION:

The REDA has an opportunity to provide direction to staff regarding the preferred development scenario for the properties. The aerial view is shown in **Attachment A**.

The combined properties have 110 feet of frontage along West Broadway and an area of 0.37 acres.

- The combined properties have enough space for five additional townhouses similar to the 7 that were constructed. However, the size of the building would likely require a costly fire sprinkler system. Several years ago, the owners of the townhouses were asked if they would welcome additional dwellings that would increase the size of their homeowner's association and they were not interested.
- Another housing option would be multiple family. The site could easily accommodate about 20 multiple family units with underground or underbuilding parking. Underground parking would require a ramp which would consume a lot of space. For comparison, the Broadway Court ramp is about 95 feet long. A building in front of and over surface parking accessed from the alley is probably the most practical design solution.

Staff is anticipating that a request for proposals would be an appropriate method of generating development interest in the site.

RECOMMENDATION:

1. Open the public hearing for comment; close the public hearing.
2. Discuss and provide direction to staff.
3. Motion to adopt the resolution shown in **Attachment B REGARDING DEMOLITION OF A STRUCTURALLY SUBSTANDARD BUILDING AND INCLUSION OF THE LOT IN A TAX INCREMENT FINANCING DISTRICT IN THE FUTURE.**

CONCURRENCE:

Rick Pearson, Community Development Coordinator

Marcia Glick, Executive Director



Hennepin County Property Map

Attachment A

Date: 2/3/2021



PARCEL ID: 0602924420062

OWNER NAME: .

PARCEL ADDRESS: 3933 West Broadway,
Robbinsdale MN 55422

PARCEL AREA: 0.14 acres, 5,975 sq ft

A-T-B: Abstract

SALE PRICE: .

SALE DATA: .

SALE CODE: Excluded From Ratio Studies

ASSESSED 2019, PAYABLE 2020
PROPERTY TYPE: Residential
HOMESTEAD: Non-Homestead
MARKET VALUE: \$216,000
TAX TOTAL: \$4,352.76

ASSESSED 2020, PAYABLE 2021
PROPERTY TYPE: Residential
HOMESTEAD: Non-homestead
MARKET VALUE: \$229,000

Comments:

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COUNTY 2021

Member _____ moved and Member _____ seconded a motion that the following resolution be read and adopted this 9th day of February, 2021.

REDA RESOLUTION NO. 2021-__

**A RESOLUTION REGARDING DEMOLITION OF A STRUCTURALLY
SUBSTANDARD BUILDING AND INCLUSION OF THE LOT IN A TAX INCREMENT
FINANCING DISTRICT IN THE FUTURE
(3933 WEST BROADWAY)**

WHEREAS, the Robbinsdale Economic Development Authority (“REDA”) has previously established redevelopment tax increment financing districts composed of non-contiguous parcels containing structurally substandard single family residential structures; and

WHEREAS, additional parcels have been identified from time to time for inclusion in existing or new TIF districts; and

WHEREAS, there currently exists a parcel which contains a principal building that is structurally substandard within the meaning of Minn. Stat., section 469.174, subd. 100 (b) so as to pose an immediate threat to health and safety and which may require demolition prior to the date the parcel can be included within a TIF district; and

WHEREAS, Minn. Stat., section 469.174, subd. 10(d)(2) allows the demolition of structurally substandard buildings and inclusion of the parcels in a TIF district within three years of the date of rehabilitation if, prior thereto, REDA adopts a resolution finding the building to be structurally substandard and expressing REDA’s intent to incorporate the parcel into the TIF District;

NOW, THEREFORE, BE IT RESOLVED by the Robbinsdale Economic Development Authority as follows:

1. The principal building(s) located on the property located at 3933 West Broadway (PID 0602924420062) is hereby found to be structurally substandard within the meaning of Minn. Stat., section 469.174, subd. 10(b) after an interior inspection of the property by REDA staff.

2. **REDA** hereby declares its intent to include the above parcel in a TIF District at a future date and in doing so intends to rely on Minn. Stat., section 469.174, subd. 10(d).

3. The parcel has been purchased by the REDA.

The question was on adoption of the resolution upon a vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

WHEREUPON SAID RESOLUTION WAS DECLARED DULY PASSED AND ADOPTED THIS 9TH DAY OF FEBRUARY 2021.

Pat Backen, President

Attest:

Marcia Glick, Executive Director



AGENDA ITEM #7A
February 9, 2021

NEW BUSINESS: Downtown Redevelopment Options

BACKGROUND:

During the January 23, 2021 Council Goal Session, the next steps for potential downtown redevelopment was introduced as a topic. Attachment 1 shows various government owned properties.

- 42nd & Broadway – parking lot owned by REDA plus adjacent properties to the west – envisioned to be used for construction staging and/or temporary parking during construction of LRT park and ride.
- Hennepin County Regional Rail Authority ownership of parking lots adjacent to railroad between 41st and 42nd.
- Northside Oriental Market and adjacent parking lot mostly used by Wicked Wort customers – owned by REDA
- Former dentist office adjacent to plaza rented by Mitchell Realty through 2022.
- Hubbard Marketplace –
 - Used by Metro Transit, TransitLink and Metro Mobility.
 - Timed transfers between routes
 - Bus layovers for “schedule recovery time” between trips
 - Driver breakroom & restrooms
 - Metro Transit recently spent approximately \$215,000 on deferred maintenance.
 - Metro Transit does not have plans to close or relocate. Metro Transit worked with the City in the early 2000s to look for options, but didn’t find a site that wouldn’t “interfere with the city’s economic goals.”
 - Met Council is updating policies related to ‘requests for incidental use’ and if there is the possibility to use the interior by another public entity for a compatible public use-noting that the interior and building would need substantial improvements and repairs ahead of that use.
 - Redevelopment of the site would require FTA authorization among other hurdles.

RECOMMENDATION:

Recommend scheduling work session for discussion.



Marcia Glick, Executive Director



Hennepin County Property Map

Attachment 1

Date: 2/2/2021



No results

Comments:

General Redevelopment
Discussion

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Hennepin County Property Map

Date: 2/2/2021



No results

Comments:

General Redevelopment
Discussion

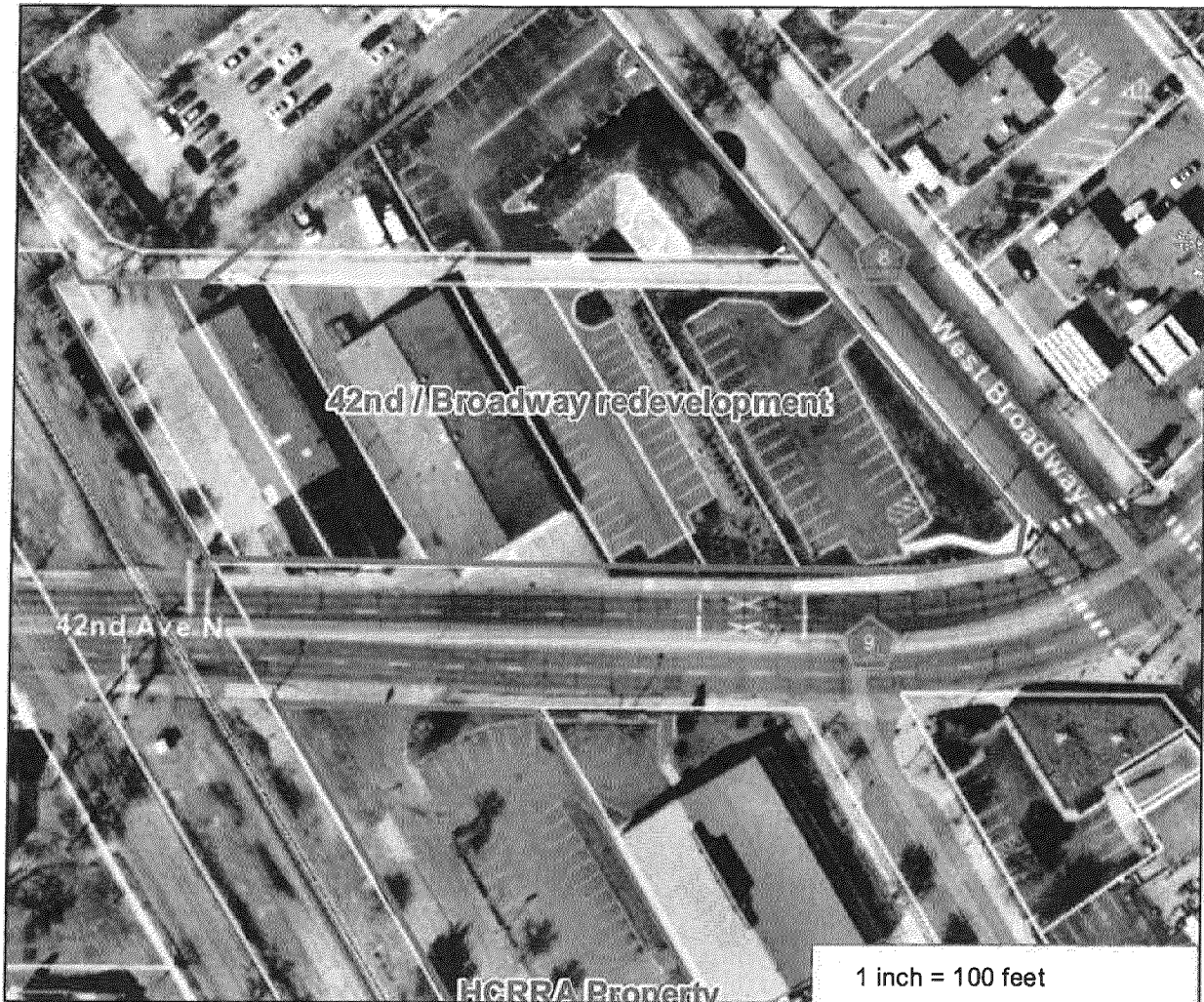
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Hennepin County Property Map

Date: 2/2/2021



No results

Comments:

General Redevelopment
Discussion

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AGENDA ITEM #7B
February 9, 2021

NEW BUSINESS: Forgivable Loan Program – Façade Improvements

BACKGROUND:

In February 2020, the Birdhouse restaurant property owner submitted an application for the REDA Commercial Downtown Loan program. The agreement, which provides up to \$15,000 or 20% of building renovations (inside) to be available as a forgivable loan for improvements outside – “façade improvements.” The draft documents were sent to the building owner in June advising the need for a budget exhibit and other information. Late in 2020, invoices were provided showing the costs breakdown for interior renovations and exterior improvements.

Recently, the building owner indicated that he had been in discussion with the business owners and was interested in entering into the agreement as owner of the property.

ANALYSIS:

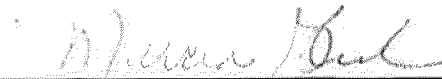
The program outlines are attached. The program is designed to enter into an agreement prior to work being undertaken. Section 4 below addresses triggers for loan repayment.

The assistance will be in the form of a loan without interest which must be repaid in full at the time of sale of the property, change in business operation, relocation of the tenant if the loan is to a tenant. If there has not been a change in ownership or a change in the business, the loan will be forgiven 10 years from the date of the loan.

With the building owner proposing to enter into the loan agreement, the loan would be guaranteed by a mortgage. The building owner is anticipating that if the current business were to fail and a new restaurant continue in the same spot for the 10 years that this would not trigger repayment.

RECOMMENDATION:

Discuss and determine whether the Commercial Downtown Loan Program would be made available to the building owner of 4153 W Broadway with the caveat that repayment would not be triggered by a change in business ownership provided that a restaurant would continue to operate at the site (subject to short term down time for renovation between restaurants.)



Marcia Glick, Executive Director

Downtown Commercial Rehabilitation Loan Program

The Robbinsdale Economic Development Authority ("REDA") has determined it is in the vital best interests of Robbinsdale to preserve the ambience of its historic downtown district. The structures within the downtown district are generally of a similar scale, style and design and, collectively, create the feel of a small town downtown. REDA and REDA's predecessor, the Housing and Redevelopment Authority in and for the city of Robbinsdale, have spent considerable effort and funds to preserve and promote this area. The city of Robbinsdale has participated through the enactment of zoning regulations specific to the downtown district. The area is the heart of the community and it serves a public purpose to make public investments and encourage private investments in the preservation, rehabilitation and enhancement of downtown Robbinsdale.

While work consistent with REDA's goals for this area can frequently be privately funded, there are instances in which properties require the expenditure of funds beyond the means of the owners or tenants. REDA hereby determines that it is in the public interest and serves a public purpose to establish its Downtown Commercial Rehabilitation Loan Program (the "Downtown Loan Program") to assist worthy projects. Projects will be evaluated on a case-by-case basis by reference to the following program criteria:

1. Eligible properties are those located within the city of Robbinsdale's Architectural Guidelines Area, which is bounded by Co. Rd. 81, 42-1/2 Street, Railroad Avenue and 41st Avenue, including those properties facing West Broadway between 41st and 39-1/2 Avenues. The attached map depicts the area.
2. Qualifying improvements must be to the front exterior of the structure and improve the visual quality of the building and enhance the streetscape.
3. Storefront restoration or preservation projects must result in the building facade retaining a traditional, main street character with brick, stone and stucco used as primary building materials and tile, metal and wood as accent materials. Storefront windows must have a minimum of 60 percent glazed area using clear, non-reflective glass.
4. Awnings for the protection of pedestrians of a design and color compatible with the remainder of the structure are encouraged.
5. Cleaning of brick or stone materials with soap and water or other mild cleansers is preferred over sandblasting or other techniques which may damage the materials.

All applications for assistance shall be submitted on forms specified by REDA and accompanied by such documentation as may be required by the Executive Director. The Executive Director shall review applications and make a recommendation to REDA regarding funding. Nothing in the above criteria nor in any of the other provisions of the Downtown Loan Program shall be construed as creating any right or entitlement to a

loan or participation in the Downtown Loan Program. REDA retains full discretion in the granting of loans under the Downtown Loan Program and is subject to the availability of funds dedicated by REDA for such Program.

The following financial conditions shall apply to the Downtown Loan Program:

1. REDA's participation shall not exceed 20 percent of the cost of the rehabilitation project. The remainder of the funds must be private.
2. The cost of rehabilitation projects must be verified by the Executive Director through the submission of relevant documents. The required private investment may include work performed up to one year prior to application to the Downtown Loan Program. "Sweat equity" will be evaluated on a case-by-case basis but is generally not eligible for inclusion in the required 80 percent private funding.
3. The maximum loan available under the Downtown Loan Program is \$15,000 per property.
4. The assistance will be in the form of a loan without interest which must be repaid in full at the time of sale of the property, change in business operation, relocation of the tenant if the loan is to a tenant. If there has not been a change in ownership or a change in the business, the loan will be forgiven 10 years from the date of the loan.
5. The rehabilitation project must be consistent with the city of Robbinsdale's comprehensive plan and official controls and must be completed in accordance with the building and other relevant codes.
6. All loans must be secured by suitable collateral of an amount and nature acceptable to REDA. If, in the opinion of the Executive Director, adequate security cannot be obtained against the real estate or personal property of the borrower, other forms of security, including personal guarantees, may be utilized at the sole discretion of REDA.
7. Loan proceeds will be used to reimburse borrowers after full private payment for the rehabilitation project and the submission of appropriate documentation to the Executive Director.
8. Borrowers or principals of borrowers who have defaulted on business loans within the previous five years will not be eligible to participate in the Downtown Loan Program.
9. In the case of default by the borrower under the Downtown Loan Program, all costs incurred by REDA to pursue its remedies, including reasonable attorney fees, shall be added to the principal amount of the loan. Interest at the judgment rate shall be charged on the principal amount of the loan and the costs added thereto from the date of the default.



AGENDA ITEM #8A
February 9, 2021

OTHER BUSINESS: Identify date to tour 3917 Vera Cruz

BACKGROUND:

Beckmann Construction will be finishing final touches in early March and has a sale closing date mid-March. There is an opportunity for REDA to tour the home prior to closing March 8-10.

The March 8th REDA meeting will be on-line. There is no work session scheduled prior to that meeting. Option to have a 6:00-6:30 pm open house window on March 8th allowing time for REDA members to return home and log into the 7pm meeting.

RECOMMENDATION:

By motion, schedule a work session/tour of 3917 Vera Cruz after discussing availability.

Marcia Glick, Executive Director

AGENDA ITEM #9A
February 9, 2021

INFORMATION ONLY: Project Updates

ADDRESS	COMMENTS
3359 Halifax (TIF 2000-9)	Lot for sale. <i>See agenda item.</i>
3917 Vera Cruz (TIF 2000-10) (Beckmann)	Closing with home buyer scheduled mid-March; title company to escrow for completion of landscaping work. REDA tour option March 8-10. <i>See agenda item.</i>
4136 Regent – Garages (Pendergast)	TIF Project 8: Mortgage payments for acquisition started 6/2016.
3933-39 W. Broadway	<i>See agenda item.</i> Discuss next steps for development outreach.
3600 France –Parker Station Flats	Expect models to be open late April, 2021. Building will open in June; July move in. TIF note when completed. Third grant payment request will be final –expected after all testing and MPCA reporting finalized- - summer 2021.
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)	2 year lease; month to month to 12/31/2022 signed.
4165 Hubbard NSide Oriental Mkt	lease through 4/30/2022 – payments on schedule. <i>See agenda item.</i>
4501 Orchard	REDA has right to review plans for through 2028. Lot owned by neighbor to north.
Salon HALO – expanding to 2 bays	Exercised extension through 6/30/2024. Salon HALO exercised option to expand. Remodeling starting soon.
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)
Birdhouse Eat & Drink	Owner wishes to proceed with forgivable loan. <i>See agenda item.</i>
Hy-Vee TIF District	Pay-as-you-go TIF agreement. Projected decertification 12/31/2044.
Clare Housing TIF District	Pay-as-you-go TIF agreement. Projected decertification 7/1/2042.
Birdtown Flats	Pay-as-you-go TIF agreement. Projected decertification 7/1/2033.
Parker Station Flats	Pay-as-you-go TIF after project completion – est. on REDA Agenda August 2021



Marcia Glick, Executive Director