ROBBINSDALE
ECONOMIC DEVELOPMENT AUTHORITY
MEETING MINUTES
TUESDAY, FEBRUARY 9, 2021
VIA WebEX

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, Selman, President Backen
Members Absent: None
Staff Present: Marcia Glick, Executive Director
Rick Pearson, Community Development Coordinator

- Note: President Backen was having intermittent log in issues and Vice President Selman chaired the meeting.

#4A-C CONSENT AGENDA:

4. **Member Blonigan removed item B**

5. **MOTION** by Member Blonigan, seconded by Vice President Selman to approve and place on file the Consent Agenda Items #4A and C:
   A. Motion to approve and order place on file minutes of the following:
      - **Regular Meeting Minutes of January 12, 2021**;

   B. (removed)

   C. Motion to approve **Disbursement Requests** for period ending February 9, 2021.

   ROLL CALL:
   Yea: Blonigan, Kline, Webb, Selman, President Backen
   Nay: None
   All voted in favor and the motion carried.

6. Member Blonigan noted the motion only suggested short term fixes. Glick responded that later in the agenda there would be discussion regarding the redevelopment plans for this site and agreed if the property lease would potentially be extended, it made sense to look at longer term options.

7. **MOTION** by Member Blonigan, second by Member Selman 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 lease; and to proceed with repairs for this heating season at **4165 Hubbard Ave**.

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

8. Pearson presented the staff report and lot offer from Seth and Libby Peterson of Coastland Productions, Inc.;$40,000 and 2 story home with full basement. Proposal included only doing LP siding on the front; vinyl on other siddes. Pearson reviewed all of the amenities proposed. The estimated finished market value is $515,000.

9. Glick addressed going into executive session; recommended holding the executive session at the end of the meeting.

10. President Backen supported going into closed session. Voiced concern about using two different types of siding on a corner lot home. Concerned about curb appeal along the 34th Ave side.

11. Member Selman asked for more detail on the plans for views of window placement.

12. Member Blonigan agreed with Member Selman. Liked the look of the house, could consider making the house a little bigger up to 3,000 square feet.

13. Vice President Selman opened the public hearing.

14. **Seth Peterson, Applicant** addressed a few of the issues. Likes infill lots where the city has a good vision. Square footage will be added to the first floor. He wanted to get a feel of what the city thinks of the plan to be headed in the right direction. Will have the plans redrawn. The cost of materials, including Hardy siding, have skyrocketed with increases to materials and labor. Wants quality, not cut corners. Proposed to use the LP upfront and vinyl on the sides due to costs; they use a heavier grade vinyl.

15. Vice President Selman requested pictures of the houses they have built including addresses.

16. Member Blonigan agreed with the President and Vice President. Would like to know the increase in cost to use the LP siding on the entire house.

17. **Mr. Peterson** stated that he and his wife choose infill lots in cities that have a good vision of what they want to build. Will be glad to share sworn statements to show profits on houses they have completed.

18. **Motion** by Vice President Selman, seconded by Member Webb to continue the public hearing until March 9, 2021 at 7:00 p.m.
    ROLL CALL:
    Yea: Blonigan, Kline, Webb, Selman, President Backen
    Nay: None
    All voted in favor and the motion carried.

#6A: PUBLIC HEARING: 3933, 3935, 3937, 3939 West Broadway – Disposition of Land

19. Glick clarified that this is not a public hearing, though it had been advertised as such and therefore the process will be followed. Pearson presented the staff report. All the lots combined are 110 feet frontage along West Broadway. He reviewed the various types of housing that could be built on the site. He also noted the modification to the resolution to change the third whereas cited should be changed to Subdivision 10 B.

20. Member Blonigan suggested pursuing a landswap that had been discussed in 2020.

21. President Backen supports an RFP to get a broader selection of ideas. Seeking as much input as possible.

22. Vice President Selman agreed with President Backen. Not in a hurry but would like to get it wrapped up and identify the plan for the site.

23. There was discussion on how to proceed. There was support for moving forward with a developer round table at the staff level to get candid points of view. Everyone agreed that more information on the process is needed.

24. Vice President Selman opened the public hearing. No one spoke to this agenda item.

25. **Motion** by President Backen, seconded by Vice President Selman to close the public hearing.
    ROLL CALL:
    Yea: Blonigan, Kline, Webb, Selman, President Backen
    Nay: None
    All voted in favor and the motion carried.

26. **Motion** by President Backen, seconded by Member Blonigan to adopt the resolution regarding demolition of a structurally substandard building and inclusion of the lot in a tax increment financing district in the future.
    ROLL CALL:
    Yea: Blonigan, Kline, Webb, Selman, President Backen
    Nay: None
    All voted in favor and the motion carried.

#7A: NEW BUSINESS: Downtown Redevelopment Options

27. Glick presented the staff report reviewing various government owned properties in the downtown to consider for redevelopment. Suggested this could be part of round table discussion discussed previously.

28. Members indicated in hearing developers thoughts about the opportunities noting we could be waiting for light rail for a long time.

29. Vice President Selman would prioritize the discussion at the round table meeting. First the Royal Pet site, second being where the surface parking lot is on 42nd, and the downtown to see what developers think they would develop the area into.

30. Member Blonigan pointed out the recent costs to maintain Hubbard Marketplace and that the decision to sell Hubbard Marketplace to Metro Transit has proven to be a financially sound decision for the city.

#7B. NEW BUSINESS: Forgivable Loan Program – Façade Improvements:

31. Glick presented the staff report for this program and request by the owner of 4153 West Broadway, who provide the security for the loan via a mortgage, for the future use of the site should the ownership of the restaurant business take place in the 10 year window. Ben Ditzer is the person authorized to sign agreements for Birdtown Partners LLC.

32. Commissioners indicated support of the proposal indicating that they would support a change in business ownership while stopping the clock at any time that the restaurant changed hands and closed for more than 3 months; open to consider a different type of business that could replace the restaurant in the future, at REDA discretion.

33. Commissioners supported moving forward with the loan agreement to be drafted by the REDA Attorney as noted above.

#8A OTHER BUSINESS: Identify Dates to Tour 3917 Vera Cruz:

34 Vice President Selman asked staff if they had a date in mind. Glick replied March 9th before the EDA meeting. Suggested time is 6:00 to 6:30 pm. Vice President Selman encouraged the new members to look at the house and see how this house would fit on the Halifax lot.

35 Member Blonigan suggested a green sheet item or email to provide before and after pictures of the property.

36. Vice President Selman confirmed the work session/tour date and time as March 9th at 6:00 pm to tour the property at 3917 Vera Cruz before the EDA meeting.

#7: Information Only: Project updates

37. No action required.

#8: REDA General Communications

38. Glick reported that Salon HALO will be expanding into the space next door.

39. Member Blonigan noted that Parker Station Flats expect models to be open in late April 2021. Building will open in June; July move in.

40. President Backen thanked Vice President Selman for leading the meeting due to technical difficulties.

41. Member Blonigan noted that the Bird Bash he attended raised $50,000. He thanked Member Webb, who is a board member of the Dream Foundation, for all of the hard work that went into putting on the event. It was a great success.

#9: ADJOURNMENT:

42. **MOTION** by President Backen, seconded by Member Blonigan to adjourn the meeting at 8:19 p.m.
ROLL CALL:
Yea: Blonigan, Kline, Webb, Selman, President Backen
Nay: NONE
All voted in favor and the motion carried.

Marcia Glick

Marcia Glick, Recording Secretary

Pat Backen

Pat Backen, REDA President