

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

1. MEETING CALL TO ORDER:
2. MICROPHONE CHECK:
3. ROLL CALL: Backen, Kline, Webb, Blonigan, 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 February 8, 2022**..... **2-3**
 - B. **Motion** to approve **Disbursement Requests** for period ending March 8, 2022..... **4**
5. OLD BUSINESS:
None scheduled
6. NEW BUSINESS:
 - A. 4614 41-1/2 Ave N – Next Step..... **5**
7. OTHER BUSINESS:
None scheduled
8. INFORMATION ONLY:
 - A. Project Update..... **6-8**
9. REDA GENERAL COMMUNICATIONS
10. ADJOURNMENT



Marcia Glick, Executive Director

ROBBINSDALE
ECONOMIC DEVELOPMENT AUTHORITY
MEETING MINUTES
TUESDAY, FEBRUARY 8, 2022
COUNCIL CHAMBERS

CALL TO ORDER:

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

MICROPHONE CHECK:

2. Complete.

ROLL CALL:

3. Members Present: Blonigan, Kline, Webb, Backen, President Selman
Members Absent: None
Staff Present: Marcia Glick, Executive Director
Rick Pearson, Community Development Coordinator

#4A-B CONSENT AGENDA:

4. **MOTION** by Member Kline, seconded by Member Blonigan to approve and place on file the Consent Agenda Items #4A-B:
 - A. **Motion** to approve and order placed on file minutes of the following:
 - Regular Meeting Minutes of January 11, 2022;
 - B. **Motion** to approve **Disbursement Requests** for period ending February 8, 2022.

The vote was unanimous and the motion carried.

#5. OLD BUSINESS:

5. None scheduled

#6. NEW BUSINESS:

6. None scheduled

#7. OTHER BUSINESS:

7. None scheduled

#8: INFORMATION ONLY: Project Update

8. Glick highlighted a few projects:
 - Downtown façade grants have been forgiven for EMI and Lions Gym;
 - Northside Oriental Market executed a one year extension to April 2023;
 - Update on "The Reeve Lakeside" at 4600 Lake Road project.

#9. REDA GENERAL COMMUNICATIONS:

9. Member Blonigan noted the Fire & Ice Event on February 4 had lots of people out skating, with s'mores provided by Parker Station Flats. It was noted that Parker Station Flats is 68% rented, which is ahead of their projections.
10. Member Kline recognized the tragic death of Amir Locke during no-knock warrant. People have asked about Robbinsdale policy on no-knock warrant.
11. Member Blonigan replied that Senator Ann Rest had requested information on no-knock warrants. The City does not have a policy but follows state law. Robbinsdale had three no-knock warrants and they were all related to homicides.
12. Member Webb read that Robbinsdale was one of many district-wide recipients of grants for Lee Park.
13. Glick noted that 50% of the cost to renovate the Lee Park building for programming space comes from the grant.
14. Member Webb sends her love, prayer and thoughts to the family of Amir Locke. If you are tired of discussing racism, imagine how we feel. Let the Locke Family know we are praying for them.
15. Member Blonigan agreed with the sentiments shared by Members Kline and Webb. He also noted that the bill allowing investments has a house file number and senate file number. Marcia can provide those numbers.
16. President Selman agreed that it is a tragedy.

#10: ADJOURNMENT:

17. **MOTION** by Member Webb, seconded by Member Kline to adjourn the meeting at 7:12 p.m.
The vote was unanimous and the motion carried.

Marcia Glick, Recording Secretary

George B. Selman, REDA President



AGENDA ITEM #4B
March 8, 2022

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

This information will be distributed at the meeting.



AGENDA ITEM #6A
March 8, 2022

New Business: 4614 41-1/2 Ave N – Next Step

BACKGROUND:

Currently this building is being leased by Mitchell Realty as office space for himself and other businesses for a 2-year period. It will become a month-to-month lease starting in August and end on December 31, 2022. There is no lease extension in the document. The monthly rate is \$800 plus prorated property taxes. Tenant pays utilities and is required to maintain the landscaping. The lower lease rate was reflecting the expectation of a buildout of ~\$19,000 to be completed by the tenant.



Mike Mitchell inquired as to whether the REDA would consider continuing the lease vs. having to relocate next December.

ANALYSIS/CONCLUSION:

When this building was purchased, it was with the expectation of widening the connection between West Broadway and the future LRT station. Options including shifting the alignment of 41 ½ so that both sides could have wider sidewalks, demolishing the building to extend the plaza, or removing just the front addition to allow for wider sidewalks. Any of these options were expected to correspond with reconstruction of 41-1/2 Ave N, although it was noted that plaza expansion could take place independently. The current Capital Improvement Plan shows reconstruction of 41-1/2 in 2024.

The space has 1800 sq.ft. on the main floor. Based on \$8/sq.ft. the monthly lease would be \$1200/month, plus prorated including taxes (\$600/month in 2021), plus utilities. Market value of the building is \$221,000 for 2022. REDA purchased the building for \$282,000 in 2017.

RECOMMENDATION

Discuss the long-term vision for use of this site.

Marcia Glick, Executive Director

AGENDA ITEM #8A
March 8, 2022

INFORMATION ONLY: Project Updates

ADDRESS	COMMENTS
3359 Halifax (TIF 2000-9) (Peterson/Coastland)	Home is listed at \$595,000. Some photos on real estate listing are from the Ewing project. Cabinets and trim are in. Interior painting next two weeks. Progress photos attached. 5BR, 4Baths, 2,886 sq.ft. Anticipate completion around April 15. Possible REDA tour prior to April 12th meeting.
4600 Lake Road	Progress continues – see attached.
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.
42nd/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. See Agenda Item.
4165 Hubbard NSide Oriental Mkt	Lease through 4/30/2023 – payments on schedule.
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.
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, Executive Director



The Reeve Lakeside - Investor Update

Progress Report for Week Ending February 25, 2022

Construction continues through the inclement weather. Framing on level 1 and 2 continues throughout the building footprint. Underground plumbing is complete & the garage slab on grade has begun.

Plumbing underground: 100%; Electrical underground: 85%; Garage slab on grade: 70%
Waterproofing: 65%; Backfill: 65%; Framing: 20%



Level 1 framing



Level 1 steel



Garage slab on grade concrete



Site View

2 Week Outlook

- Begin MEP Rough-Ins
- Framing on levels 1, 2, and 3
- Complete parking garage