

**ROBBINSDALE
ECONOMIC DEVELOPMENT AUTHORITY
MEETING MINUTES
TUESDAY, MARCH 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: Kline, Webb, Selman, Blonigan, President Backen
Members Absent: None
Staff Present: Marcia Glick, Executive Director
Rick Pearson, Community Development Coordinator

#4A-C CONSENT AGENDA:

4. **MOTION** by Member Selman, seconded by Member Webb to approve and place on file the Consent Agenda Items #4A-C:
 - A. Motion to approve and order placed on file minutes of the following:
 - **Regular Meeting Minutes of February 9, 2021;**
 - **Work Session Meeting Minutes of February 23, 2021;**
 - B. Motion to accept the **Open to Business** staff report;
 - C. Motion to approve **Disbursement Requests** for period ending March 9, 2021.

ROLL CALL:

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

Nay: None

All voted in favor and the motion carried.

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

5. Pearson reviewed the staff report including updated floor plans. The asking price for the lot is \$55K and the offer is \$40K. Presented drawing of proposed house. The most significant change is to the removal of the door on the south side. Increases the size about 40 feet. Footprint is larger to accommodate staircase. Hennepin County appraisal is \$515K. To add the lap siding facing 34th Avenue will increase the cost by approximately \$4,200.
6. President Backen opened the public hearing. No one spoke to this agenda item.
7. Member Blonigan noted the additions he would like to see on the plans; put the 4th bedroom downstairs with the egress window already, plumbing roughed out in the basement, and more windows. Add a band across the middle of the huge vinyl wall that faces the street perhaps using 2 different colors. The porch should go all the way across the front of the house. He asked what are the costs for these items?

8. **Seth Peterson, Coastland Productions** stated that adding a band across the north sidewall could be done. Egress window in the lower level adds \$3-4,000. Plumbing rough out added for about \$1000. Planned on a window on the main north floor. Discussed upgraded vinyl he installs as builder grade and how it is installed is important. He has not had any callbacks regarding the siding he uses. Will put a window on the first floor of the garage. Mr. Peterson noted that construction costs have increased.
9. Commissioners discussed the estimated market value comparison. They noted that ultimately the selling price could be less.
10. Commissioner Webb asked about the price comparison of other homes in the neighborhood. Glick explained it could be difficult to find comparisons.
11. Member Selman stated that residents have voiced concerns about Robbinsdale not having move up housing.
12. Pearson clarified that it is a 4-bedroom house.
13. **MOTION** by Member Selman, seconded by Member Blonigan to close the public hearing.
ROLL CALL:
Yea: Kline, Webb, Selman, Blonigan, President Backen
Nay: None
All voted in favor and the motion carried.
14. **MOTION** by Member Blonigan, seconded by Member Selman to award the lot at 3359 Halifax Ave N to Coastland Productions, Inc. and authorize the executive director to enter into a development agreement and reduce the lot price by \$2,250, provide a band to the south side wall, window in the office, rough-out plumbing and egress window in the basement.
ROLL CALL:
Yea: Kline, Webb, Selman, Blonigan, President Backen
Nay: None
All voted in favor and the motion carried.
15. Mr. Peterson stated he would like to schedule the closing close to when the load limit restrictions are lifted.

#7A: NEW BUSINESS: Meeting Options for April 13, 2021

16. Glick reported that the next EDA meeting will have a work session starting at 6:00 pm with Commissioner Lunde; there are no public hearings scheduled, and no more lots for sale. Expect to have on the agenda would be for tax increment for 4600 Lake Road. The city attorney asked to amend the redevelopment area of Project 13, which currently includes Parker Station Flats and Birdtown flats. Eilers suggested making Project 13 bigger to include projects all the way up to

#9: Information Only: Project updates

26. No action required.

- The Board will tour 3917 Vera Cruz at 5:00 to 5:30 p.m. on March 11, 2021.

#10: REDA General Communications

27. Member Blonigan announced the \$1.9 trillion stimulus relief package includes \$65.1 million in aid to cities. Robbinsdale can use the money to pay for surveys.

Congress of Cities will hold a virtual meeting. Send your questions to the city manager or your congressional representative.

28. Member Webb announced that Antonio Smith, who is the Youth Services Liaison in Brooklyn Park, was introduced to her by Commissioner Lunde. He works with Cities United and is a good potential resource for the Board. He could meet with the Board and Parker Steinbach about the work he has done in Brooklyn Park. She suggested looking at our mission statement and value statement to see if we are doing the work behind those statements. Very impressed with work they are doing around public safety and uniting the community. Perhaps he could speak with us as a group at a later date.

If you know a teacher/educator reach out to them, they are going through tough times. Let them know we appreciate them and emphasize with what they are going through. Show some love and check up on them.

29. Member Kline is on the Government Advisory Committee, provided school and summer school updates. Also met with Commissioner Lunde and talked about light rail alignments.

30. President Backen met with Commissioner Lunde and noted that Robbinsdale has many different issues than Crystal on the light rail alignment. He listened and encouraged all to talk to the Commissioner and express any concerns.

31. Glick mentioned requests for community gardens. Mentioned the Bunny Store lot, Mielke Park, or vacant lots as possible sites. Discussed. One-year trial period. This topic will be on the City Council agenda next week.

#11: ADJOURNMENT:

32. **MOTION** by Member Kline seconded by Member Webb to adjourn the meeting at 8:41 p.m.

ROLL CALL:

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

Nay: None

All voted in favor and the motion carried.



Marcia Glick, Recording Secretary



Pat Backen, REDA President

West Broadway. Public hearings will still be held for each individual project. This would be the biggest item on the agenda.

17. The Board decided to start the Work Session with Commissioner Lunde at 6:00 p.m. at City Hall and the EDA meeting at 7:30 p.m. via WebEx.

#7B: NEW BUSINESS: 4165 Hubbard Ave N – Northside Oriental Market

18. Glick reviewed the request for the business. Tried to work out a plan. Business is struggling. Reviewed comparison charge and discussed lease rates compared to other businesses.
19. Member Blonigan willing to reduce the rent to \$4,500 per month.
20. Member Selman agreed completely.
21. Member Webb asked if the rent is based on the condition of the property or square footage. Glick explained the lease rates are based on some common area maintenance, snow plowing and improvements to the property. Northside Oriental rent just came that way with the lease.
22. Glick explained the differences in rent rates and what the tenants are responsible for maintaining.
23. **MOTION** by Member Blonigan, seconded by Member Selman to reduce the rent to \$4,500 commencing March 1, 2021.
ROLL CALL:
Yea: Kline, Webb, Selman, Blonigan, President Backen
Nay: None
All voted in favor and the motion carried.

#8A OTHER BUSINESS: Insurance Renewal – Waiving The Statutory Tort Liability Limits

24. Glick provided report on annual insurance renewal. Current cap on tort liability and we can waive the cap and provide higher insurance payments to people and buy extra coverage. The does not recommend the EDA do this. Staff recommends not to include a waiver of the municipal tort liability limits and not involve the purchase of extra coverage.
25. **MOTION** by Member Selman, seconded by Member Kline to direct the Executive Director to execute the appropriate documents related to the 2021-2022 insurance renewal, which will not include a waiver of the municipal tort liability limits and not involve the purchase of extra coverage.
ROLL CALL:
Yea: Kline, Webb, Selman, Blonigan, President Backen
Nay: None
All voted in favor and the motion carried.