

**ROBBINSDALE
ECONOMIC DEVELOPMENT AUTHORITY
MEETING MINUTES
TUESDAY, MARCH 13, 2018
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: Rogan, Blonigan, Murphy, 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 Blonigan, seconded by Member Backen to approve and place on file the Consent Agenda Items #4A-B:
 - A. Motion to approve and order place on file minutes of the following:
 - Regular Meeting Minutes of February 13, 2018;
 - B. Motion to approve **Disbursement Requests** for period ending March 13, 2018;
All voted in favor and the motion carried.

#5A CONTINUED PUBLIC HEARING – Disposition of Lot at 4530 Regent Ave N
Possible Executive Session:

5. Pearson presented the staff report including the proposed home plans for this lot in the Quail Ridge development area.
6. Member Blonigan objected to the lack of masonry.
7. **Doug Williams, 4536 Regent** - Disappointed that the maple tree will be lost. Last contractor was going to add landscaping between the home and his lot.
8. **George McNulty, 4509 Quail** - Asked about the garage setback.
9. Member Rogan stated he would like some masonry, also concerned about the lack of footage of the house.
10. President Selman would like masonry accents.
11. Member Murphy would like standards met, see if the maple tree can be saved.

12. **MOTION** by Member Rogan, seconded by Member Murphy to table and to continue the public hearing until April 10, 2018 at 7:00 p.m.
All were in favor and the motion carried.

#8A: New Business: 4501 Orchard – Right of First Refusal

13. Glick reviewed the staff report.
14. **Mike Mitchell, 4500 Orchard**, Builder and real estate broker. He would like to build slab on grade, 2-story house meeting the area requirements. Meanwhile, he will take care of the lot. Confirmed Quail Ridge requirements of EDA plan review.
15. Glick noted that water/sewer is not connected to the main and the cost to install may include dewatering.
16. **MOTION** by Member Blonigan, seconded by Member Murphy to reject offer of \$42,500 to purchase, waive any consideration of a neighborhood playground, and authorize the EDA Attorney to prepare a deed containing restrictions.
The vote was 4-1 and the motion carried (NAY: President Selman).

8B: 4131-35 West Broadway

17. Glick reviewed the staff report. She noted that the site is already in a tax increment district which creates a potential source of funds as well as a county grant program. The county program while uncertain has been identified as a good match.
18. Member Murphy confirmed that there have also been business subsidies for Wuollet Bakery, The Steinhauser Group, and Travail. There were also grants and forgivable loan.
19. Attorney Batty noted that most of what REDA does involves housing projects.
20. Member Murphy spoke in favor of the projects which enhance the downtown. He noted that REDA had also written down acquisition costs for other projects. He suggested loan for demolition, would like to see business investment.
21. Member Rogan spoke in favor of the project although he needed to see the details. He noted that when REDA pays up front and relies on tax increment repayment there is a risk. He wants to see the TIF assistance be smaller, and will encourage Commissioner Opat to support the county grant option. He noted that the building has turned over a number of times because of the significant work needed.
22. Member Blonigan agreed with others and supported the new development concept. He noted that some years ago it was routine for REDA to provide larger assistance and even the housing development at the school site looked like it will pay off over time. Hope to get subsidy as low as possible.

23. Member Backen spoke in favor of the project. Need to try to get risks down as low as possible similar to discussion on financing for a housing project recently reviewed.
24. **James Winberg, 2419 Quincy St NE, Minneapolis and Mike Brown, 4423 Josephine Lane, Robbinsdale:** Stated that they discovered the south wall has no footing along with other deficiencies in the building. Transformer and power pole on west side of building needs to be relocated including connections to other businesses. Soil tests showed that adjacent buildings have good foundations but new building might require shoring. Both buildings built 1910-1930. Will need significant aid to remove the building. New construction elevation concepts were shown. Potentially open up patio to Wuollet removing a wall installed by Bob Fern – previous owner. Hoping to be able to build a quality project. Without assistance, the footprint would be confined to a smaller area and one story. Noted that the building at 4124 W Broadway, had repaid about 1/3 of the subsidy through Tax Increment already replacing a \$300,000 building with a building valued at \$1.2 M.
25. Glick noted that the information on potential income from tax increments needs to be computed along with review of budgets.
26. Brown noted that the more they learn, the more contractors have indicated that the more they learn, the more this leads to starting over.
27. Winberg noted that they're planning to put everything they've made in the last 8 years into this project.
28. Attorney Batty noted the budget total in the tax increment budget is all that can be used for assistance. The assistance needs to be subject to proof that there is economic need for assistance. The agreement will also need to have an Assessment Agreement to assure future tax payments.
29. Selman noted that nothing could be decided now, confirmed that the next step needed is to conduct analysis, submit a grant request to the county, and bring back to a public hearing on the requested business subsidy.
30. **MOTION** by Member Blonigan, seconded by Member Rogan to schedule a public hearing for April 10, 2018 at 7:00 p.m. **All voted in favor and the motion carried.**

#10: Information Only: Project updates

31. No action required.

#11: REDA General Communications

32. Member Blonigan asked staff to keep watching 4428 Josephine Lane for possible acquisition.

33. Glick spoke to new owners of Ace Hardware reminding them of business district incentive. Owner of Pig at My Pizza/Marnas building will be replacing exterior lighting.
34. Member Rogan attended meeting with developers who work with smaller scale redevelopment.

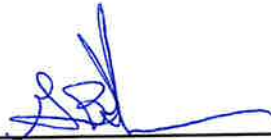
#12: ADJOURNMENT:

35. **MOTION** by Member Rogan, seconded by Member Backen to adjourn the meeting at 8:25 p.m.

All voted in favor and the motion carried.



Marcia Glick, Recording Secretary



George B. Selman, REDA President