ROBBINSDALE
ECONOMIC DEVELOPMENT AUTHORITY
AGENDA
TUESDAY, MARCH 14, 2017
7:00 p.m.
COUNCIL CHAMBERS

1. MEETING CALLED TO ORDER

2. MICROPHONE CHECK:

3. ROLL CALL: Rogan, Selman, Blonigan, Murphy, President Backen

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 14, 2017 and
   - **Executive Session Meeting Minutes** of February 14, 2017;
   - **Special Meeting Minutes of** March 7, 2017;
   - **Executive Session Meeting Minutes of** March 7, 2017............ **2-7**

   B. Motion to approve **Disbursement Requests** for period ending March 14, 2017.. **8**

   C. Motion to accept **Update: Disposition of Land at Robbins Beach...** **9**

5. CONTINUED PUBLIC HEARINGS:
   A. 4524 and 4530 Regent, and 4529 France – Disposition of Land....... **10**
   B. 4023 Zane – Possible Disposition of Land................................ **11-19**

6. OLD BUSINESS:

7. NEW BUSINESS:
   A. Adoption of Project 2000-9 TIF District.................................. **20-39**

8. OTHER BUSINESS:

9. INFORMATION ONLY:
   A. Project Updates... **40-41**

10. REDA GENERAL COMMUNICATIONS

11. ADJOURNMENT

Marcia E. Glick

Marcia Glick, Executive Director

ROBBINSDALE ECONOMIC DEVELOPMENT AUTHORITY MEETING MINUTES TUESDAY, FEBRUARY 14, 2017 COUNCIL CHAMBERS

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: Murphy, Rogan, Selman, Blonigan, President Backen
   Members Absent: None
   Staff: Marcia Glick, City Manager
   Rick Pearson, Community Development Coordinator

#4A-E: CONSENT AGENDA

4. Motion by Member Blonigan, seconded by Member Rogan to approve and place on file the Consent Agenda Items #4A-E:

   A. Motion to approve and order placed on file minutes of the following:
   - **Regular Meeting** Minutes of January 10, 2017;
   - **Executive Session** Minutes of January 10, 2017;

   B. Motion to approve **Disbursement Requests** for period ending February 14, 2017;

   C. Motion to accept **Open To Business** Update;

   D. Motion to adopt Resolution No. 2017-02 "A RESOLUTION ACCEPTING THE HENNNEPIN COUNTY TRANSIT ORIENTED DEVELOPMENT PROGRAM AWARD FOR ACQUISITION OF PROPERTY IN THE AMOUNT OF $400,000."

   E. Motion to adopt the Resolution NO. 2017-03 "A RESOLUTION ACCEPTING BIDS AND AWRDING CONTRACT FOR EFIS PARAPET AND ROOF REPAIRS AT BROADWAY COURT."

All voted in favor and the motion carried.

#5A: CONTINUED PUBLIC HEARING – Robbins Beach – Disposition of Land:

5. Rick Pearson, Community Development Coordinator, reviewed the staff report.

6. Director Glick noted a hand out added to the agenda specifying details about Mr. Beckmann's proposal.

7. Glick indicated that she had checked on leads to a couple builders and double checked with My Home Source regarding their interest in looking at the site again. No other builders have shown interest in the lots. Mr. Beckmann has been thorough in details provided.

8. President Backen opened the public hearing.

9. Chuck Beckmann, 15827 Madison St. Ham Lake, said he would be working with custom buyers so home details would reflect buyers interests.

10. Member Blongian noted concern on getting homes on all four lots.

11. Beckman indicated that his intent would be to build a model on one of the non-lake lots and could consider an option for REDA to reclaim the other non-lake lot if a buyer isn't found.

12. Discussion of interior options took place. REDA Board decided to discuss purchase agreement requirements in executive session

13. The Authority recessed at 7:37 p.m. to meet in closed session for the purpose of providing negotiation instruction to the Executive Director

14. The regular meeting resumed at 8:10 p.m.

15. Backen indicated that he believed that the direction provided to the Executive Director would result in an agreement acceptable to the developer and the plan is to move forward and bring a possible option agreement to the Special REDA meeting prior to March 14th.

16. Motion by Member Selman, seconded by Member Rogan to close the Public Hearing. **All voted in favor and the motion carried.**

#5B: CONTINUTED PUBLIC HEARING – 4023 Zane, 4524 and 4530 Regent, and 4629 France – Disposition of Land:

17. Pearson reviewed the staff report noting that builders had submitted lot reservation fees for 4023 Zane, 4530 and 4524 Regent. He noted that the builder looking at 4530 and 4524 Regent was intending to propose an option for high grade vinyl on the side and rear.

18. Backen opened the public hearing. No one came forward to address the REDA.

19. Motion by Member Rogan, seconded by Member Blonigan to continue the public hearing to March 14, 2017 at 7:00 p.m. **All voted in favor and the motion carried.**

20. Commissioners expressed concern about the vinyl siding proposal for the last 2 Quail Ridge homes and noted that the area residents would need to be supportive.

#6: Old Business:

21. None

#7: New Business:

22. None

#8: Other Business:

23. None

#9: Information Only: Project Updates

24. Glick noted that with regard to the sales proceeds from the TCF project and potential funding for the Pianos on Parade concept discussed at the last City Council Work Session, these funds are only available for long standing improvements, not pop-ups. Glick also noted that the trash containers purchased for the downtown area last summer were eligible to come out of this account. There is another Business District Initiative Funding round coming up which could be a source of funding but would likely need to be for 2018. REDA could opt to use its development account funds for this place-making activity. Mayor Murphy is getting more information on the project details before the project will be considered for action.

25. Glick noted that there would be a City Council Work Session Meeting following the February 21, 2017 City Council Meeting to review the 2017-2018 goals including updates from staff on listed items and others that had not been identified during the goal session.

#10: REDA General Communications:

26. Member Blonigan noted that on Consent Agenda Item D we accepted a $400,000 Transit Oriented Development for the purchase of Northside Oriental Market. That building was purchased in anticipation of the upcoming LRT project. Blonigan expressed thanks to Hennepin County HRA for providing this source of funds.

#11: Adjournment:

27. Motion by Member Murphy, seconded by Member Rogan to adjourn the meeting at 8:25 p.m. **All voted in favor and the motion carried.**

Marcia Glick, Recording Secretary

Pat Backen, President

ROBBINSDALE
ECONOMIC DEVELOPMENT AUTHORITY
Executive Session MEETING MINUTES
TUESDAY, February 14, 2017

CALL TO ORDER:

1. The Board Executive Session was called to order at 7:40 p.m.

ROLL CALL:

2. Members Present: Murphy, Selman, Rogan, Blonigan, President Backen
   Members Absent: None
   Staff Present: Marcia Glick, Executive Director

3. The purpose of the meeting was to discuss negotiation strategy for Robbins Beach Development purchase proposal. Board members provided instruction to the Executive Director.

[NOTE: A tape recording of this meeting will be available after the property has been acquired.]

4. The meeting was adjourned at 8:10 pm.

Marcia Glick, Recorder	Pat Backen, President

ROBBINSDALE
ECONOMIC DEVELOPMENT AUTHORITY
Executive Session MEETING MINUTES
TUESDAY, MARCH 7, 2017

CALL TO ORDER:

1. The Board Executive Session was called to order at 8:44 p.m.

ROLL CALL:

2. Members Present: Murphy, Selman, Rogan, Blonigan
   Members Absent: President Backen
   Staff Present: Marcia Glick, Executive Director

3. The purpose of the meeting was to discuss negotiation strategy for Robbins Beach Development purchase proposal. Board members provided instruction to the Executive Director.

[NOTE: A tape recording of this meeting will be available after the property has been acquired.]

4. The meeting was adjourned at 9:00 pm.

____
Marcia Glick, Recorder

____
George B. Selman, Vice President

ROBBINSDALE
ECONOMIC DEVELOPMENT AUTHORITY
SPECIAL MEETING MINUTES
TUESDAY, MARCH 7, 2017
COUNCIL CHAMBERS

CALL TO ORDER:

1. The Robbinsdale Economic Development Authority (REDA) meeting was called to order by Vice President Selman at 8:43 p.m.

ROLL CALL:

2. Members Present: Blonigan, Murphy, Rogan, Vice President Selman
Members Absent: President Backen
Staff Present: Marcia Glick, Executive Director

OLD BUSINESS: Disposition of Robbins Beach

3. Ms. Glick reviewed the updated staff report and recommended adjourning to closed session in order to consider amendment to purchase agreement negotiation instructions.

4. The Authority recessed at 8:43 p.m. to meet in closed session for the purpose of providing negotiation instruction to the Executive Director

5. The regular meeting resumed at 9:00 p.m.

6. Glick reported that the board had determined not to proceed with negotiations and will discuss next steps at the March 14, 2017 meeting.

ADJOURNMENT:

7. **MOTION** by Member Blonigan, seconded by Member Rogan to adjourn the meeting at 9:01 p.m.
All voted in favor and the motion carried.

Marcia Glick, Recording Secretary

George B. Selman, Vice President

AGENDA ITEM **# 4B**
March 14, 2017

CONSENT AGENDA: Disbursement Requests for period ending March 14, 2017

This information will be distributed at the meeting.

AGENDA ITEM **# 4C**
March 14, 2017

AGENDA ITEM #
March 14, 2017

Consent: Disposition of land at Robbins Beach

BACKGROUND:
Chuck Beckman's updated proposal was presented to the REDA at a special meeting on March 7, 2017. Upon reviewing the updated proposal, REDA members indicated that the proposal was not acceptable. It was noted that REDA may consider undertaking the pre-development work on its own, though that would not take place until 2018.

ANALYSIS/CONCLUSION:
Staff notified Mr. Beckman of the REDA decision. He indicated that he will be exploring alternative proposals to see if there is a way to make the project work.

RECOMMENDATION:
No action needed at this time

Marcia Glick

Marcia Glick, Executive Directo5

AGENDA ITEM **# 5A**
March 14, 2017

CONTINUED PUBLIC HEARING: Disposition of lots

- ***4524 and 4530 Regent Avenues North.***
- ***4629 France Avenue North***

BACKGROUND:

4524 and 4530 Regent Avenues North are available for $40,000.
4629 France Avenue. North is available for $74,900.

ANALYSIS/CONCLUSION:

There are no offers pending for the lots. However:

- Glenn Hammer has submitted a lot reservation fees for both 4524 and 4530 Regent Ave N. on February 10. Staff has not yet received plans.

RECOMMENDATION:

1. Open the public hearing for
   a. 4524 and 4530 Regent Avenue North.
   b. 4629 France Avenue. North.
2. Continue the public hearing until April 11, 2017 at 7:00 pm.

Marcia Glick, Executive Director

CONCURRENCE:

Rick Pearson, Community Development Coordinator

I:\2017 REDA Files\REDA Memos\3-14-2017 disp. of lots public hearings.doc

AGENDA ITEM **# 5B**
March 14, 2017

PUBLIC HEARING CONTINUED: Disposition of lot at 4023 Zane Ave. N. Possible Executive Session

BACKGROUND:

Jim Peterson paid a lot reservation fee on January 17 for 4023 Zane Ave. N. He has submitted plans for a two-story house. The list price for the 60 ft. lot is $50,000. He is offering $35,000.

ANALYSIS/CONCLUSION:

The development proposal, concept plans and elevations are included as **Attachment A**. The house has smart siding and shakes on the front, steel siding on the sides and rear and architectural shingles. With no alley, there is an attached 2-car garage (5 ft. back from the front elevation) and a front porch the full width of the living space.

First/main level - 1,052 finished sq. ft.

- Flex room (den), front hallway, ½ bath, pantry.
- Kitchen with island and granite counter tops blending with dining room, great room with fireplace and 9 ft. ceiling and hardwood floors.

Second level – 1,071 finished sq. ft.

- Owner's suite with3/4 bath and walk-in closet.
- 2 bedrooms with walk-in closets and shared full bathroom.
- Laundry with tile, carpeting elsewhere.

Basement level – unfinished.

- Rough-in for ¾ bathroom.
- Egress window for future bedroom (#4).

The estimated selling price of the home: $370,000, based upon the $35,000 lot offer. The plans have been forwarded to the Hennepin County appraiser.

The REDA may choose to discuss the lot offer in executive session.

RECOMMENDATION:

1. Hold the public hearing.
2. If the REDA accepts the lot offer, then close the public hearing and adopt the resolution shown in **Attachment B** and authorize the Executive Director to execute a development agreement with Jim Peterson for 4023 Zane Ave. N.

Or,

2. Continue the public hearing until April 11, 2017 at 7 pm.

Marcia Glick, Executive Director

CONCURRENCE:

Rick Pearson, Community Development Coordinator

I:\2017 REDA Files\REDA Memos\3-14-2017 4023 Zane J Peterson proposal PH.doc

Attachment A

Robbinsdale Economic Development Authority
Development Proposal for:

4023 ZANE AVE N.
Address Proposed for Development

Name: J C PETERSON & ASSOC, INC.

Address: 5711 OAKVIEW LN, PLYMOUTH, MN. 55442

Daytime Phone/Fax Numbers/email address: 763-670-3981 JCPETERSONHOMES@GMAIL.COM

Please attach a description of the home you would like to build on this lot- note that we require at minimum:

1. front elevation of the home as you envision it – this should show finishing details where possible.
2. scaled floor plans indicating the areas that would be finished and type of room (bedroom, dining room, ..)
3. site plan showing the proposed home and garage location on the lot and the number of garage stalls.
   [NOTE: Two surveys enclosed – Awaiting final legal description for Toledo from MNDoT – see note below]

How many square feet of **finished** living space would there be in your proposed home?

1052	1071	
First Level	Second Level	Basement

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

FRONT: SMART SIDING & SHAKES, 3 SIDES STEEL, ARCH SHINGLES

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

FIREPLACE, GRANITE KITCHEN, PANTRY, WOOD FLOOR (1ST FL), 3 W/C, PORCH

What price would you pay for the lot? $35,000 for lot at

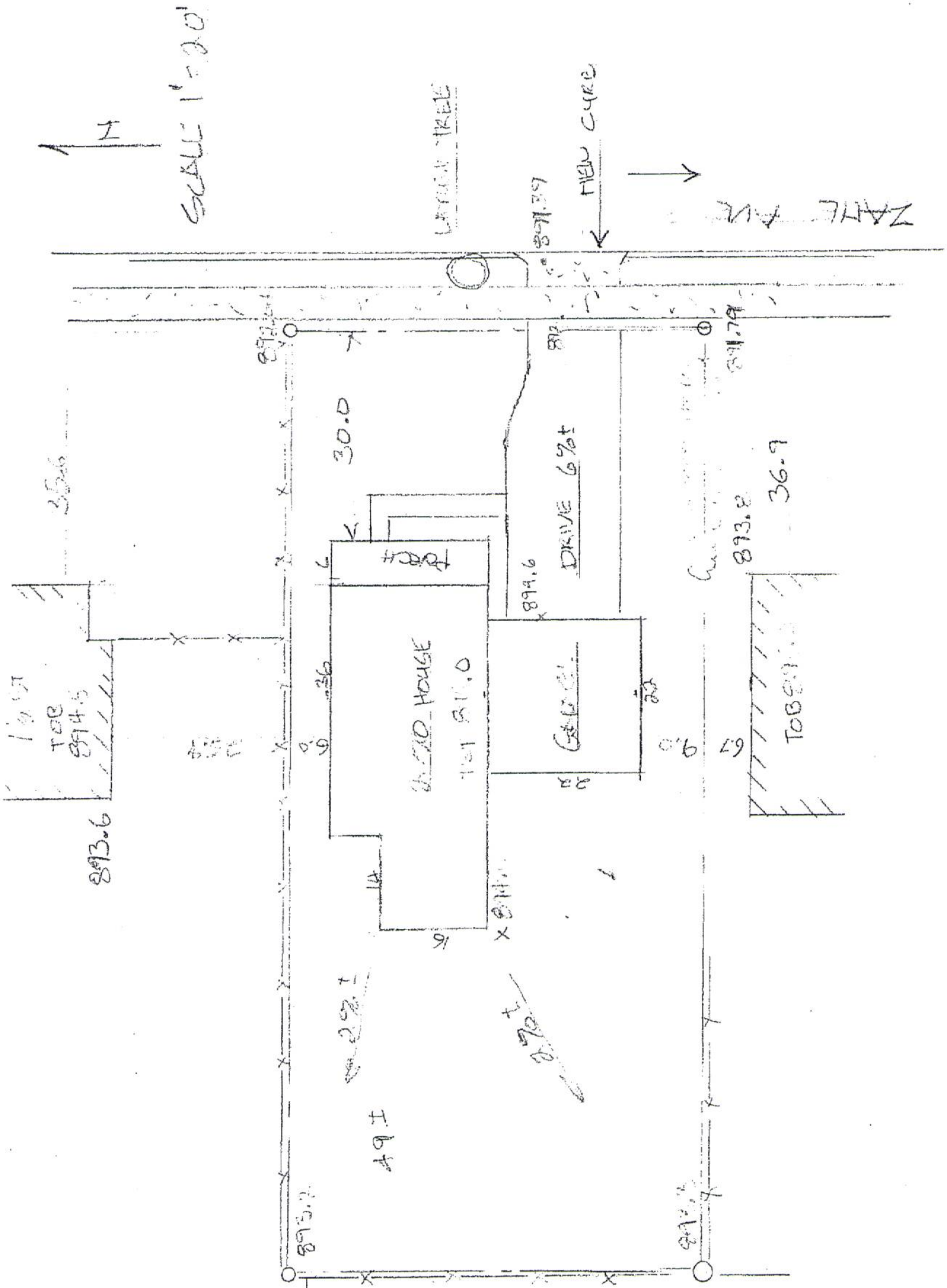
What would you estimate the selling price of the home to be? 370,000 @ A 35K LOT

When would you plan to start construction? ASAP

When would you expect the home to be completed? AUG

Are you building for an identified buyer? NO

What else distinguishes your proposal from others we may consider?
BUILT 4 HOMES IN ROBBINSDALE
WE DO THE COMPLETE TURN-KEY SALE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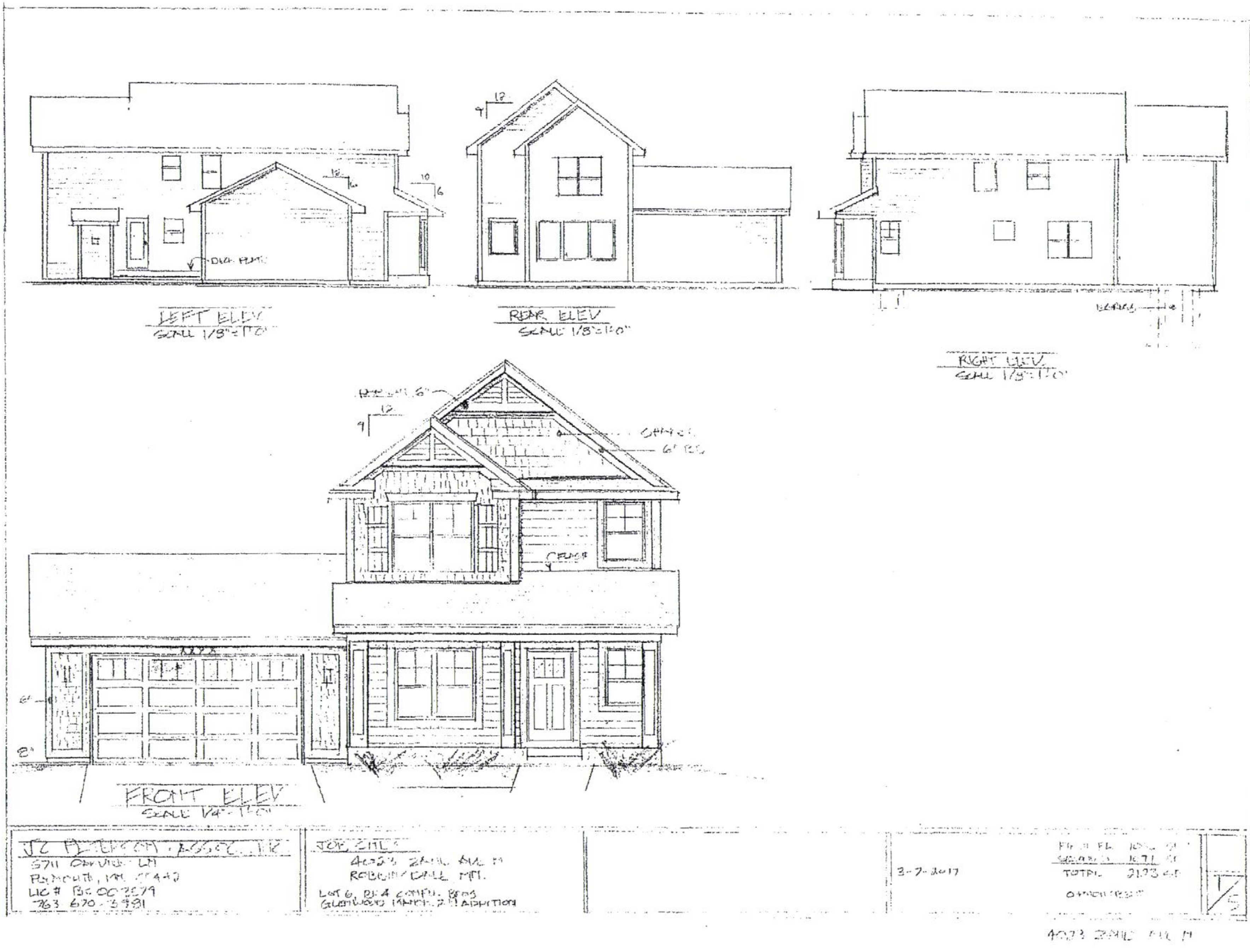
HOUSE
30.0
36.9
893.6
49±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RIGHT ELEV
FRONT ELEV
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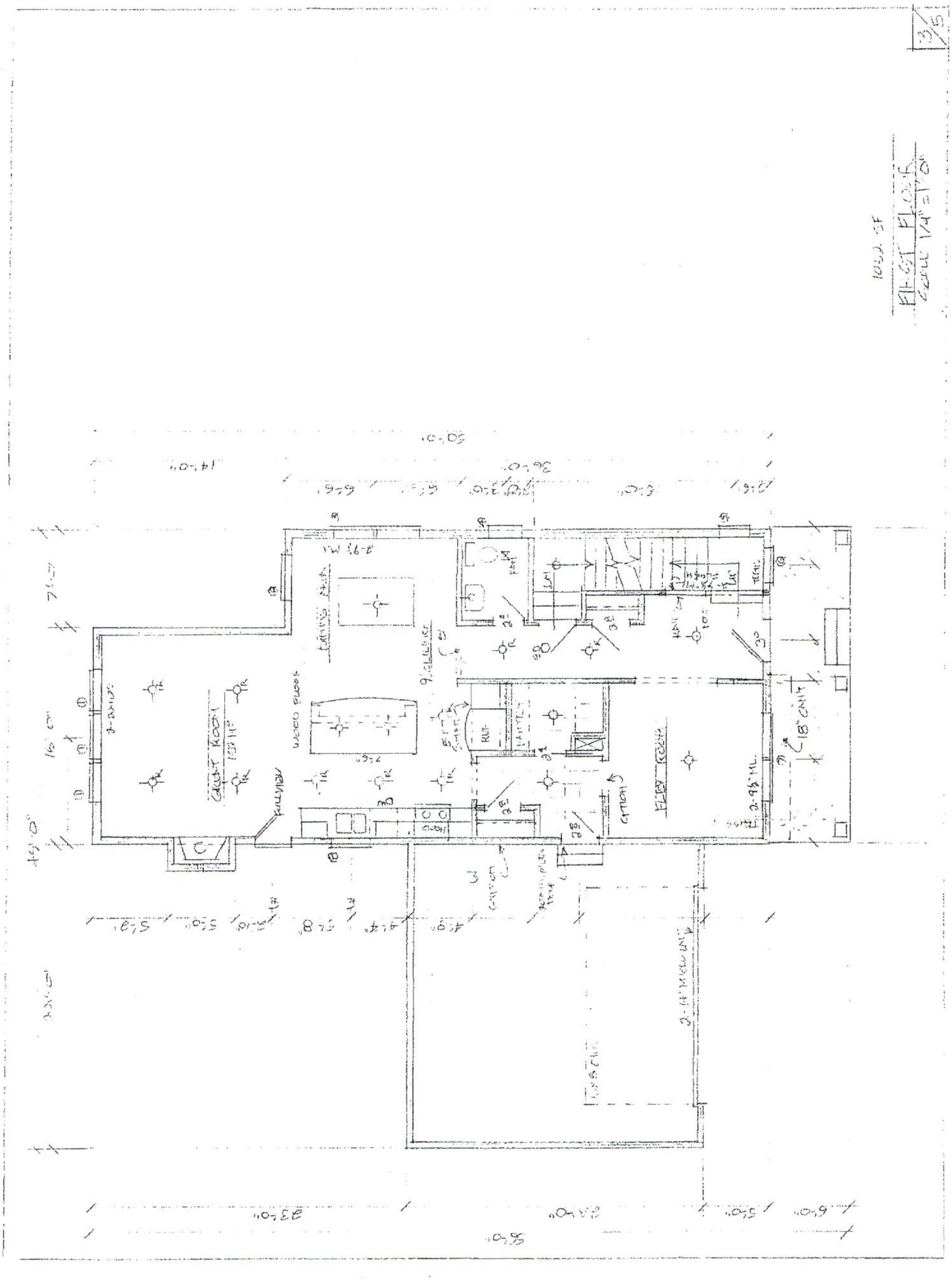
5711 Orchid Ln
LIC # BC002579
763 670-3991
JOB SITE
ROBBINSDALE MN
3-7-2017
TOTAL 2123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3/5
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FLEX ROOM
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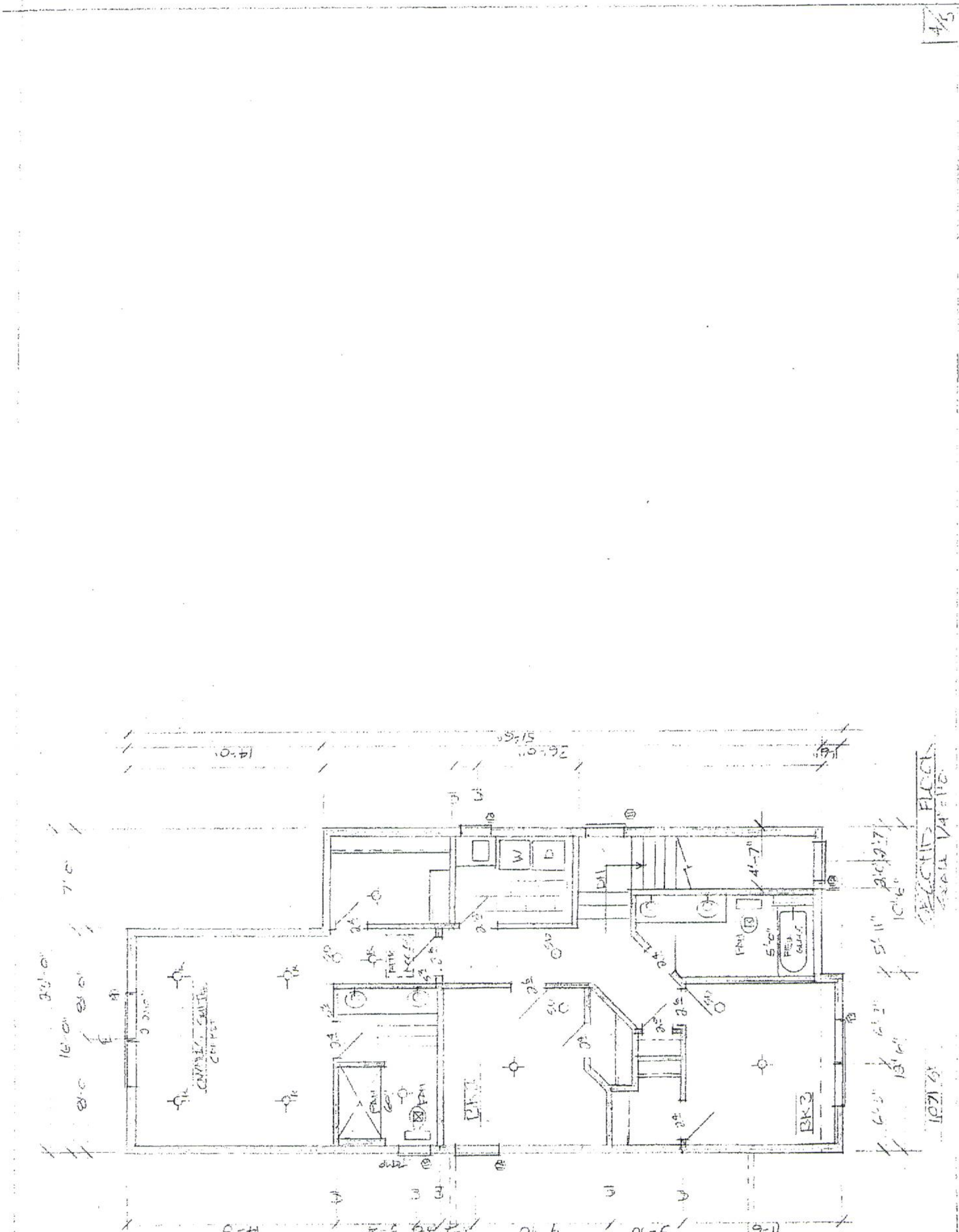
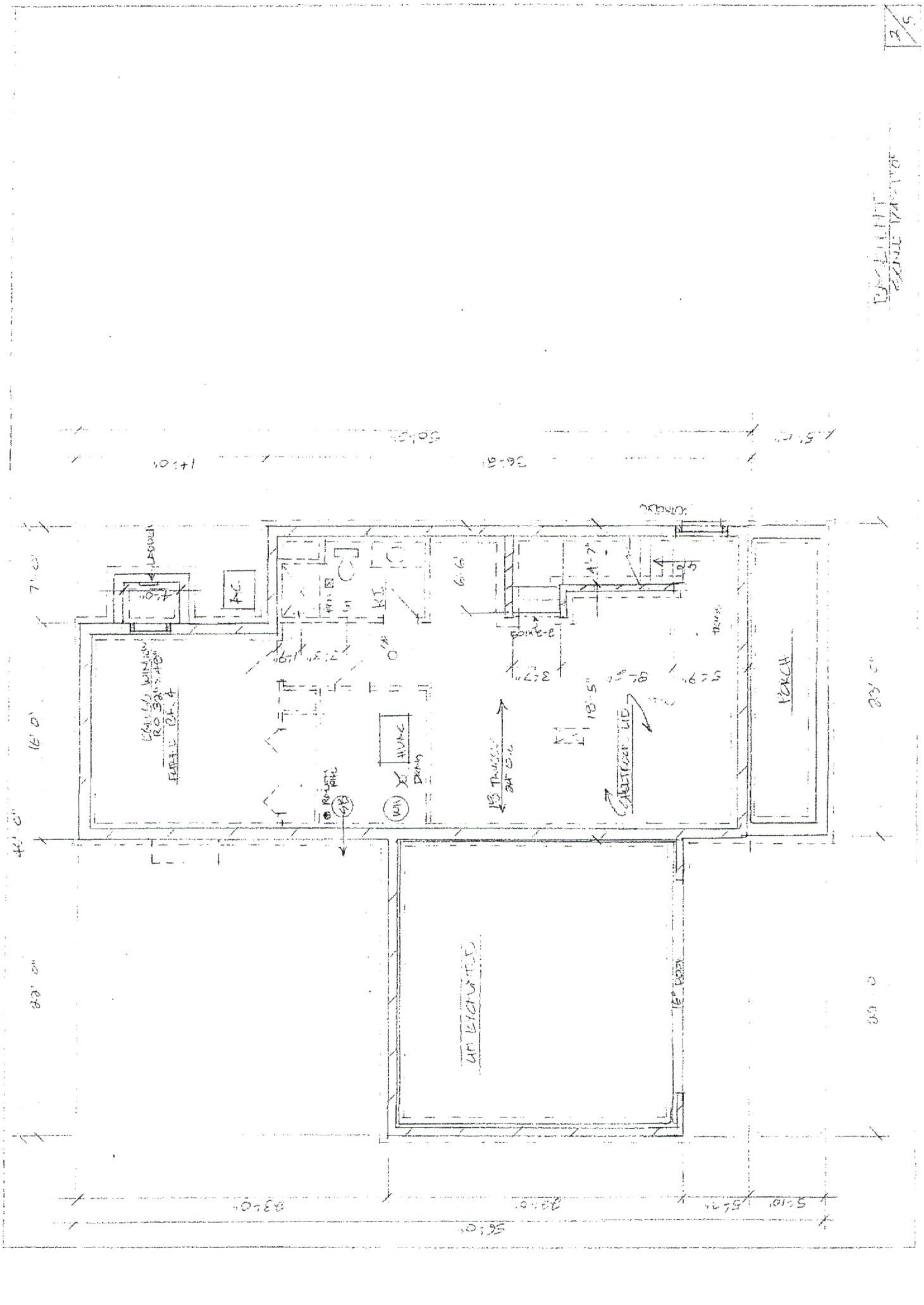
36'-0"
56'-0"
23'-0"




PORCH
HVAC
UNFINISHED

Member _______________, and Member _____________ seconded a motion that the following resolution be read and adopted this 14th day of March, 2017

REDA RESOLUTION NO. 2017 -

A RESOLUTION APPROVING THE DISPOSITION OF PROPERTY LOCATED AT 4023 ZANE AVENUE NORTH BY THE ROBBINSDALE ECONOMIC DEVELOPMENT AUTHORITY TO JAMES PETERSON & ASSOCIATES, INC.

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

Lot 6, Block 4, Confer Bros. Glenwood Manor 2nd Addition Hennepin County, Minnesota

WHEREAS, the Authority desires to convey the Property to James Peterson & Associates, 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 and program of the Project 2000-8 redevelopment area (the "Plan"); and

WHEREAS, the Authority has determined that conveyance and of the Property is in the best interest of the public and is necessary to further the objectives of the Plan;

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 Executive Director. is 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 14TH DAY OF MARCH, 2017.

Pat Backen, President

ATTEST:

Marcia Glick, Executive Director

AGENDA ITEM **# 7A**
March 14, 2017

New Business: Adoption of Project 2000-9 TIF District

Background

The REDA established Project 2000 on September 12, 1995 and the Redevelopment Plan for spot redevelopment of single family home sites. Within this framework, a series of Tax Increments have been created 2000-1 through 2000-8. In the interim the REDA acquires blighted properties and certifies by resolution the intent to include those properties in a future TIF district so that the sites may be cleared.

In October, 2016, REDA directed staff to prepare the TIF plan for Project 2000-9. The project will initially include two sites: 3905 and 3912 Quail Ave N. It is anticipated that these sites will be attractive for new home construction in 2017 – 2018.

ANALYSIS/CONCLUSION:

The Tax Increment Financing Plan for TIF District No. 2000-9 is included as **Attachment 1.**

The estimate of captured tax capacity for this parcel:

Net Tax Capacity on January 2, 2019	$5,000
Original Tax Capacity	$1,225
Captured Net Tax Capacity	$3,775

The new property will use January 2, 2017 values.

A public hearing has been scheduled for March 21, 2017 for City Council adoption of the Modified TIF district.

RECOMMENDATION:

Motion to approve "A RESOLUTION ADOPTING TAX INCREMENT FINANCING PLAN FOR TAX INCREMENT FINANCING DISTRICT NO. 2000-9" (**Attachment 2**)

Marcia Glick, Executive Director

Attachment 1

TAX INCREMENT FINANCING PLAN

TAX INCREMENT FINANCING DISTRICT NO. 2000-9

ROBBINSDALE ECONOMIC DEVELOPMENT AUTHORITY

March 14, 2017

THIS INSTRUMENT DRAFTED BY:

KENNEDY & GRAVEN, CHARTERED
470 U.S. Bank Plaza
200 South Sixth Street
Minneapolis, MN 55402
(612) 337-9300

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TAX INCREMENT FINANCING PLAN FOR TAX INCREMENT FINANCING DISTRICT NO. 2000-9

TAX INCREMENT FINANCING PLAN FOR TIF DISTRICT NO. 2000-9

A. Definitions

For the purposes of the Tax Increment Financing Plan for Tax Increment Financing District No. 2000-9, the following terms shall have the meanings specified below, unless the context otherwise requires:

"Administrative expenses" means all expenditures of REDA other than amounts paid for the purchase of land; amounts paid to contractors or others providing materials and services, including architectural and engineering services, directly connected with the physical development of real property in the Project; relocation benefits paid to or services provided for persons residing or businesses located in the Project; amounts used to pay principal or interest on, fund a reserve for, or sell at a discount bonds issued pursuant to section 469.178 of the TIF Act; or amounts used to pay other financial obligations to the extent those obligations were used to finance costs associated with land acquisition or relocation benefits or services. Administrative expenses include amounts paid for services provided by bond counsel, fiscal consultants and planning or economic development consultants;

"City" means the city of Robbinsdale, a municipal corporation under the laws of Minnesota;

"City Council" or "Council" means the Robbinsdale city council;

"Comprehensive Plan" means the City's objectives, policies, standards and programs to guide public and private land use, development, redevelopment and preservation for all lands and water within the City;

"County" means Hennepin County, Minnesota;

"EDA Act" means Minnesota Statutes, sections 469.090 through 469.108, as amended;

"HRA Act" means Minnesota Statutes, sections 469.001 through 469.047, as amended;

"REDA" means the Robbinsdale Economic Development Authority, a public body corporate and politic under the laws of Minnesota;

"Redevelopment Project 2000" or "Project 2000" or "Project" means the redevelopment project established by REDA in 1995 pursuant to the HRA Act and EDA Act and in which TIF District Nos. 2000-1, 2000-2, 2000-3, 2000-4, 2000-5, 2000-6, 2000-7 and 2000-8 are located. TIF District No. 2000-9 will also be located in Project 2000;

"Redevelopment Project Plan" or "Redevelopment Plan" means the Plan for Redevelopment Project 2000 which was adopted by REDA in 1995 pursuant to the HRA Act and has been modified from time to time thereafter, most recently in 2009.

"School District" means the Robbinsdale school district, Independent School District No. 281;

"State" means the State of Minnesota;

"Tax Increment Bonds" means any general obligation or revenue tax increment bonds issued by REDA or the City to finance the public costs associated with Redevelopment Project 2000 as stated in the Plans for TIF District Nos. 2000-1, 2000-2, 2000-3, 2000-4, 2000-5, 2000-6, 2000-7, 2000-8 or 2000-9 or any obligations issued to refund any Tax Increment Bonds;

"Tax Increment Financing Act" or "TIF Act" means Minn. Stat., sections 469.174 through 469.1799, as amended;

"Tax Increment Financing District" or "TIF District" means Tax Increment Financing District No. 2000-9, which is being created and established within Redevelopment Project No. 2000 pursuant to the TIF Act; and

"Tax Increment Financing Plan" or "TIF Plan" means this Plan for TIF District No. 2000-9, which is being adopted pursuant to the TIF Act and EDA Act.

B. Statutory Authority. The statutory authority for the undertaking of a redevelopment project in Project 2000 and the activities outlined in the Redevelopment Plan is conferred upon REDA pursuant to the EDA Act and the HRA Act. Specifically, section 469.027 of the HRA Act establishes the requirements for the Redevelopment Plan adopted by REDA in 1995 prior to undertaking property acquisition, relocation, redevelopment, rehabilitation, and related public improvements. REDA, which is an economic development authority established under the EDA Act, is utilizing its powers as a housing and redevelopment authority under the HRA Act with regard to Redevelopment Project 2000.

Pursuant to section 469.175, subd. 4 of the TIF Act, REDA is authorized to establish tax increment financing districts to facilitate and provide financing for the development objectives articulated in the Redevelopment Plan. REDA intends to establish and operate TIF District No. 2000-9 pursuant to the TIF Act, the HRA Act and the EDA Act. REDA already operates TIF District Nos. 2000-1, 2000-2, 2000-3, 2000-4, 2000-5, 2000-6, 2000-7 and 2000-8 within the Project.

C. Statement of Objectives. REDA seeks to achieve the following objectives through the establishment of TIF District No. 2000-9:

1. remove structurally substandard buildings which tend to have a blighting effect on nearby properties;
2. encourage redevelopment of residential areas of the community which have not been utilized to their full potential;
3. expand housing options available to persons wishing to relocate within the City or wishing to move to the City;
4. improve the tax base of Robbinsdale and the general economy of the City and State;
5. provide employment opportunities within the community; and
6. implement relevant portions of the Comprehensive Plan.

REDA's specific purpose in establishing TIF District No. 2000-9 is to permit the demolition and removal of structurally substandard single family houses and their replacement with new single family dwellings. Scattered around the City are single family and other residential structures which are in very poor physical condition, are very small (including ones which were not intended as permanent dwellings) and ones which are functionally obsolete. These dwellings have relatively low market values due to their size or condition and because they do not provide the type of housing desirable today. They also have a blighting influence on surrounding properties. Especially when not properly maintained, these properties act as a disincentive for the owners of nearby properties to expand, improve or even maintain their own homes. REDA's experience over a long period of time with many such houses strongly suggests that these properties, if left alone, will tend to depress property values within a neighborhood and will encourage the spread of blight.

History indicates that the private sector is not well equipped to address this problem. Even though the value of such properties may be discounted due to their poor condition, the cost of land acquisition and demolition of existing structures almost always significantly exceeds the price of vacant land elsewhere. Without public intervention, such structures tend to remain in place and deteriorate.

By demolishing the structures on such properties, REDA intends not only to remove the blighting influences caused by such dwellings, but also provide expanded housing opportunities. As a fully developed community, Robbinsdale offers few opportunities for the construction of new housing. Many of the city's single family dwellings are of an age and size that lack features common in newer construction and which homeowners today have come to expect. The number of larger homes is also limited within Robbinsdale. As a result, there are few opportunities within the City for growing families or for people who want to purchase "move up" housing. Many such families find they have no choice but to leave Robbinsdale, severing ties with neighbors, schools and other community organizations. By clearing sites of structurally substandard housing, REDA will also be making sites available for the construction of newer and larger housing which will diversify the available stock within the community. REDA believes this is of vital importance in preserving the City's tax base, offering a wider range of housing options and arresting the spread of blight in the community.

REDA has long experience in redeveloping outdated single family and other residential structures and believes the results are strongly positive. REDA began its original scattered site housing project in 1968 and operated it with great success until the termination of the district on April 1, 2001. Since then eight similar but smaller districts have been established. The result of each of these efforts has been an increase in the quantity and quality of the available housing stock, both directly through the program and through the spin-off effect on surrounding neighborhoods.

The activities specified in the TIF Plan do not preclude REDA from engaging in other qualified redevelopment activities over the life of the TIF District. Additional activities and additional expenditures will be included in amendments to the TIF Plan if required by the TIF Act.

D. Statement of Public Purpose. In adopting the Plan for TIF District No. 2000-9, REDA will make the following findings:

1. Anticipated residential redevelopment would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future and, therefore, the use of TIF is deemed necessary. REDA is convinced this to be the case through its long experience and inability to induce private developers to invest the time and capital necessary to provide single family houses on previously developed parcels without public assistance.

2. The TIF Plan will afford maximum opportunity, consistent with the sound needs of the community as a whole, for residential redevelopment within the Redevelopment Project by private enterprise. REDA has reason to be optimistic that the success of past efforts to encourage scattered site single family redevelopment will continue with TIF District No. 2000-9.

3. The TIF Plan conforms to general plans for development of Robbinsdale as a whole, because the Redevelopment Project and TIF District No. 2000-9 are fully consistent with the City's Comprehensive Plan, as determined by the Robbinsdale planning commission.

4. The areas included within TIF District No. 2000-9 qualify as a redevelopment TIF district within the meaning of the TIF Act.

The conclusions to be reached by REDA regarding the above are based upon the reports prepared by staff following an interior inspection of each building, the recommendations of the REDA staff as well as the familiarity of members of REDA's board of commissioners with the properties involved and the likelihood that those properties will develop within the reasonably foreseeable future solely through private efforts.

Two properties qualify for inclusion in TIF District No. 2000-9 based upon an individual review of the internal conditions of the principal structures existing on the lots. Staff viewed the houses on both parcels from the inside and outside and determined the principal buildings to be structurally substandard within the meaning of the TIF Act. Reports detailing those conditions have been produced in written form and will be retained by REDA for the duration of TIF District No. 2000-8.

REDA has determined that the use of TIF is essential if property within the TIF District is to be redeveloped. Pursuant to section 469.175, subd. 3 of the TIF Act, REDA has determined that "but for" the use of tax increment no redevelopment would occur. This conclusion is based on the continuation of the historical reality that current market values would remain the same or decline without tax increment because there would be no development or redevelopment and the sites would continue to deteriorate. The market values likely to occur after redevelopment of the sites with new single family dwellings through the use of tax increment, even when discounted by the stream of increment used to assist the development of the sites, will be higher than the values likely to result if tax increment assistance is not offered.

E. Redevelopment Project Plan. REDA adopted a Redevelopment Plan for Redevelopment Project 2000 in 1995 at the time of adoption of the plan for TIF District No. 2000-1. In 1998, REDA approved tax increment plans for TIF District Nos. 2000-2 and 2000-3. REDA approved the tax increment plan for TIF District No. 2000-4 in 2001 and the plan for TIF District No. 2000-5 in 2004. The TIF Plan for TIF District No. 2000-6 was approved in 2007. The TIF Plan for TIF District No. 2000-7 was approved in 2009 and modified in 2010. The TIF Plan for TIF District No. 2000-8 was approved in 2014 and modified in 2015 and again in 2016. REDA modified the Redevelopment Plan most recently in 2009 but only for the purpose of expanding the boundaries of the Project area. The plan for development of the community outlined in the Redevelopment Plan, as amended, continues to provide the basis of REDA's efforts to develop portions of the community which have not and remain unlikely to be redeveloped solely through private efforts. The Plan for TIF District No. 2000-9 is fully consistent with the amended Redevelopment Plan for Redevelopment Project 2000.

F. Description of TIF District. A map showing the boundaries of the Redevelopment Project and the locations of the two properties to be included within TIF District No. 2000-9 is attached to the TIF Plan as Exhibit A. The street addresses and property identification numbers of the parcels within TIF District No. 2000-9 are attached as Exhibit B.

G. Redevelopment Project Contracts. REDA has not yet entered into a redevelopment contract with regard to either property to be included within the TIF District. Contracts regarding the properties within TIF District No. 2000-9 will be entered into in accordance with section 469.176, subd. 5 of the TIF Act. All contracts will be approved by REDA prior to becoming effective.

H. Classification of TIF District. TIF District No. 2000-9 qualifies as a redevelopment TIF district, pursuant to section 469.174, subd. 10 of the TIF Act. This classification is based on reports prepared by REDA staff regarding the physical condition of the principal structures on the parcels within the TIF District. Both of the parcels contained a principal building which was structurally substandard and were considered to be improved within the meaning of the TIF Act. Written reports containing these facts and analyses are in the possession of REDA and will be retained for the life of the TIF District.

Due to the poor physical condition of the structures, REDA adopted a resolution pursuant to Minnesota Statutes, section 469.174, subd. 10(d) prior to demolition. The buildings were subsequently demolished and the properties are being included in a tax increment district within three years.

Neither of the parcels, in whole or in part, qualified under Minn. Stat., Sections 273.111 or 237.112 or Chapter 473H for taxes payable in any of the five calendar years before filing for certification.

I. Modification of TIF Plan. The Plan for TIF District No. 2000-9 may be modified by REDA, provided that any enlargement of the geographic area of the TIF District, increase in amount of bonded indebtedness to be incurred, including a determination to capitalize interest on the debt if that determination was not a part of the original Plan, or to increase or decrease the amount of interest on the debt to be capitalized, increase in the portion of the captured tax capacity to be retained by REDA, increase in total estimated tax increment expenditures or designation of additional property to be acquired by REDA shall be approved upon the notice and after such discussion, public hearing and findings as required for approval of the original Plan.

REDA envisions the possibility of periodic expansions or additions to TIF District No. 2000-9 as additional properties in need of public assistance become available. These may be added to TIF District No. 2000-9 or new tax increment districts may be established within the Redevelopment Project as deemed appropriate by REDA.

J. Use of Tax Increment. Pursuant to section 469.176, subd. 4 of the TIF Act, all revenues derived from TIF District No. 2000-9 will be used in accordance with the TIF Plan. The revenues will be used to finance or otherwise pay the capital and administrative costs of development activities within the District as identified in the Redevelopment Plan and TIF Plan. In general, tax increment will be used to acquire the identified properties, demolish structurally substandard buildings and construct minor infrastructure improvements incidental to redevelopment of the sites.

K. Excess Tax Increment. Pursuant to section 469.176, subd. 2 of the TIF Act, in any year in which increment exceeds the amount necessary to pay the costs authorized by the TIF Plan, REDA shall use the excess amount to do any of the following, in the order determined by REDA:

1. prepay the outstanding bonds or other obligations;

2. discharge the pledge of tax increment therefor;

3. pay into an escrow account dedicated to the payment of bonds or other obligations; or

4. return the excess amount to the County auditor who shall distribute the excess amount to the City, the County and the School District in direct proportion to their respective tax capacity rates.

REDA may also choose to modify the TIF Plan in order to provide for other public expenditures within the Project or District, in accordance with the TIF Act.

L. Limitation on Increment.

If, after four years from the date of certification of the original tax capacity of TIF District No. 2000-9, no demolition, rehabilitation, or renovation of property or other site preparation, including qualified improvement of a street or right-of-way adjacent to a parcel but not installation of underground utility service, including sewer or water systems, has been commenced on a parcel located within TIF District No. 2000-9 by REDA, or by the owner of the parcel in accordance with the TIF Plan, no additional increment may be taken from that parcel, and the original tax capacity of that parcel shall be excluded from the original tax capacity of the TIF District. If one of these activities subsequently commences, REDA shall so certify to the county auditor, and the tax capacity of the property as most recently certified by the commissioner of revenue may be added to the TIF District.

At least 75 percent of all revenue received from increment must be expended on activities within TIF District No. 2000-9 or to pay bonds to the extent that the proceeds of the bonds are used to finance activities within the District or to pay or secure payment of debt service on credit enhanced bonds. No more than 25 percent of increment may be spent outside of the TIF District. For this purpose, all administrative expenditures will be considered to have been spent outside of the TIF District. The requirements of section 469.1763, subd. 3 of the TIF Act must be satisfied in order for increment to be considered expended within the TIF District.

No tax increment shall in any event be paid to REDA from TIF District No. 2000-9 after 25 years after the date of receipt by REDA of the first increment.

M. Limitation on Administrative Expenses. Pursuant to section 469.176, subd. 3 of the TIF Act, administrative expenses are limited to 10 percent of the total estimated tax increment expenditures authorized by the TIF Plan or the total tax increments as defined in section 469.174, subd. 25, clause (1) of the TIF Act, whichever is less.

N. Limitation on Boundary Changes. The geographic area of TIF District No. 2000-9 may be reduced, but cannot be enlarged after five years following the date of certification of the original tax capacity by the County auditor.

O. Relocation; Business Subsidy. Although no relocation is anticipated, REDA accepts as binding its obligations under state law regarding relocation benefits and services and, if necessary, it will administer relocation benefits and services for families and individuals displaced by public action.

Because it involves housing, the financial assistance which has been offered or will be offered by REDA in TIF District No. 2000-9 is exempt and is not considered a business subsidy under Minn. Stat., Section 116J.993, subd. 3 (7).

P. Parcels to Be Acquired Within the TIF District. Both of the properties within TIF District No. 2000-9 have been acquired by REDA. REDA has demolished both of the structures, cleared the sites and intends to sell the lots to developers for redevelopment.

Q. TIF Account. The tax increment received with respect to TIF District No. 2000-9 will be segregated by REDA in a special account on its official books and records and used for the purposes enumerated in the TIF Plan. Although REDA will not expend more in total tax increment than authorized by the TIF Plan, as it may be amended from time to time, the individual line items in the budget are estimates and may be exceeded.

R. Sources of Revenue; Estimate of Bonded Indebtedness. REDA does not currently intend to sell bonds to third parties to pay for the items budgeted in this TIF Plan. REDA intends to finance up-front costs through an interfund loan from its development account. On November 18, 2008, REDA adopted a resolution authorizing an interfund loan in an amount not to exceed $1,000,000. Expenses associated with TIF District No. 2000-9 as well as those from previous districts have been paid from this loan. Funds advanced by REDA through the interfund loan for the purchase of land and demolition of structurally substandard buildings will be reimbursed to REDA as increment is received from the new construction.

Costs of TIF District No. 2000-9 will be financed primarily through the collection of tax increment, land sales and interfund loans. REDA reserves the right to use other sources of revenue if available and appropriate. Although it is not currently REDA's intent to sell its general obligation or revenue bonds to pay for costs, REDA reserves the right to do so.

The estimated sources of funds for TIF District No. 2000-9 are shown below:

Sources of Funds	
Tax Increment - Land Sales	$ 49,000
Tax Increment Distribution	$175,726
Total Project Revenues	$224,726

S. Use of Funds. The following costs are authorized for expenditure within TIF District No. 2000-9:

Use of Funds	
Land and Building Acquisition	$ 191,344
Site Improvements and Preparation	$ 28,350
Administrative Expenses	$ 22,473
Interfund Loan Interest	$ 287,988
(Less Adjust Expense to Maximum Increment Revenue)	$(305,429)
TOTAL COSTS	$ 224,726

Tax increment, land sales and interfund loan transfers are expected to be used for project costs and is a not-to-exceed budget rather than an expected budget of costs.

Estimated costs of TIF District No. 2000-9 are subject to change among categories without a modification of the TIF Plan.

The above expenditure and revenue estimates are based on the best information available at the time of adoption of the TIF Plan.

T. Original Net Tax Capacity and Tax Increment. Pursuant to section 469.177, subd. 1 of the TIF Act, the original net tax capacity of TIF District No. 2000-9 is $1,225 based on pay 2017 taxes. Each year the County auditor will measure the increase or decrease in the total net tax capacity of property in the TIF district. Any year in which the net tax capacity of TIF District No. 2000-9 exceeds $1,225, increment will be payable to REDA. Any year in which the net tax capacity is below $1,225, no value will be captured and no increment will be payable to REDA.

Each year after the certification of the original net tax capacity, the County auditor will increase or decrease the original net tax capacity of property within TIF District No. 2000-9 as a result of:

1. change in the tax exempt status of the property;
2. reduction or enlargement of the geographic boundaries of the TIF District; or
3. reduction of valuation by means of a court-ordered abatement, stipulation agreement, voluntary abatement made by the assessor or auditor or by order of the Minnesota commissioner of revenue.

U. Duration of the TIF District. In accordance with section 469.176, subd. 1b of the TIF Act, REDA wishes to retain its right to receive TIF payments for the full statutory duration of the district, which means that no increment will be paid to REDA after 25 years after the date of the receipt of the first increment. The first increment is estimated to be received by REDA in 2019 which would mean that no increment would be paid after 2044. If the first increment is received earlier or later, the termination date of the TIF District will be adjusted accordingly.

V. Estimate of Captured Tax Capacity. Pursuant to sections 469.175, subd. 1 and 469.177, subd. 2 of the TIF Act, the estimated net captured tax capacity of TIF District No. 2000-9 will be $3,775 after January 2, 2018 for taxes payable beginning in 2019. The captured net tax capacity was estimated in the following manner:

Tax Capacity on January 2, 2019	$ 5,000
Original Tax Capacity	$ 1,225
Captured Tax Capacity	$ 3,775

Pursuant to section 469.177, subd. 2 of the TIF Act, it is found and declared that all of the captured net tax capacity generated by TIF District No. 2000-9 is necessary to finance or otherwise make permissible expenditures authorized by section 469.176, subd. 4 of the TIF Act.

REDA has reviewed the two lots in the TIF District and has determined that no building permits were issued by the City during the 18 month-period immediately preceding approval of the TIF Plan.

W. Estimated Impact on Other Taxing Jurisdiction. In is anticipated that $5,121 in increment will be captured annually within TIF District No. 2000-9. This increment amount is based on the value of the development on January 2, 2018 for taxes payable beginning in 2019. The composite tax capacity rate for the affected properties is currently 1.25 percent. Applying the percentage of the total tax capacity rate attributable to each taxing jurisdiction to the annual increment of $5,121 reveals the annual "loss" of tax dollars by each jurisdiction if the projects would have occurred without TIF. Although REDA believes the actual impact on other taxing jurisdictions is zero because development would not occur within the reasonably foreseeable future without public intervention, the assumed amount of tax dollars foregone by each jurisdiction is listed below:

"Lost" Tax Increment Attributable
to Various Taxing Jurisdictions

Taxing Jurisdiction	Tax Capacity Rate	% of Total Tax Capacity	Est. Tax Loss ($)
City of Robbinsdale	50.505	37.23%	1,907
Hennepin County	43.999	32.43%	1,661
Independent School District No. 281	31.595	23.29%	1,193
Others	9.569	7.05%	360
Total	135.668	100%	5,121

The cumulative tax increment to be collected within TIF District No. 2000-9 is estimated to be $175,726. The present value of that stream of tax increment is $136,489. Additional details are provided on Exhibit C attached hereto.

X. Estimated Impact of District on City Services and County Roads. REDA has reviewed the probable impact of the development anticipated to occur in TIF District No. 2000-9 on City police services, fire services, storm sewer, sanitary sewer and water services and other municipal services and infrastructure. It is expected to be minimal due to the nature and scale of the development and because the new structures will replace previously existing ones.

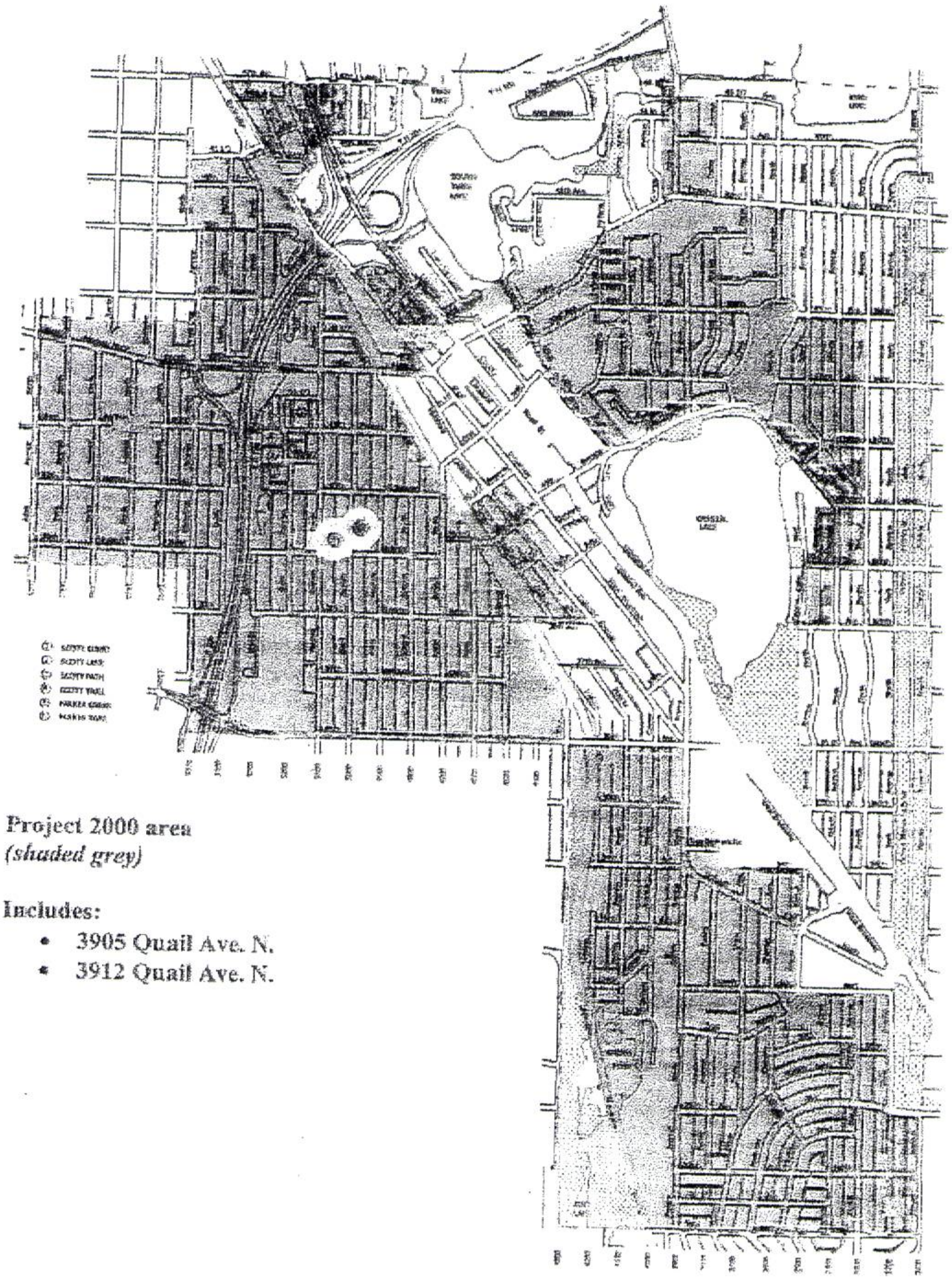
Because the development in TIF District No. 2000-9 is not expected to have any impact on County roads, the TIF Plan was not sent to the County 45 days prior to the public hearing.

Y. Annual Disclosure. Pursuant to section 469.175, subds. 5, 6 and 66 of the TIF Act, REDA must file an annual financial report regarding all of its TIF Districts, including TIF District No. 2000-9. The report must be filed by August 1 of each year with the School District, the County and the State auditor. The TIF Act also requires that an annual statement be published in a newspaper of general circulation in Robbinsdale on or before August 15.

EXHIBIT A

City of Robbinsdale

Redevelopment Project 2000 and Tax Increment Financing District 2000-9



Project 2000 area
(shaded grey)

Includes:

- 3905 Quail Ave. N.
- 3912 Quail Ave. N.

EXHIBIT B

The following two properties comprise TIF District No. 2000-9:

Address	PIN
3905 Quail Avenue North	06-029-24-31-0095
3912 Quail Avenue North	06-029-24-31-0072

EXHIBIT C

REDA
TIF Analysis
Project 2000-9 Feb 2017

Projected Tax Increment Revenues over life of District generated from taxes

Tax Year	MKV	Tax Cap	Frozen Value MKV	Frozen Value Tax Cap	Available Tax Cap	Tax Increment	TIF PV	PV 2%	Year
2018	500,000	5,000	98,000	1,225	3,775	5,121	5,121	1.00000	1
2019	510,000	5,100	98,000	1,225	3,875	5,257	5,154	0.98039	2
2020	520,200	5,202	98,000	1,225	3,977	5,396	5,186	0.96117	3
2021	530,604	5,306	98,000	1,225	4,081	5,537	5,217	0.94232	4
2022	541,216	5,412	98,000	1,225	4,187	5,681	5,248	0.92385	5
2023	552,040	5,520	98,000	1,225	4,295	5,827	5,278	0.90573	6
2024	563,081	5,631	98,000	1,225	4,406	5,977	5,308	0.88797	7
2025	574,343	5,743	98,000	1,225	4,518	6,130	5,337	0.87056	8
2026	585,830	5,858	98,000	1,225	4,633	6,286	5,365	0.85349	9
2027	597,546	5,975	98,000	1,225	4,750	6,445	5,393	0.83676	10
2028	609,497	6,095	98,000	1,225	4,870	6,607	5,420	0.82035	11
2029	621,687	6,217	98,000	1,225	4,992	6,773	5,447	0.80426	12
2030	634,121	6,341	98,000	1,225	5,116	6,941	5,473	0.78849	13
2031	646,803	6,468	98,000	1,225	5,243	7,113	5,499	0.77303	14
2032	659,739	6,597	98,000	1,225	5,372	7,289	5,524	0.75788	15
2033	672,934	6,729	98,000	1,225	5,504	7,468	5,549	0.74301	16
2034	686,393	6,864	98,000	1,225	5,639	7,650	5,573	0.72845	17
2035	700,121	7,001	98,000	1,225	5,776	7,836	5,597	0.71416	18
2036	714,123	7,141	98,000	1,225	5,916	8,026	5,620	0.70016	19
2037	728,406	7,284	98,000	1,225	6,059	8,220	5,643	0.68643	20
2038	742,974	7,430	98,000	1,225	6,205	8,418	5,665	0.67297	21
2039	757,833	7,578	98,000	1,225	6,353	8,619	5,687	0.65978	22
2040	772,990	7,730	98,000	1,225	6,505	8,825	5,708	0.64684	23
2041	788,450	7,885	98,000	1,225	6,660	9,035	5,729	0.63416	24
2042	804,219	8,042	98,000	1,225	6,817	9,249	5,750	0.62172	25
Totals						175,226	136,489		

Assumptions:
Frozen tax capacity is set at 1%, since properties are non-homestead at 1.25%
MKV Growth assumed to be 2% per year
Tax Rate = 1.39468 (Pay 2017 Rate)

G:\REDA\TIF District\TIF 2000-9\TIF 2000-9 Initial Budget Info Feb 7 2017.xlsx

494902v2 RB115-54

Attachment 2

Member ________________ moved and Member ______________ seconded a motion that the following resolution be read and adopted this 14th day of March, 2017.

ROBBINSDALE ECONOMIC DEVELOPMENT AUTHORITY

RESOLUTION NO. 17-_____

A RESOLUTION ADOPTING A TAX INCREMENT PLAN FOR TAX INCREMENT FINANCING DISTRICT NO. 2000-9

Section 1. Recitals.

1.1. The Robbinsdale Economic Development Authority ("REDA") finds that there exist scattered throughout various residential areas of the community structurally substandard single family and other residential buildings which have a blighting influence on the surrounding area due to their poor physical condition, small size or functional obsolescence and which, because of those conditions, threaten the health, safety and welfare of the community.

1.2. REDA further finds there is a general lack of new and larger single family structures within the community, particularly those which offer features commonly found in new construction in the outer suburbs but which are lacking among the older housing stock generally available within Robbinsdale. Such deficiencies make it difficult for many persons in need of larger housing due to an expanding family or who desire to live in larger or more comfortable housing to locate such accommodations within Robbinsdale.

1.3. It is in the public interest, helpful for the tax base and beneficial for the health, safety and welfare of the community as a whole to remove old, structurally substandard single family and other residential buildings and replace them on an in-fill basis with newer and larger single family housing.

1.4. Due to market conditions which exist today and are likely to persist for the foreseeable future, the private sector is not able to accomplish redevelopment of the type needed within Robbinsdale and, therefore, such will not occur without public intervention.

1.5. In order to foster the redevelopment described above, REDA adopted the Redevelopment Plan for Redevelopment Project 2000 (the "Project") on September 12, 1995 covering the portion of the community in which the described conditions then existed and prepared a plan (the "Redevelopment Plan") pursuant to Minnesota Statutes, sections 469.001 through 469.047 (the "HRA Act") to implement the goals and objectives summarized above. In 2009, REDA modified the Redevelopment Plan to expand the boundaries of the Project.

1.6. REDA also determined that, among others, a source of funds to finance the Project is from tax increment and has previously authorized establishment of eight tax increment financing districts within the Project.

1.7. REDA has now determined to establish a ninth tax increment financing district within the Project ("TIF District No. 2000-9"), and has authorized preparation of a tax increment financing plan (the "TIF Plan") related thereto, which TIF Plan outlines the plan for expenditure of public funds to achieve the goals and objectives of the Project and the Redevelopment Plan, all pursuant to Minnesota Statutes, sections 469.174 through 469.1794 (the "TIF Act").

1.8. Pursuant to such authorizations, a document entitled "Tax Increment Financing Plan, Tax Increment Financing District No. 2000-9, Robbinsdale Economic Development Authority", dated March 14, 2017 has been prepared by staff and submitted for review by REDA.

Section 2. Tax Increment Plan Approval.

2.1. REDA has reviewed the TIF Plan. REDA finds that the objectives of encouraging residential redevelopment within the Project will be advanced by the adoption of the TIF Plan.

2.2. The TIF Plan is hereby adopted by REDA. The boundaries of Tax Increment Financing District No. 2000-9 are as described in the TIF Plan.

2.3. It is noted that both of the properties included within TIF District No. 2000-9 contained a structure which at the time it came to the attention of and was acquired by REDA was so substandard as to warrant immediate demolition in order to protect public health and safety. REDA previously authorized demolition of the substandard structures located at 3905 Quail Avenue North and at 3912 Quail Avenue North and they have been demolished. In including those properties within TIF District No. 2000-9 at this time, REDA relies on Section 469.174, subd. 10(d) of the TIF Act.

Section 3. Further Proceedings.

3.1. It is noted that a copy of the TIF Plan was transmitted to the board of Independent School District No. 281 and the board of commissioners of Hennepin County for review and comment and that said public bodies have been notified of the public hearing to be held thereon by the Robbinsdale city council.

3.2. REDA requests the city council to hold a public hearing on the TIF Plan as soon hereafter as is practicable and recommends that the TIF Plan be approved by the City.

The question was on the 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 14th DAY OF March, 2017.

Pat Backen, President

ATTEST:

Marcia Glick, Executive Director

475158v2 RHB RB115-54

AGENDA ITEM **# 9A**
March 14, 2017

INFORMATION ONLY: Project Updates

ADDRESS	COMMENTS
3358 Grimes *(Berzins)*	Waiting for lawn to turn green this spring in before issuing certificate of completion
Twin Oak cul-de-sac *(Robbins Beach)*	REDA Closed public hearing 2/14 and provided negotiating instruction to Exec Dir. Developer further analysis of costs discussed at March 7 special meeting.
3811 Major *(Hyland)*	TIF 2000-8. Purchase agreement with Hylands signed – Closing by 5.1.17; completed by 12.31.17 (goal for completion late August)
4518 Regent *(Allison)*	Closing scheduled March 10, 2017. Permit ready for pick up. Completion 12.31.17
4629 France	***See Agenda Item.***
4023 Zane	TIF 2000-8: Plans received for review from Jim Peterson. ***See Agenda Item***
4524, 4530 Regent *(Quail Ridge)*	Both lots have lot reservation fees from Hammer. Plans need to be received in time for neighborhood notification. No plan review for this month. ***See Agenda Item***
3912 Quail & 3905 Quail	Establish TIF District 2000-9. ***See Agenda Item.*** City Council public hearing March 21.
3606 Lake Drive	Two lot redevelopment – waiting for spring rains to determine potential flood area.
4150 Regent – Garages *(Pendergast)*	TIF Project 8: Mortgage payments for acquisition started 6/2016.
39xx W. Broadway	Property is tax exempt pending redevelopment.
Habitat for Humanity-MNDOT lots	Follow up on 4101 Unity, NE Vera Cruz cul-de-sac as possible sites. Check with MNDOT on 42nd/Toledo triangle lot
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. Easement Only – aging title commitment – on hold:38th & Vera Cruz
3760 Lee	Possible sale to City for water treatment plant.
3108-12 Grimes	Holding.
4212 Grimes; 4364 Grimes	Neighbors maintaining
Twin Oak Lane-rear yards	Outlot B – Contract for deed payments on schedule Outlot C – Contract for deed payments on schedule
OPEN TO BUSINESS	Office Hours even numbered months. 1st Wednesday 9:30-11:30 a.m. Multi-year contract with ability to cancel.
Terrace Redevelopment TIF Agt.	Approved 12/13/16. CC/REDA meeting to review landscaping (City), elevations and final site plan (REDA) – March/April.
4165 Hubbard *NSide Oriental Mkt*	Property acquired. Lease payments on schedule. Waiting on county to sign grant.
4501 Orchard *(Soul Brothers)*	Project in place. Contract for deed payments on schedule.
4131-35 W Broadway	Performance Meals open. Contract for Deed Payments on schedule.
Lions Gym Façade grant	Projects completed--forgiven after 10 years (January 2022)
EMI Rehab Façade grant	Projects completed –forgiven after 10 years (January 2022)
Wicked Wort – Façade grant	Project completed – forgiven after 10 years (December 2025)
Golden Age Design Façade grant	Agreement signed – forgiven after 10 years (December 2026) Sign and painting complete – lighting/electrical work soon.
Clare Housing TIF District	Project completed. Pay-as-you-go TIF agreement.
Downtown/Plaza Project	***Pianos On Parade - $2500 payment on disbursement list (-$100 for piano found)*** Info request – Mural cost was $8000 including paint – possible Ace Hardware project
Downtown Shared Parking Lot	Plan developed for Lions/Strait Stuff/Performance Meals/Wuollet and Home Options including eliminating the wall behind Wuollet (no backing into loading), sharing dumpsters to increase parking. Working on financing.
Business District Initiative	See Detail on next page. Completion required by October 2018.
TCF Sales Proceeds	*See Below*

Marcia Glick, Executive Director

Business District Initiative - $35,000 Project deadline October 2018		
Ace Hardware - awning	Total Budget $3,433.20	Grant $1,444 complete
Straight Stuff - awning & paint	$3,029.62	$1,010 complete
Performance Meals - awning - future window update	$2,900	$ 966.77 complete
4180 W Broadway - awnings & paint	$6,200	$1,111.29 complete
Lions Gym - Hubbard window/door also doing window on N side	$5,842 grant elig. $ 7,368 total	$1,947.70 complete
Wickedly Charming - Windows, stucco repairs, signs	$4,746.68	$1582.22 complete
Golden Age Design - Hubbard side sign, lights, paint - Loan on WB side	$10,475 both sides of building $6,983	$ 3,492 Waiting on work completion
P & D Mechanical - Considering 41st side updates		
Nonna Rosa's - Awnings - Considering window updates	$2,670 est. plus permits included rear entrance not eligible for grant.	$ 769.33 awnings
Broadway Court - Commercial Space awning and lighting updates	$4400	$1,466.67 (April)

TCF SALES PROCEEDS		
	Budget	Use to Date
Acquire tax forfeit 39 on WB	50% of cost	$70,000
Key Option Agreements *Nside Oriental has grant for acq *EMI *Others?	$80-100,000	
Explore Option for relocating deliveries on 41 ½ - Shared parking designs/discussion	$15,000-$20,000	$9000 (note $8508 spent to date)
Implement sidewalk/curb improvements on 41 ½ inc. landscape restoration	$35,000-$40,000	
Streetscape improvements: Clock Furniture Façade Incentives (covered by other grant)	$25,000-$50,000	$8500 Trash containers (2016) $7646
Total Proceeds	$245,896.30	Total Spent $ 95,146