

**ROBBINSDALE
ECONOMIC DEVELOPMENT AUTHORITY
MEETING MINUTES
TUESDAY, APRIL 9, 2019
COUNCIL CHAMBERS**

CALL TO ORDER:

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

MICROPHONE CHECK:

2. Complete.

ROLL CALL:

3. Members Present: Blonigan, Murphy, Backen, Selman, President Rogan
Members Absent: None
Staff Present: Marcia Glick, Executive Director
Ron Batty, EDA Attorney

#4A-E CONSENT AGENDA:

4. **MOTION** by Member Blonigan, seconded by Member Backen to approve and place on file the Consent Agenda Items #4A-E:
 - A. Motion to approve and order place on file minutes of the following:
 - **Regular Meeting Minutes of March 12, 2019;**
 - B. Motion to approve **Disbursement Requests** for period ending April 9, 2019;
 - C. Motion to authorize the Executive Director to execute the **First Amendment to Contract for Private Development with ProMeals, LLC** extending completion date to September 30, 2019;
 - D. Motion to adopt Resolution Authorizing An **Interfund Loan for Advance of Certain Costs in Connection with Tax Increment Financing District No. 14;**
 - E. Motion to authorize the Executive Director to execute the **1st Amendment to Lease for Salon HALO** extending the lease through June 30, 2024.

All were in favor and the motion carried.

#5: PUBLIC HEARINGS:

5. None scheduled.

#6A: OLD BUSINESS: Redevelopment Agreement 3600-3650 France Ave N:

6. Glick reviewed the staff report noting the key points of the agreement.
7. Board members asked for clarification on the acquisition of the former West Broadway right-of-way, potential groundbreaking October 2019, and 14 months of construction.

8. Glick noted the project increased to \$7.9M pay as you go financing; an increase of \$500,000. The units will be at the upper end of market rate housing. Confirmed with Jason Aarsvold that the project meets the 'but for' test. Assistance gets the developer back to a similar return from original agreement. Typical assistance is 5% to 20% in TIF; this one is 15% assistance. Look-back provision helps to confirm assistance needed.
9. **MOTION** by Member Selman, seconded by Member Backen to authorize the Executive Director to execute the Development Agreement with Parker Station Flats LLC (Inland Development Partners LLC, Managing Partner) including terms described in the memo.
10. Member Blonigan noted that this is an amazing new addition to Robbinsdale, 197 unit apartment building approaching luxury status.
11. President Rogan noted that the project is expensive. It will have great curb appeal, underground parking, and great amenities.
12. **All were in favor and the motion carried.**

#6B: OLD BUSINESS: Sale of 3760 Lee Ave N:

13. Glick reviewed the staff report and showed some pictures of water plants in other Minnesota cities. Details are hard to guess before the plans are developed.
14. REDA members outlined goal of blending into the residential character main floor windows that have a residential feel; parking and entrance in the back of the building or from 38th Avenue; examples with the silos in the rear preferred. Consideration of solar panels; possibility of meeting space (potentially in place of Lee Park shelter); camera coverage/motion activated lighting; brown (not green) pitched roof; minimal signage – just "Robbinsdale Water Works" sign – no big monument. Discussed whether building would be visible from LRT.
15. Member Selman noted the comment sheets from the open house and the need to make the building look less institutional.
16. Consensus of the Board is to hold the public hearing on June 11, 2019; notification area to cover 36th to 39th between Noble and Lee Avenues; public hearing notice to include contact information for staff and how to make comments if unable to attend. Include map of area and description of the building; possibly a couple of options.

#6C: OLD BUSINESS: Downtown Mural Proposal:

17. Glick presented the staff report and reviewed the progress of funding for the project. Reported the donations received. Grant funds are available for the project.
18. Consensus of the Board is to direct staff to move forward with artist on the project.

#8A: OTHER BUSINESS: Insurance Renewal - Waiving the Statutory Tort

Liability Limits:

19. Glick reviewed the staff report.
20. **MOTION** by Member Blonigan, seconded by Member Murphy to direct the Executive Director to execute the appropriate documents related to the 2019-2020 insurance renewal which will not include a waiver of the municipal tort liability limits and not involve the purchase of extra coverage.
All were in favor and the motion carried.

#9A: Information Only: Project Update

21. Glick gave a quick recap of various projects outlined in the report.

#10: REDA General Communications

21. Member Murphy commented on the graffiti under the Highway 100 bridge on the Brooklyn Center side and clarified storage pod requirements.
22. Member Selman noted the EGGstravaganza Event on Saturday, April 13 2019 at City Hall at 1:00 p.m. for children 9 and under. All prizes have been donated. Rain or shine event.

He identified a trip hazard that needs repair at curb/sidewalk by Sacred Heart Church on Hubbard Ave.

He noted that Chaska has an iron work fence with 'Chaska' in black metal on Highway 212 bridge. Consider branding location here in Robbinsdale.

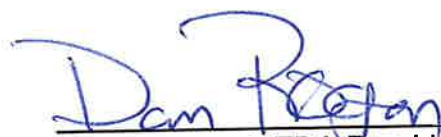
23. Member Blonigan thanked Salon HALO for renewing their lease.

#11: ADJOURNMENT:

24. **MOTION** by Member Selman, seconded by Member Backen to adjourn the meeting at 7:54 p.m.
All voted in favor and the motion carried.



Marcia Glick, Recording Secretary



Dan Rogan, REDA President