ROBBINSDALE
ECONOMIC DEVELOPMENT AUTHORITY
MEETING MINUTES
TUESDAY, APRIL 11, 2023
COUNCIL CHAMBERS

CALL TO ORDER:

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

MICROPHONE CHECK:

2. Complete.

ROLL CALL:

3. Members Present: Blonigan, Webb, Murphy, Wagner, President Parisian
   Members Absent: None
   Staff Present: Tim Sandvik, Executive Director
   Ron Batty, EDA Attorney

#4A-B CONSENT AGENDA:

4. **MOTION** by Member Blonigan, seconded by Member Murphy 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 March 1642023**
   B. **Motion** to approve Disbursement Requests for **period ending April 11, 2023**.

   The vote was 5-0 and the motion carried.

#7A: NEW BUSINESS: Rebate & Homeowner Assistance Programs:

5. Pearson introduced the item. He shared current resources and examples from recent history. Then shared examples from neighboring jurisdictions. Grants are available from Hennepin County. Center of Energy and Environment provides a conduit for funding for home improvement loans. CEE is willing to work with the city at a cost.

6. President Parisian asked how much staff time is dedicated to this work in Crystal and working with the CEE staff who decides who gets the loan? Pearson stated that he will ask for further details on their program staff and we will work together to decide who gets a loan.

7. Member Murphy asked if we could contract with CEE to do all the administrative work so we don't need additional staff time. Pearson stated he could ask them.

8. Member Murphy asked if we could partner with Crystal? Pearson replied he could ask them. Some resources may be required.

9. Member Blonigan wants to make sure we have a good partnership.

10. Member Wagner inquired if all of the loans are forgivable. Sandvik stated that it could be but staff is looking for direction and will bring back recommendations.

11. Member Blonigan supports CEE if they are effective but with a lean staff recognizes limits.

12. Member Blonigan asked if other resources might be considered.

13. Member Wagner asked are there parameters to residency to limit "investors" or "flippers". Pearson shared that they want to see homesteaded properties.'

14. Member Murphy asked what do we want to accomplish, what do we want out of it curbside appeal or energy efficiency?

15. President Parisian stated give priority to sustainability.

16. Member Blonigan would like income limits for those who request assistance. Would also like to see a residency (stay for 10-year stay) requirement.

17. Member Webb would like to decide what direction we would go, would like to have community input. How is this going to be carried out? Budget to hire staff?

18. Sandvik stated we have good parameters from the Board and will come back with further information.

19. Member Wagner liked the Crystal model but would prefer a more flexible program.

20. Member Murphy stated a combination (give/start) is what he prefers.

#7B: NEW BUSINESS: Minnesota Assistance Council of Veterans Parking Request possible Executive Session

21. Pearson presented the staff report. Provided photos of the site, survey of the building. The Minnesota Assistance Council of Veterans (MACV) has purchased the property and they want to convert it to 21 single occupancy sleeping rooms to 4 one bedrooms apartments and 11 single occupancy sleeping rooms. The lower level to be converted to 4 one-bedroom apartments. Outlined parking spaces at Broadway Court. MACV would like the EDA to allow some parking at Broadway Court. Presented ideas for parking spaces at Broadway Court.

22. Member Murphy asked how much parking is needed. Pearson stated they have a range…40% of residents have cars, so 6 spaces are needed.

23. Member Blonigan asked if the new use will be one that pays income taxes, would like to know what the MACV resources are. Wants any lease the EDA has to be completely under EDA control. Pearson stated the MACV intends to apply to be tax exempt should parking be used at Broadway Court.

24. **MOTION** by Member Blonigan, seconded by Member Webb to recess to Executive Session. **The vote was 5-0 and the motion carried.**

RECESS TO EXECUTIVE SESSION AT 7:49 p.m.
RETURNED FROM EXECUTIVE SESSION AT 8:16 p.m.

25. The Board provided direction to staff.

#7C: NEW BUSINESS: Rental Leases for 4614 41½ Ave N and 4165 Hubbard Ave N.

26. Executive Director Sandvik introduced this item. Guidance on what to do with these properties in terms of maintenance. Staff seeks to grant authority to the Executive Director to negotiate leases.

27. Member Blonigan described both properties. 4165 Hubbard is the Northside Oriental Market and 4614 41½ Ave N is Mitchell Realty. What do we net, do we have to pay a percentage to county in lieu of real estate taxes? Sandvik stated that he does not have the net but will get into more information on revenue and expenditures for each property.

28. Member Murphy stated agreed with Member Blonigan. Are our leases triple net? Sandvik stated he will provide further information.

29. President Parisian agreed to expectations. Member Blonigan clarified the term triple net means having the tenant pay a percentage of the operating costs of utilities, taxes, etc.

30. **MOTION** by Member Murphy, seconded Member Webb to authorize the Executive Director to negotiate and execute rental leases for 4614 41 ½ Ave N and 4165 Hubbard Ave N.
The vote was 5-0 at the motion carried.

#7D: NEW BUSINESS: Potential Easement Discussion – 4600 41st Ave N

31. This item was discussed in Executive Session.

#7E: NEW BUSINESS: Partnership with Hennepin County in the new Elevate Business Program

32. Sandvik presented this item regarding. This program is intended to be the next step from Open to Business program. Hennepin County has implemented this program to many cities in Hennepin County to move this program forward.

33. No comments or questions from the Board.

34. **MOTION** by Member Murphy, seconded by Member Wagner to authorize the Executive Director to sign "Agreement for Elevate Hennepin Programming".
The vote was 5-0 and the motion carried.

#8A: INFORMATION ONLY: Project Update:

35. Pearson reported that The Reeve is 56% leased and 30% occupied.

#9A: REDA GENERAL COMMUNICATIONS:

36. Commissioner Webb asked for confirmation of the Open House for The Reeve. Sandvik replied that it will be on May 9 at 6:00 p.m. and is a public meeting.

10: ADJOURNMENT:

37. **MOTION** by Member Wagner, seconded Member Murphy to adjourn the meeting at 8:30 p.m.
The vote was 5-0 and the motion carried.

Mia Parisian, REDA President

Tim Sandvik, Executive Director