

ROBBINSDALE
ECONOMIC DEVELOPMENT AUTHORITY
AGENDA
TUESDAY, APRIL 12, 2016
7:00 P.M.
COUNCIL CHAMBERS

1. MEETING CALLED TO ORDER
2. MICROPHONE CHECK:
3. ROLL CALL: Backen, Murphy, Rogan, Selman, President Blonigan
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 March 8, 2016**..... 2-4
 - B. Motion to approve **Disbursement Requests** for period ending April 12, 2016..... 5
 - C. Motion to authorize extension of development agreement to **3527 Grimes Ave N**..... 6
 - D. Motion to approve **County Grant Award-Business District Initiative**..... 7
 - E. Motion to accept update regarding **4324 Zenith Ave N**..... 8
5. CONTINUED PUBLIC HEARINGS:
 - A. 3807 Major – Disposition of Land..... 9
 - B. 4518 Regent, 4524 and 4530 Regent – Disposition of Land..... 10
 - C. 4629 France – Disposition of Land..... 11
 - D. 4023 Zane – Disposition of Land..... 12
6. OLD BUSINESS:
 - A. 4131-35 West Broadway – Plans..... 13-14
 - B. Robbins Beach Development Area..... 15-25
7. NEW BUSINESS:
 - A.
8. OTHER BUSINESS:
 - A. Insurance Renewal – Waiving The Statutory Tort Liability Limits.... 26
9. INFORMATION ONLY:
 - A. Project Update..... 27

REDA MEETING AGENDA
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10. REDA GENERAL COMMUNICATIONS
11. ADJOURNMENT

Marcia E. Glick

Marcia Glick, Executive Director

**ROBBINSDALE
ECONOMIC DEVELOPMENT AUTHORITY
MEETING MINUTES
TUESDAY, MARCH 8, 2016
COUNCIL CHAMBERS**

AGENDA ITEM # **4A**
April 12, 2016

CALL TO ORDER:

1. The Robbinsdale Economic Development Authority (REDA) meeting was called to order by President Blonigan at 6:00 p.m.

MICROPHONE CHECK:

2. Complete.

ROLL CALL:

3. Members Present: Rogan, Backen, Murphy, Selman, President Blonigan
Members Absent: None
Staff Present: Marcia Glick, Executive Director
Rick Pearson, Community Development Coordinator

**Ms. Glick noted the addition of New Business Item #7B.*

#4A-C: CONSENT AGENDA:

4. **MOTION** by Member Rogan, seconded by Member Backen to approve the Consent Agenda Items #4A-C:
 - 4A Motion to approve **Regular Meeting Minutes of February 9, 2016;**
 - 4B Motion to approve **Disbursement Requests** for period ending March 8, 2016;
 - 4C Motion to Authorize Executive Director to sign final plat Robbins Beach 2nd Addition (Three Rivers division)**The vote was unanimous and the motion carried.**

#5A: CONTINUED PUBLIC HEARING – 3807 Major – Disposition of Land:

5. MS. Glick reviewed the staff report and noted that she had posted Lot for Sale information on the Facebook page today.
6. President Blonigan opened the public hearing. No one spoke to this item.
7. **MOTION** by Member Selman, seconded by Member Murphy to continue the public hearing until April 12, 2016 at 7:00 p.m.. **All were in favor and the motion carried.**

#5B: CONTINUED PUBLIC HEARING: 4518 Regent, 4524 & 4530 Regent – Disposition of Land:

8. Ms. Glick reviewed the staff report noting that these lots are required to compliment the Quail Ridge development standards.
9. President Blonigan opened the public hearing. No one spoke to this item.

10. **MOTION** by Member Selman, seconded by Member Rogan to continue the public hearing until April 12, 2016 at 7:00 p.m.. **All were in favor and the motion carried.**

#5C: CONTINUED PUBLIC HEARING: 4629 France – Disposition of Land:

11. Ms. Glick reviewed the staff report noting this is an extraordinary large lot and although near Highway 100 it does get some noise buffering from the frontage road and noise walls.
12. President Blonigan opened the public hearing. No one spoke to this item.
13. **MOTION** by Member Murphy, seconded by Member Backen to continue the public hearing until April 12, 2016 at 7:00 p.m.. **All were in favor and the motion carried.**

#5D: CONTINUED PUBLIC HEARING: 4023 Zane – Disposition of Land:

14. Ms. Glick reviewed the staff report noting this is a recently acquired property.
15. President Blonigan opened the public hearing. No one spoke to this item.
16. **MOTION** by Member Rogan, seconded by Member Selman to continue the public hearing until April 12, 2016 at 7:00 p.m.. **All were in favor and the motion carried.**

#6A: OLD BUSINESS: 4501 Orchard Ave N:

17. Ms. Glick reviewed the staff report and noted that Mike Brown and James Winberg, doing business at 4124 West Broadway, shared some visuals of the look of the greenhouses, raised beds and storage buildings. The landscaping will help to control the water. Expect the greenhouse to be on a deck. At this point, not expecting to be a winter structure. Any winter lighting would be similar to summer. Don't anticipate more vehicles that could fit in the driveway.
18. **MOTION** by Member Rogan, seconded by Member Selman including general plans and pictures as decided by staff. **All were in favor and the motion carried.**

#7A: NEW BUSINESS: Modification of Project 2000-8 TIF District

20. Ms. Glick reviewed the staff report.
21. REDA Attorney Batty noted that the first year of expected increment is in 2016.
22. **MOTION** by Member Rogan, seconded by Member Backen to approve "A resolution adopting a second modification to tax increment financing plan for tax increment financing district 2000-8" **All were in favor and the motion carried.**

#7B: NEW BUSINESS: 4324 Zenith Ave N

23. Ms. Glick reviewed the staff report.

24. **MOTION** by Member Rogan and seconded by Member Selman concur with REDA Executive Director action to present a purchase offer for the home for \$85,000. Staff will bring an update to the meeting.

25. Discussion about the HUD process.

26. **All were in favor and the motion carried.**

#8: OTHER BUSINESS:

27.

#9: INFORMATION ONLY: Project Updates:

28. Member Murphy reported a duplex for sale on Lake Dr.

#10: REDA GENERAL COMMUNICATIONS:

29. None

#11: ADJOURNMENT:

30. **MOTION** by Member Selman, seconded by Member Murphy to adjourn the meeting at 6:44 p.m. **The vote was unanimous and the motion carried.**

Marcia Glick, Recording Secretary

Bill Blonigan, President



AGENDA ITEM # 4B
April 12, 2016

**CONSENT AGENDA: Disbursement Requests for period ending
April 12, 2016**

This information will be distributed at the meeting.



AGENDA ITEM # **4C**
April 12, 2016

Consent: 3527 Grimes Construction Extension

Background

On October 1, 2014, REDA entered into a development agreement with Habitat for Humanity for construction of a new home at 3527 Grimes Ave N. The deadline for completion of construction was December 31, 2015.

Analysis

Although the permit was ready for pick up at the beginning of summer, construction did not get underway until late August. Exterior framing was underway by October and the report for the December EDA meeting was that framing and insulation was completed. On January 12, 2016 the Building Official reported that the home was working towards the final home inspections.

In an email update from the project manager this month, Chad Dipman indicated that they are working on the inside punch list and will return to finish up the exterior when the weather cooperates. While they anticipate completing the project before the end of May,

Recommendation

Authorize execution of a 1st amendment to development agreement extending the date for completion to June 30, 2016.

Marcia Glick, Executive Director



Consent: County Grant Award – Business District Initiative

Background

REDA applied for a Business District Initiative grant from Hennepin County in October, 2015. With feedback from County Staff we learned that we would be more competitive in an application for façade update incentive grants than a request for funding to update our public streetscape infrastructure. REDA supported an application where the owner would be required to pay 2/3 of the project costs; REDA would provide a match for the County grant dollars for projects over \$15,000. We recently learned that we were approved for \$35,000.

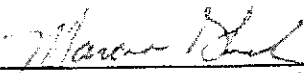
Analysis

First phase of the grant outreach is for businesses on West Broadway between 40 ½ and 42nd (including P & D Mechanical on the south end) for streetscape updates in conformance with architectural design guidelines. 2nd phase, if funds remain, would be available for Hubbard side entrances. Targeted improvements include replacing awning material, tuck point, worn out door replacements, or other enhancements to business facades.

Outreach to eligible businesses will begin after execution of the contract with Hennepin County (anticipated to be this month).

Recommendation

No action at this time.



Marcia Glick, Executive Director



AGENDA ITEM # 4E
April 12, 2016

Consent: 4324 Zenith Ave N

BACKGROUND:

At the March 8, 2016 meeting REDA concurred with the action to submit a purchase offer for \$85,000. As indicated at the meeting, REDA's offer was being held, but another better offer had been accepted to move forward.

Staff will continue to monitor until a change in property ownership is confirmed on the county records.

RECOMMENDATION:

No action required

Marcia E. Glick

Marcia Glick, Executive Director



AGENDA ITEM # 5A

April 12, 2016

CONTINUED PUBLIC HEARING: Disposition of land at 3807 Major Ave. N.

BACKGROUND:

This REDA property has been cleared and is available for single family use. The list price of the 80 ft. lot is \$50,000.

ANALYSIS/CONCLUSION:

Staff has received some inquiries. One of the project engineers working in the Bottineau Project Office continues to express interest. However, no offers have been received to date.

RECOMMENDATION:

1. Open the public hearing.
2. Continue the public hearing until May 10, 2016 at 7:00 pm.



Marcia Glick, Executive Director

CONCURRENCE:



Rick Pearson, Community Development Coordinator



AGENDA ITEM # **5B**

April 12, 2016

CONTINUED PUBLIC HEARING: 4518, 4524 and 4530 Regent Ave. N. Disposition of Lots

BACKGROUND:

The Regent lots are available to anyone who will build houses in conformance with the Quail Ridge development standards.

ANALYSIS/CONCLUSION:

Staff occasionally receives inquiries, but no offers have been presented. The list prices for the lots are \$40,000 each, which is a reflection of the need to remove trees, a garage slab and the possibility that there could be buried foundations.

RECOMMENDATION:

1. Open the public hearing.
2. Continue the public hearing until 7:00 pm May 10, 2016

Marcia Glick, Executive Director

CONCURRENCE:

Rick Pearson, Community Development Coordinator



AGENDA ITEM # 5C
April 12, 2016

Continued Public Hearing: 4629 France Ave. N.

BACKGROUND:

4629 France Ave. N. is for sale with a list price of \$74,900.

ANALYSIS/CONCLUSION:

There are no offers currently pending for this lot. Staff has received some inquiries about the lot. Staff is quick to point out the amenities the lot offers.

RECOMMENDATION:

1. Hold the public hearing.
2. Continue the public hearing until 7:00 pm on May 10, 2016.

Marcia Glick, Executive Director

CONCURRENCE:

Rick Pearson, Community Development Coordinator



AGENDA ITEM # 5D
April 12, 2016

CONTINUED PUBLIC HEARING: Disposition of lot 4023 Zane Avenue North

BACKGROUND:

4023 Zane Ave. N. has been cleared and is for sale. The list price is \$50,000.

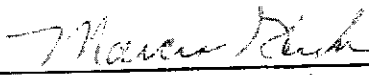
ANALYSIS/CONCLUSION:

Demolition has been largely completed. Some wire fencing still needs to be removed from the rear yard.

Staff has received some inquiries about the lot, however, not offers have been received.

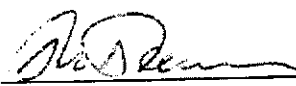
RECOMMENDATION:

1. Open the public hearing for 4023 Zane Avenue N.
2. Continue the public hearing until 7:00 pm, May 10, 2016.



Marcia Glick, Executive Director

CONCURRENCE:



Rick Pearson, Community Development Coordinator



Old Business: 4131-35 W Broadway Plans

Background

At the 12-15-15 REDA special meeting, the REDA authorized entering into a purchase and development/contract for deed with Performance Meals for redevelopment of the 4131-35 W Broadway building, previously the location for a series of restaurants going back to 2005.

In discussions, incorporated into the agreement, the minimum improvements for the south portion of the building was described as "remodel for retail or other use approved in writing by REDA." The north portion of the building will be updated for a production kitchen with a retail purchase option for the meals produced for delivery.

Analysis

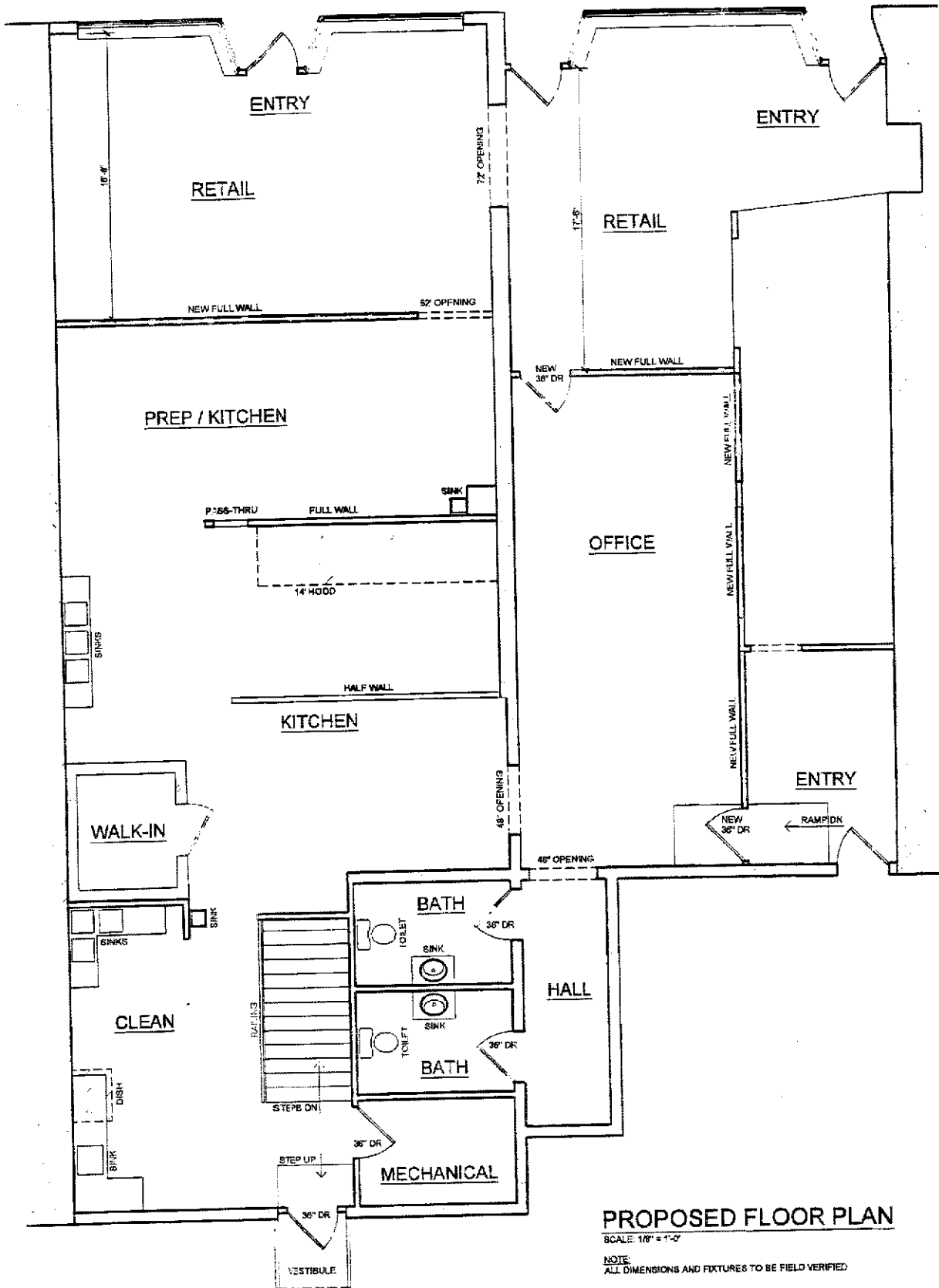
The building permit application includes the before and after sketch shown as Exhibit 1. The plan shows the buildings will continue to operate as one-business with retail extending across the front and along the south side of the south building (the area formerly used as a barbershop) and an interior space to be used as an office.

REDA approval is required for the office space use proposed.

Recommendation

Discuss and, if accepted, authorize staff to confirm in writing the approval of the proposed uses shown in the floor plans.

Marcia Glick, Executive Director



PROPOSED FLOOR PLAN

SCALE: 1/8" = 1'-0"

NOTE:
ALL DIMENSIONS AND FIXTURES TO BE FIELD VERIFIED

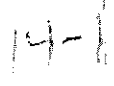
Performance Meals / Travall
Proposed Remodel

Performance Meals
Robbinsdale, MN

Soul Brothers, LLC

DATE: Mar 13, 2016
DRAWN BY: PJW

1





AGENDA ITEM # 6B
April 12, 2016

Old Business: Robbins Beach Development Area

BACKGROUND:

On October 13, 2015, the REDA authorized the Executive Director to execute the Option Agreement with MyHome Source for development of the Robbins Beach Redevelopment Area. In February this year an extension was granted extending the closing deadline to the end of May. In order to execute the purchase agreement, the REDA needs to review the plans submitted by MyHome Source.

ANALYSIS/CONCLUSION:

The site plan shown in Exhibit 1 would be a temporary place holder on the purchase agreement to be replaced by the plat ultimately approved by the City Council. There are likely to be modification to the plat which will be discussed first at the Planning Commission and then at the City Council.

The plan set labeled Exhibit 2 shows a lake side home with walk out basement. The plan sets labeled Exhibits 3 and 4 are slightly different model styles for homes to be marketed for the west side of the cul-de-sac. These plans will have basements, but basement layout isn't shown in the plan set.

Once approved by REDA, any substantive changes to the home plans will need to come back to REDA. REDA does not close on the lot sale until the City Council has approved the plat and the home plans are construction permit ready.

MyHome Source representatives will be at the meeting to answer any questions on the plans.

RECOMMENDATION:

1. Discuss the submissions.
2. Approve the plans for the homes to be attached to the purchase agreement or provide direction on any requested modifications.

Marcia Glick, Executive Director

[illegible]

RESEARCH CONCLUSION

SHIS

Construction

5000 Mitchell Ave., Suite 2030
Minneapolis, MN 55402

STYLICIZATION PATENT

Barbers and Association, LLO
TEL #31 54-2653
Bar Association of Chicago

Abstract

पञ्चमः अङ्कः

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Postcard #12, MN 55422

Abstract

[illegible]

● 2010年10月10日

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THE

PHILIPSON

THE 1970-71 SEASON FOR NATION WIDE:

Abstract

WHEELS & TIRES

A102

金十数据！12月行情

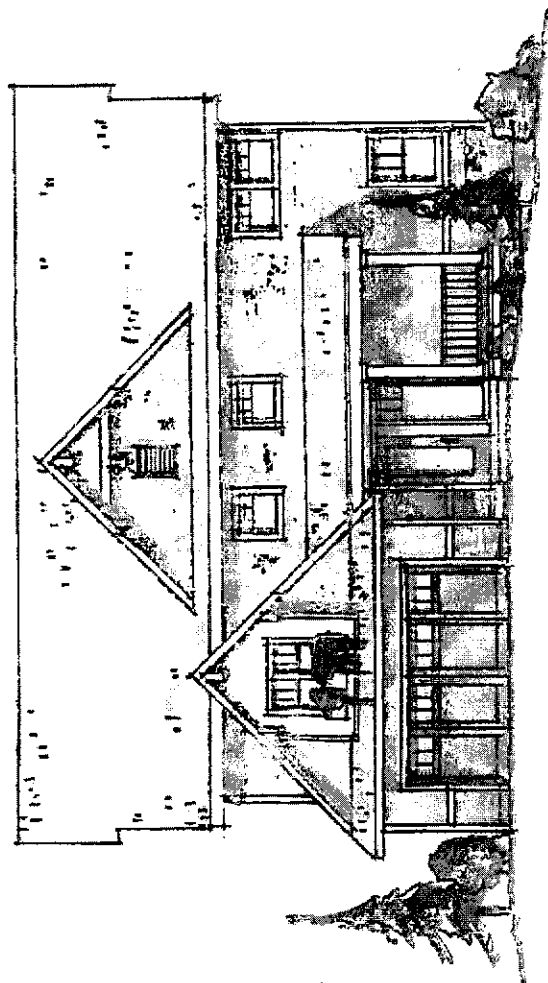


EXHIBIT 2

TL DESIGN
Architecture + Interiors
3300 KYLE AVE N
GOLDEN VALLEY, MN 55422
TEL 612-743-6225

Architect
GENERAL CONTRACTOR

MHS
Construction
800 Nicollet Ave, Suite 2850
Minneapolis, MN 55402

ARCHITECTURAL ENGINEER
Burkner and Associates, LLC
TEL 651-360-2863
burkner@ba-llc.com

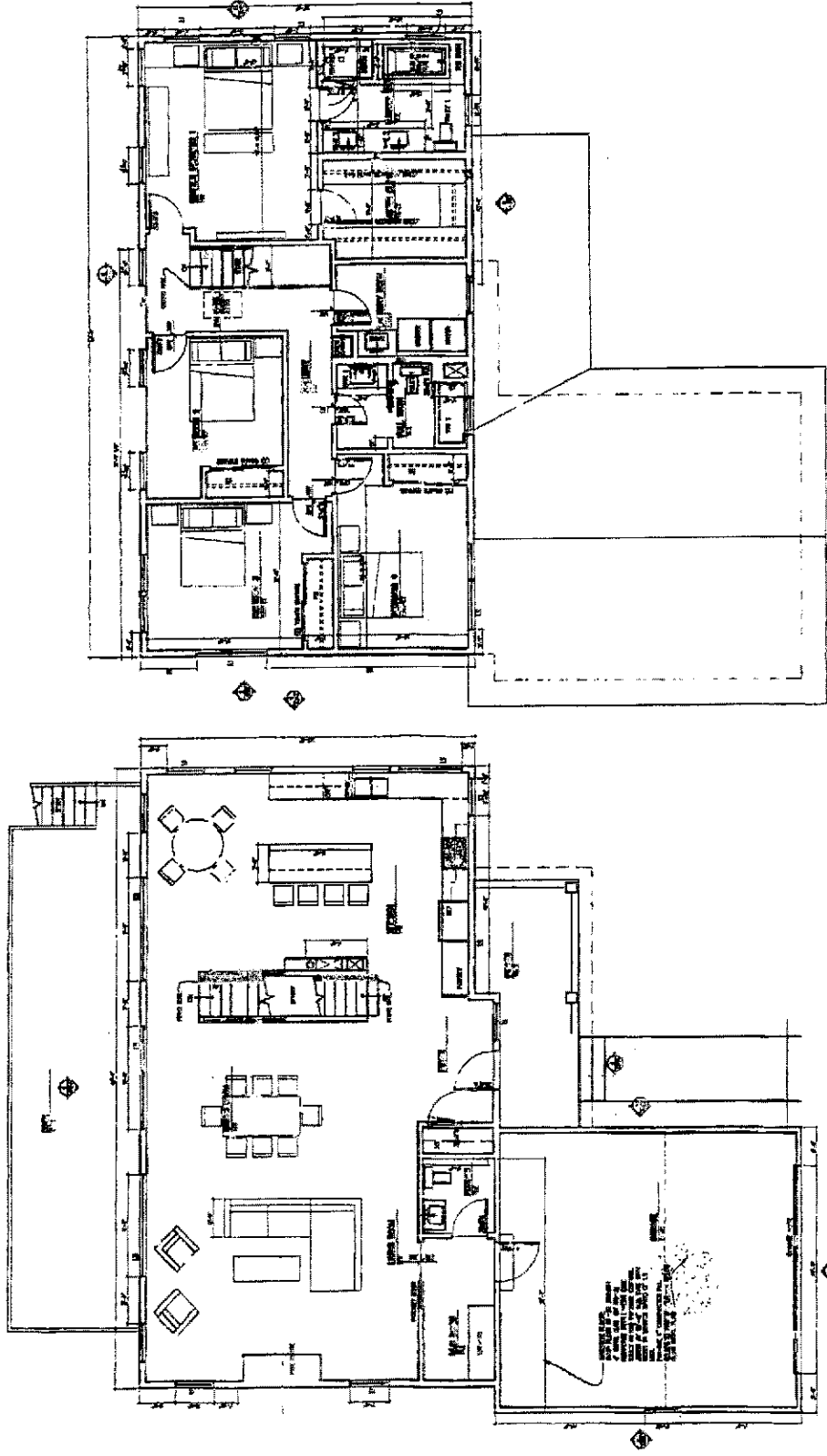
Project
Robbins Beach
JK
Robbinsdale, MN 55422

Architect's Stamp
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.
Ryan B. Tuckwell, AIA
License # 48757

PROJECT
FLOOR PLANS
scale: 1/4" = 1'-0"

Date: 3/19/2016
Review: 1 3/18/16

sheet **A101**
© TL Design LLC 2016



1 MAIN LEVEL FLOOR PLAN
A101
SCALE: 1/4" = 1'-0"

DESIGN
architects + interiors
3300 KYLE AVE N
GOLDEN VALLEY, MN 55422
TEL 612-749-8229

cdesign.com
GENERAL CONTRACTOR

MHS

Construction
800 Meeker Ave, Suite 2060
Minneapolis, MN 55402

STRUCTURAL ENGINEER
Burns and Associates, LLC
TEL 651-366-2853
burns.associates@burnsllc.com

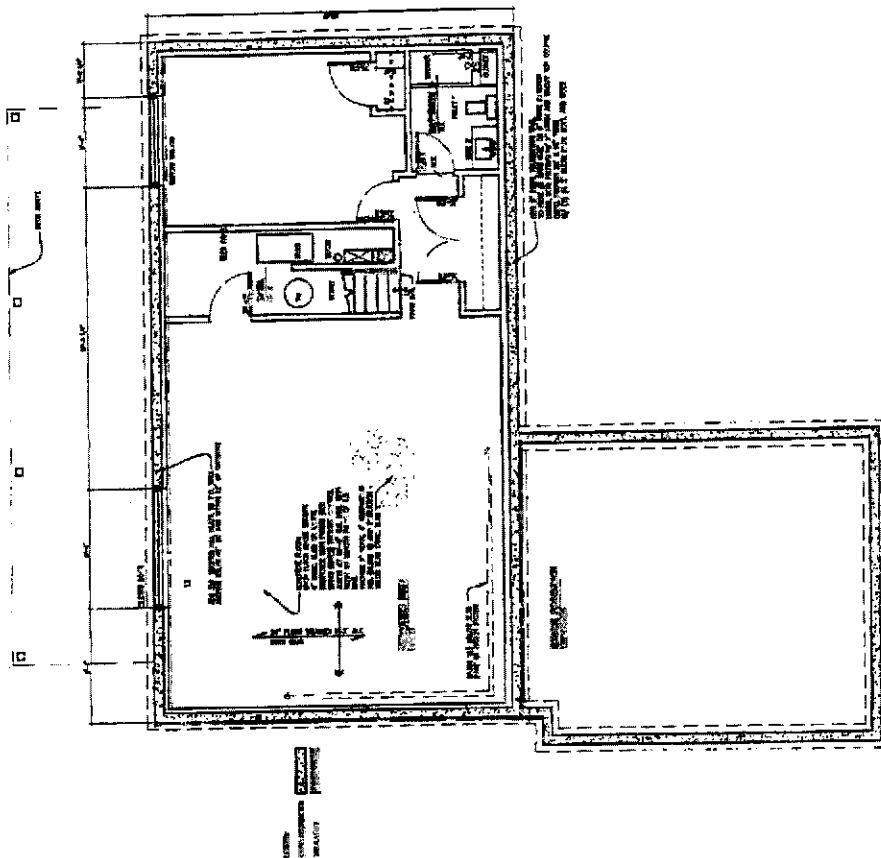
Project
Robbinn Beach
XX
Robbinnside, MN 55422

Architect's Stamp
I hereby certify that this plan, specification or
other document was prepared by me or under
my direct supervision and that I am a duly Licensed
Architect under the laws of the State of
Minnesota.
KYLE C. FRIEDMAN, M.A.
License # 44757

**BASEMENT
PLAN**
scale = 1/4" = 1'-0"

Date: 3/18/2018
revision 1 3/18/18

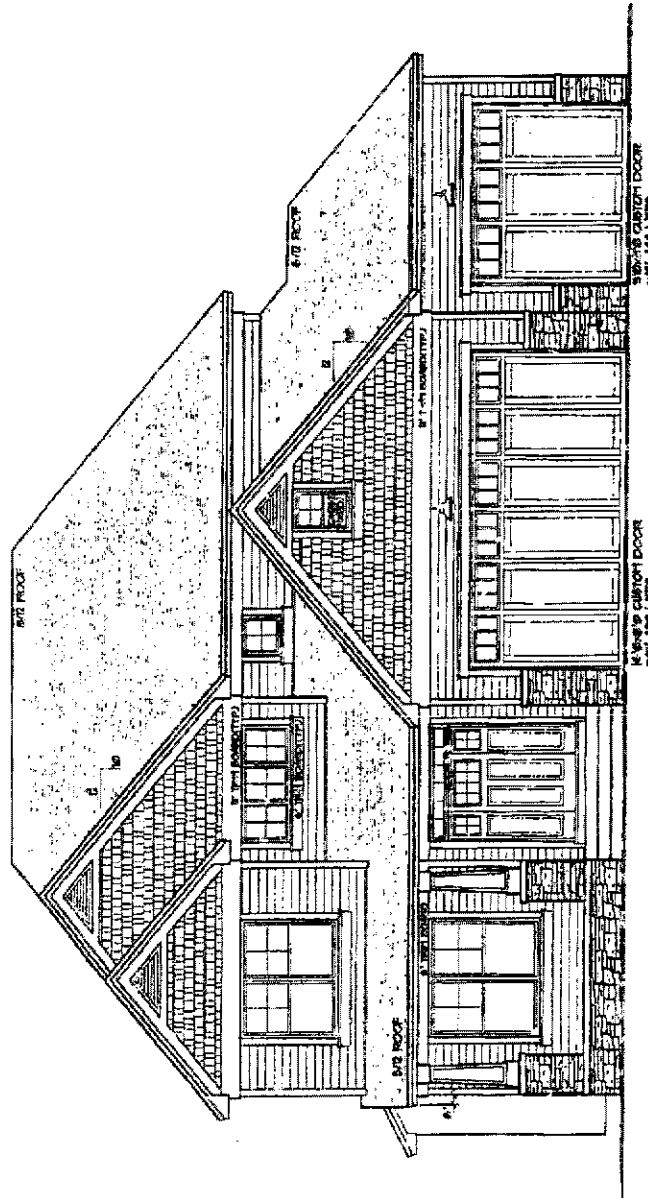
A100
Architect: J.C. Smith



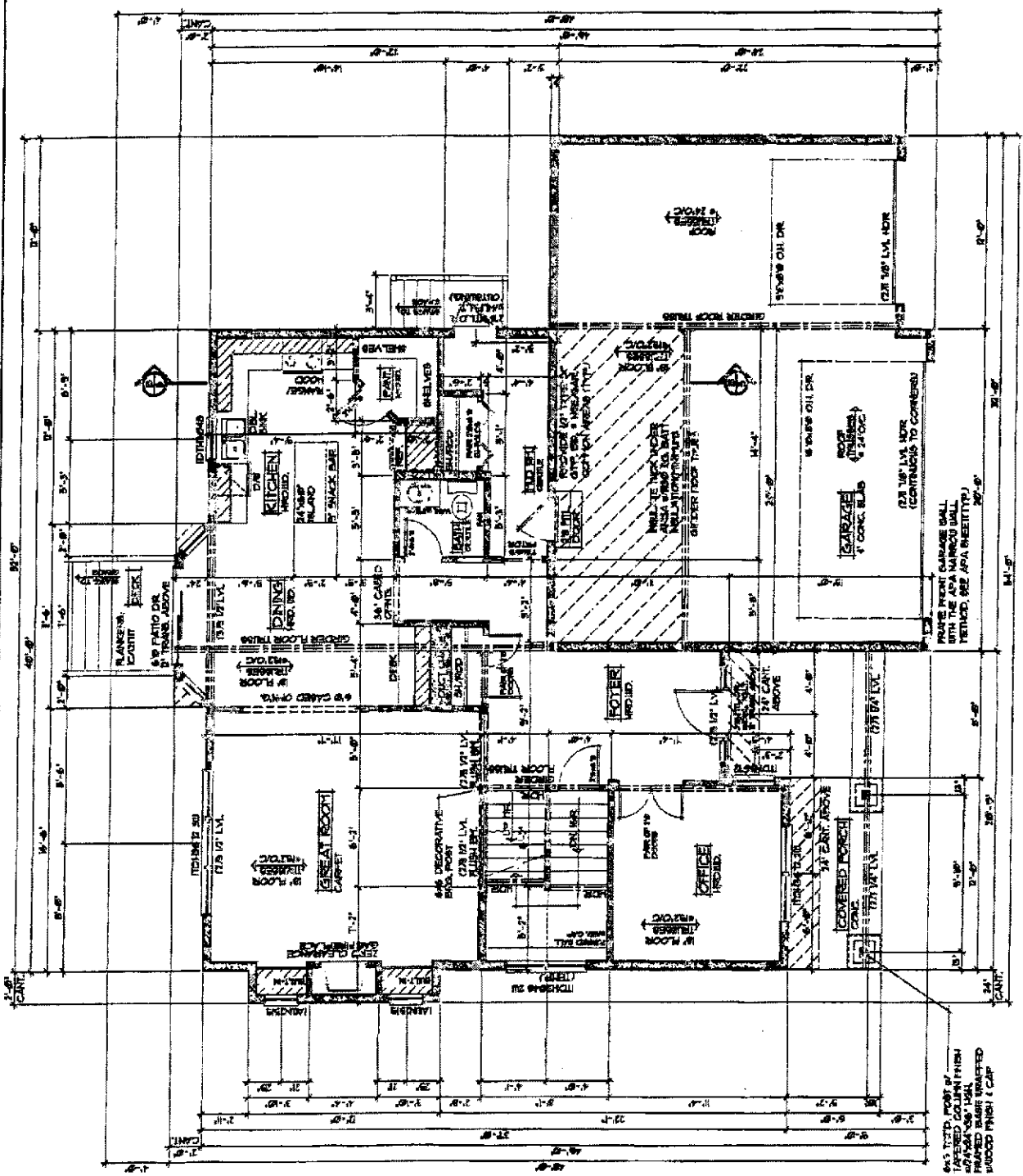
1 BASEMENT PLAN
A100

SCALE 1/4" = 1'-0"

EXHIBIT 3

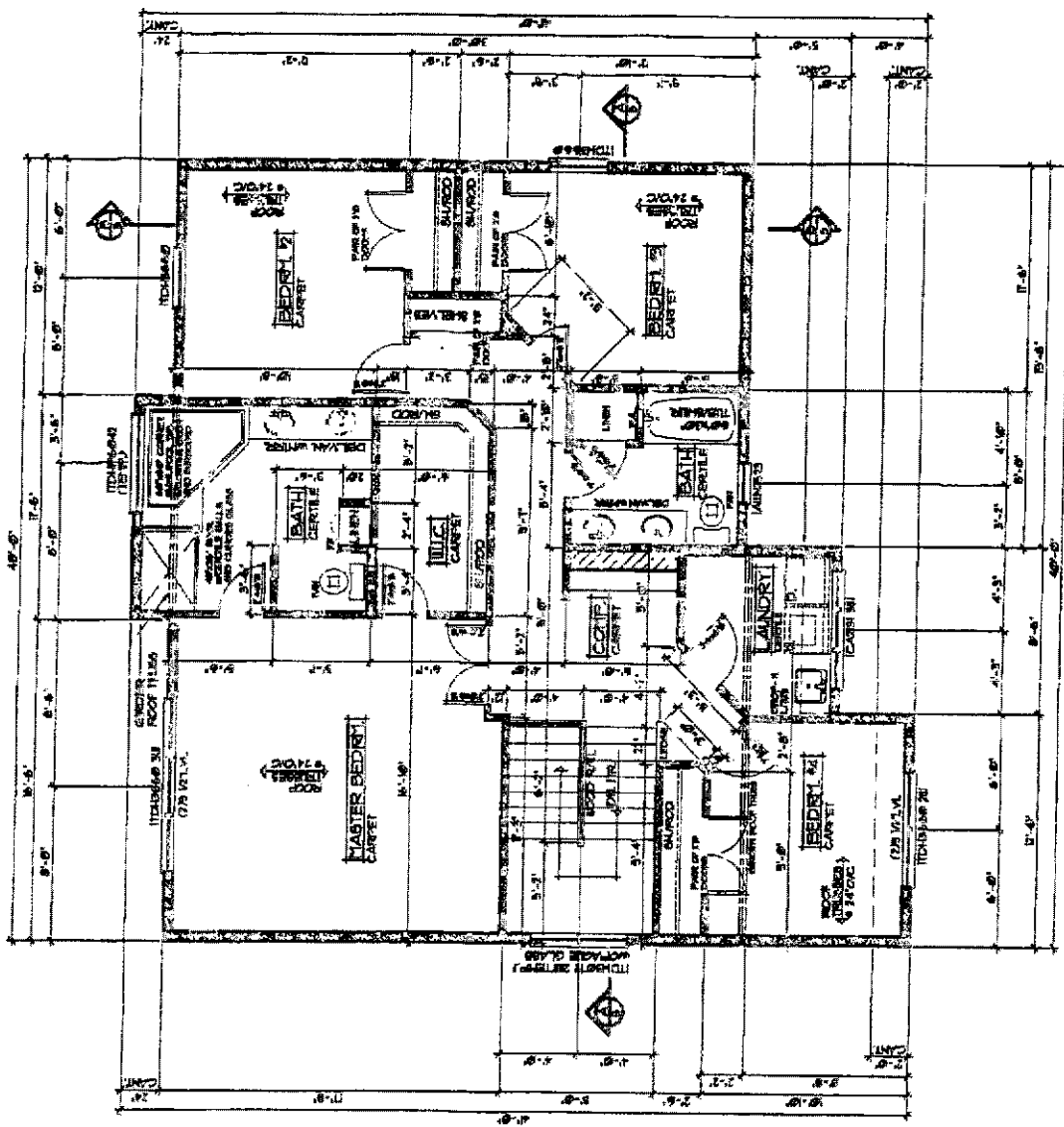


FRONT ELEVATION (1/4" = 1'-0")
 TO 1st FLOOR
 17' 0" HGT. FRONT DOOR
 17' 0" HGT. SECOND FLOOR DOOR
 17' 0" HGT. TOTAL



FIRST FLOOR PLAN 10/1/18
10' x 10' L.V.

- NOTE: 6x6 POST, PORT OF LUMBER, COLUMN FINISH, FRAMED BASE, TRANSFERRED WOOD FINISH (CAP NOTED OTHERWISE)
- NOTE: ALL IN FLOOR, LUMBER TO BE 6x6 x 14' L.V. (NOTED OTHERWISE)
- NOTE: 6x6 POST, PORT OF LUMBER, COLUMN FINISH, FRAMED BASE, TRANSFERRED WOOD FINISH (CAP NOTED OTHERWISE)



NOTES:
ALL HEADINGS/STAIRS
TO BE (2) 2X4 UNLESS
NOTED OTHERWISE

SECOND FLOOR PLAN (14'-0" x 12'-0")
175 SQ. FT. SECOND FLOOR
(84 SQ. FT. STAIRWELL AREA NOT INCLUDED)

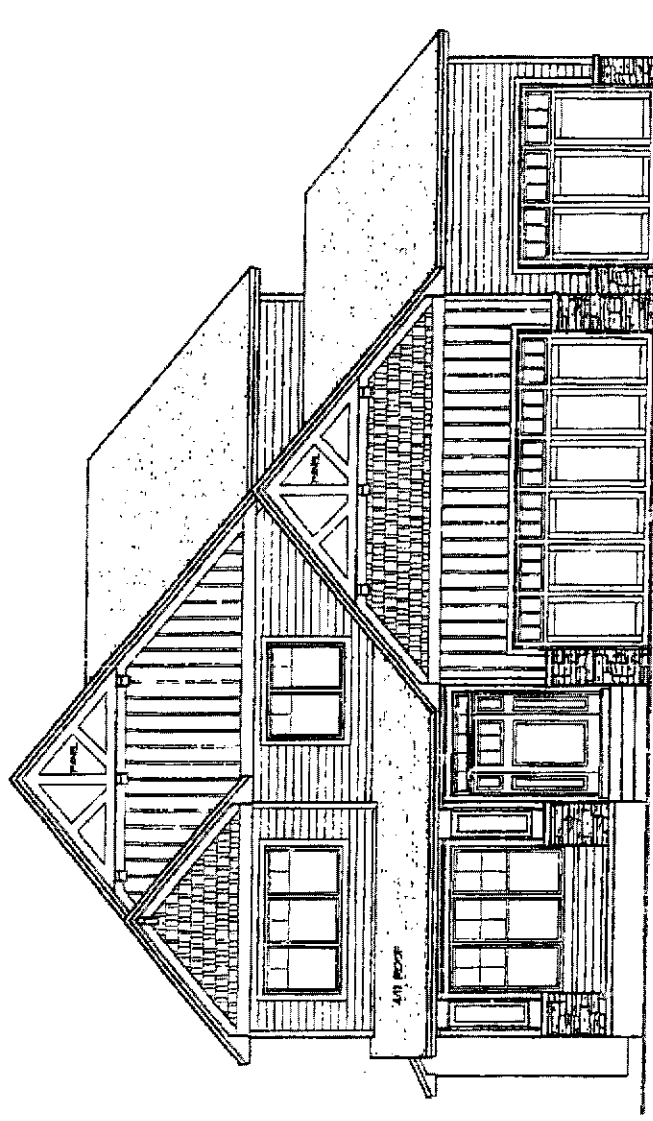
NOTES:
PROVIDE ENERGY
RATED - ALL ROOM
TRIMMED (TYP.)

DATE: 11/11/09
 DRAWN BY: J. J. JONES
 CHECKED BY: J. J. JONES
 SHEET: 1 OF 1

BIRCH HOME DESIGN, LLC
 ARCHITECTURAL DESIGN & DRAFTING
 21400 130TH AVE. S.W.
 SUITE 100
 BURNING WOOD, MN 55305

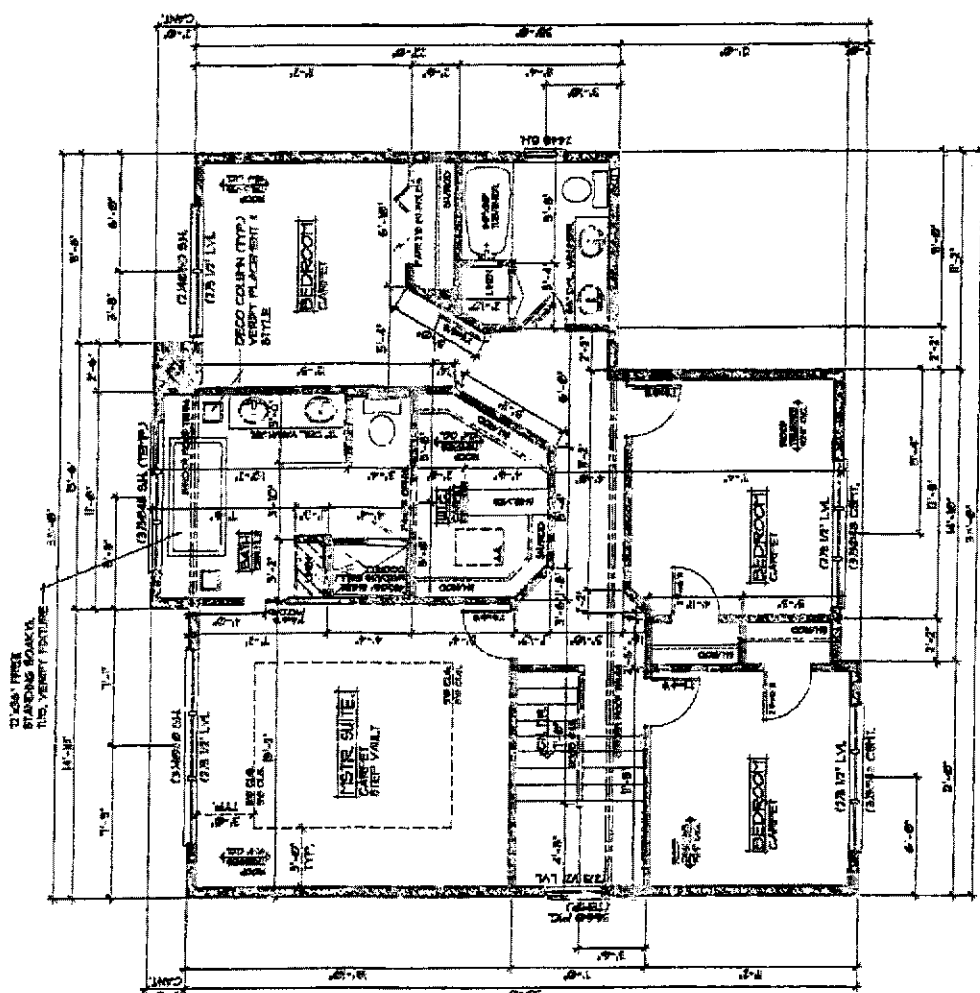


EXHIBIT 4



FRONT ELEVATION 1/4" = 1'-0"
 2ND FLOOR: 11'0" x 11'0"
 1ST FLOOR: 11'0" x 11'0"
 TOTAL: 22'0" x 22'0"





SECOND FLOOR PLAN
 1/4" = 1'-0"

NOTE:
 ALL HEADINGS ARE
 TO BE (2) IN JALING
 NOTED OTHERWISE



AGENDA ITEM # 8A
April 12, 2016

Other Business: Insurance Renewal - Waiving The Statutory Tort Liability Limits

Background

Entities obtaining liability coverage from the League of Minnesota Cities Insurance Trust must decide whether or not to waive the statutory tort liability limits to the extent of the coverage purchased.

Analysis/conclusion

If the entity does not waive the statutory tort limits, an individual claimant would be able to recover no more than \$500,000 from our insurance coverage on any claim to which the statutory tort limits apply. The total which all claimants would be able to recover for a single occurrence to which the statutory tort limits apply would be limited to \$2M. If we waive, a single claimant could potentially recover up to \$2M on a single occurrence. Waiving the limit results in a premium increase of 3% which, for REDA is approximately \$550.

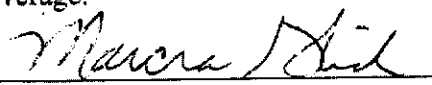
The REDA has the option to purchase excess coverage in factors of \$1M. The basic policy covers up to \$2 M and covers several areas not covered by the Statutory Tort Liability Limits. Examples provided by LMCIT include: "Police Liability, Employment related discrimination claims, Land Use, certain types of Contract claims may expose your city to liability for damages sustained over and above the Cap." The REDA exposure above the limits relate to contract claims as it does not have its own employees.

If the REDA waives the statutory tort limits and purchases excess liability coverage, a single claimant could potentially recover an amount up to the limit of the coverage purchased (i.e. if \$1M extra coverage is purchased, a person could recover up to \$3M.) The total which all claimants would be able to recover for a single occurrence would also be limited to the amount of coverage purchased, regardless of the number of claimants. Purchasing additional coverage and waiving the tort liability limits increases the cost of the excess coverage by 25%.

Bill Husbands typically recommends waiving the monetary limits on the tort liability and does not recommend the purchase of excess liability coverage. Although only approximately \$550 for the extra coverage, the Executive Director and Finance Director feel this is an unnecessary expense for the REDA given that REDA's activities are quite limited in the areas where the statutory limits apply.

Recommendation

Approve a motion to direct the Executive Director to execute the appropriate documents related to the 2016-2017 insurance renewal which will not include a waiver of the municipal tort liability limits and not involve the purchase of extra coverage.


Marcia Glick, Executive Director

CONCURRENCE:

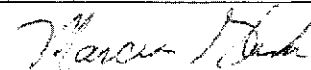

Larry Jacobson, Finance Director



AGENDA ITEM # 9A
April 12, 2016

INFORMATION ONLY: Project Updates

ADDRESS	COMMENTS
4150 Lake Road (2007-8 HTC)	TIF 2000-6: Contract for deed paid in full March 25, 2016.
4145 Halifax (Ayodele Awolaye)	TIF 2000-6: Waiting for call for final inspection. Reduced to \$319,900 on 2/18/16. County assessor value for 1/2/16 - \$306,000; target value was \$250,000.
3807 Major	TIF 2000-8: Available for purchase. <i>See Agenda Item.</i>
3527 Grimes (Habitat for Humanity)	Working towards final inspections. <i>See Agenda Item-completion extension.</i>
3358 Grimes (Berzins)	Holding Certificate of Completion until sod complete in the spring/early summer.
Twin Oak cul-de-sac lots	Plat and CUP for PUD scheduled for April 21 Planning Commission. Lot split 4308 Twin Oak Lane approved 3/2/16; right of way acquired. <i>See Agenda Item.</i>
4629 France	Public Hearing <i>See Agenda Item.</i>
4318 Vera Cruz (Peterson)	TIF 2000-8: Roof, exterior framing, doors, and windows in place. Construction completion deadline 9/15/16.
4518, 4524, 4530 Regent	Link on website indicating expected upgrades. <i>See Agenda Item</i>
4023 Zane	TIF 2000-8: Available for purchase. <i>See Agenda Item</i>
TCF Site (Carlyle LLC)	Patio size proposed was 1200 – actual size planned to be larger 4/19 Council Agenda.
4150 Regent – Garages (Pendergast)	TIF Project 8: Construction loan balloon coming in 2017. Then starts paying for contract for deed payments start 6/2016
39xx W. Broadway (tax forfeit)	Deeds received. Requested tax exempt status pending redevelopment plan.
Broadway Court Commercial A	Embrace the Wobble Wellness – Open 3/28/16.
4131-35 W Broadway	Contract for Deed – Submitted building permit application for kitchen/retail/office. <i>See Agenda Item</i>
MNDOT Misc. (lots to acquire)	1. Vera Cruz between 41 & 42. 2 buildable lots available. MNDOT reviewing appraisals. 2. 42xx Toledo-lot on new street/new alley – appraisal requested 3. <u>Easement Only</u> – aging title commitment – on hold: 38 th & Vera Cruz
4501 Orchard (Neighbor Garden)	CUP April 5 after neighbor contact. Closing deadline extension to 5/31/2016.
3760 Lee	Possible sale to City for water treatment plant.
4212 Grimes	Adjacent property owner interested in use of lot in exchange for maintenance.
3108-12 Grimes	Holding.
Twin Oak Lane-rear yards	Outlot B – Contract for deed executed Outlot C – Contract for deed executed.
OPEN TO BUSINESS	Office Hours even numbered months. 1 st Wednesday 9:30-11:30 a.m. Multi-year contract with ability to cancel.
Lions Gym & EMI Rehab	Projects completed – forgiven after 10 years (January 2022)
Wicked Wort – Façade grant	Agreement executed – forgiven after 10 years (December 2025)
Clare Housing TIF District	Project completed. Pay-as-you-go TIF agreement.
Golden Age Design	Expecting to move forward.
Plaza Project	No open initiatives.
Business District Initiative	<i>See Agenda Item.</i>


Marcia Glick, Executive Director