ROBBINSDALE
ECONOMIC DEVELOPMENT AUTHORITY
AGENDA
7:00 P.M.
TUESDAY, APRIL 14, 2020
Via WebEx

THE PUBLIC MAY PARTICIPATE IN THIS MEETING BY EMAILING JTINGLEY@CI.ROBBINSDALE.MN.US OR CALLING JOHN TINGLEY, ASSISTANT TO CITY MANAGER AHEAD OF TIME AT 763-531-1253. THE PUBLIC WILL ALSO BE ABLE TO PARTICIPATE BY CALLING +1-312-535-8110 AND ENTERING ACCESS CODE 281 024 955. IF PROMPTED, HIT #.

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1. MEETING CALLED TO ORDER

2. MICROPHONE CHECK:

3. ROLL CALL: Rogan, Backen, Murphy, 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: **1-6**
      - **Regular Meeting Minutes of March 10, 2020;**
      - **Executive Session Meeting Minutes of March 10, 2020**;
      - **Special Work Session Minutes of March 17, 2020**.

   B. **Motion** to approve **Disbursement Requests** for period ending April 14, 2020.. **7**

5. CONTINUED PUBLIC HEARINGS:
   A. 3359 Halifax Ave N – Disposition of Land.................................. **8**

6. PUBLIC HEARINGS:
   A. None scheduled

7. OLD BUSINESS:
   A. 3917 Vera Cruz Updated Plans...... **9-14**
   B. TIF Plan 2000-10 **15-34**
   C. Terms of 3606 Lake Drive sale to city **35-38**

8. NEW BUSINESS:
   A. None scheduled

9. OTHER BUSINESS:
   A. Insurance Renewal – Waiving The Statutory Tort Liability Limits **39**

10. INFORMATION ONLY:
    A. Application for MN Brownfields Brownfield Gap Financing Program **40-44**
    B. Project Update **45**

11. REDA GENERAL COMMUNICATIONS

12. ADJOURNMENT

Marcia E. Glick

Marcia Glick, Executive Director

ROBBINSDALE
ECONOMIC DEVELOPMENT AUTHORITY
MEETING MINUTES
TUESDAY, MARCH 10, 2020
COUNCIL CHAMBERS

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

MICROPHONE CHECK:
2. Complete.

ROLL CALL:
3. Members Present: Rogan, Murphy, Selman, President Blonigan
Members Absent: Backen
Staff Present: Marcia Glick, Executive Director
Rick Pearson, Community Development Coordinator

#4A-C CONSENT AGENDA:
4. **MOTION** by Member Selman, seconded by Member Murphy to approve and place on file the Consent Agenda Items #4A-C:
   A. Motion to approve and order place on file **minutes** of the following:
      - Regular Meeting Minutes of February 11, 2020;
      - Executive Session Meeting Minutes of February 11, 2020.

   B. Motion to schedule a **Work Session for Tuesday, March 17, 2020** to begin immediately after the City Council meeting;

   C. Motion to approve **Disbursement Requests** for period ending March 10, 2020;

   All voted in favor and the motion carried. (Backen absent)

#5A: CONTINUED PUBLIC HEARING – 3359 Halifax Ave N – Disposition of Land:
5. Pearson presented the staff report noting that one builder had a concept of a garage on the east side with driveway onto Halifax was discussed.

6. President Blonigan noted that he would like to see a 3-level living design.

7. Member Selman would need to have the part facing Halifax look like a house.

8. Member Rogan would go with the garage on the alley similar to the others.

9. Member Murphy confirmed that the garage access to alley wouldn't be an issue.

10. President Blonigan opened the public hearing. No one spoke to this item.

11. **MOTION** by Member Rogan, seconded by Member Murphy to continue the public hearing to 7 pm, April 14, 2020.
All voted in favor and the motion carried. (Backen absent)

12. Member Selman confirmed that another relatively new house in the area on Grimes has the garage accessing from the alley.

#6A: PUBLIC HEARING: 3606 Lake Drive – Disposition of Land:

13. Pearson presented the staff report. Discussed storm water improvements, pump enclosure should have appeal with a nice fence (not chain link, sound dampening and privacy) and landscaping. Possibly keep the north part of the lot for future REDA options. Clarified the site triangle.

14. President Blonigan opened the public hearing.

15. **Dave Voss, 4528 Drew:**
Would like sound remediation around pump, recommended against using fill, against building a home. Would like to see kiddie park or some kind of park there.

16. **Tim Wollney, 4418 Drew:**
Agrees with the REDA comments one hundred percent. Solve the water problem. Would rather have a pump than water in backyard. Would be ok with a home on the lot in the future but solve the water issue

17. Member Rogan commented that construction will begin reconstructing Beard and Chowen Ave to mitigate flooding on Chowen Avenue.

18. **Kristi Younger, 4544 Chowen:**
Pump was loud last year. Would like to see water loving plantings. Metro Blooms might be interested in this project. Would like to see green space or a playground.

19. **James Adderson, 4506 Drew:**
Would like to see trees and a nature area on the lot.

20. **Julie LaPointe, 4412 Drew:**
Would not like a house built on the site. Fill will be needed for a playground. Wanted to know if a storm water retention pond is feasible.

21. Member Murphy commented that a storm water retention pond would not drain other areas as it is already at the lake level. The hole would just fill with more water.

22. **MOTION** by Member Selman, seconded by Member Murphy to close the public hearing. **All were in favor and the motion carried. (Backen absent)**

23. Member Rogan thanked everyone for coming. The engineering plan is to both divert and pump water. In favor of leaving as is. Do not need a final decision on the plan. Deal with the water problem now – see if it can be grassy or trees in the future. Our experience is this is not a place we want to build things.

24. Member Selman agreed with Member Rogan. Would like to consider building a structure around the pump to reduce noise.

25. Member Murphy would like to see more trees planted but not a concrete pad for pump.

26. President Blonigan would like to see flexibility but would like to protect the neighborhood.

27. Member Selman would like to see current pump capacity increased.

28. **MOTION** by Member Rogan, seconded by Member Selman to direct staff to prepare a term sheet for sale of the property to be considered at the April 14th meeting that includes design of the enclosure to mitigate sound, be visually appealing and obtain the county assessors valuation of the property.
All were in favor and the motion carried. (Backen absent)

#5B: CONTINUED PUBLIC HEARING: 3917 Vera Cruz Ave N – Disposition of Land - Possible Executive Session

29. Pearson presented the staff report. Proposal received from Beckman Homes for the lot $65,000 given the cost for tree and stump removal and considering an estimate of $8-10,000 for water/sewer connections. The homes design is similar to the home recently constructed at 3905 Quail. Hennepin County estimates the builders value of $500,000 is in the ballpark.

30. President Blonigan opened the public hearing.

31. Katie Boyd, Beckman Custom Homes, 15827 Madison St NE, Ham Lake, MN Didn't know if the home is smaller than 3905 Quail. The design is very popular.

32. Member Selman suggested 2 windows on the garage, stone accents, and a second, higher window on the right elevation.

33. RECESS TO EXECUTIVE SESSION AT 8:08 PM.
RETURN FROM EXECUTIVE SESSION AT 8:20 PM.

34. President Blonigan stated that the Board provided negotiation instructions to the Executive Director which they believe will result in a purchase agreement.

35. **MOTION** by Member Selman, seconded by Member Murphy to close the public hearing. **All were in favor and the motion carried. (Backen absent).**

36. Ms. Boyd explained that legacy flooring is stronger. The plan is similar to 3905 Quail only slightly smaller.

#9: Information Only: Project updates

37. No action required. Possible ribbon cutting event on April 21 for Birdtown Flats with the reception at 6:00 and ribbon cutting at 6:30 p.m.

#10: REDA General Communications

38. None.

#11: ADJOURNMENT:

39. **MOTION** by Member Selman, seconded by Member Rogan to adjourn the meeting at 8:25 p.m.
All were in favor and the motion carried. (Backen absent)

Marcia Glick, Recording Secretary

William A. Blonigan REDA President

ROBBINSDALE
ECONOMIC DEVELOPMENT AUTHORITY
Executive Session MEETING MINUTES
TUESDAY March 10, 2020

CALL TO ORDER:

1. The Board Executive Session was called to order at 8:09 p.m.

ROLL CALL:

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

3. The purpose of the meeting was to discuss a proposal for the sale of 3917 Vera Cruz Ave N to Chuck Beckmann of Beckmann Custom Homes. Board members provided negotiating instructions and authority to enter into a purchase agreement.

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

4. The meeting was adjourned at 8:19 pm.

Marcia Glick, Recorder

William A. Blonigan, President

ROBBINSDALE
ECONOMIC DEVELOPMENT AUTHORITY
Work Session Minutes
TUESDAY March 17, 2020

CALL TO ORDER:
1. The tour began at 8:55 pm

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

Consideration of Application for Pre-Development Design Assistance

3. Glick introduced Lorri Toomey from Robbinsdale Marine and Beth Pfeifer & Merrie Sjogren from Assembly who had been working with the Toomeys on future development concepts.

4. Beth Pfeifer noted that Assembly provides Full Service real estate development advice. She indicated that they had looked at concepts including retail and mix used before focusing on a residential apartment concept for a 20-unit, 3-story building with both underground and open parking for residents and guests. She noted that the area though close to West Broadway does not provide a friendly pedestrian terrain. The Livable Community Development Account Pre-development grant offered through the Metropolitan Council helps development projects through early planning including feasibility study and pedestrian connections.

5. Glick noted that Met Council requires a 20% grant match and therefore it is important to determine REDA preliminary reaction to the project before the application work is undertaken.

6. REDA members expressed interest in exploring possibilities provided that there wasn't a need for significant support through TIF, concern regarding the marketability and sustainability of a market-rate building given the challenges of the location, wanting the project to support the downtown area, and information on the value to the REDA for contributing towards the study. In summary, there was support for moving forward with the application while considering the concerns voiced.

7. President Pro Tem Backen adjourned the meeting at 9:00 p.m..

Marcia Glick, Recorder

Pat Backen, President Pro Tem

AGENDA ITEM # **4B**
April 14, 2020

CONSENT AGENDA: Disbursement Requests for period ending April 14th, 2020

This information will be distributed at the meeting.

AGENDA ITEM # **5A**
April 14, 2020

PUBLIC HEARING: Disposition of lot at 3359 Halifax Ave. N.

BACKGROUND:

The lot at 3359 Halifax Ave. N. is available. The asking price for the lot is $55,000 based on comparable sales data provided by Hennepin County.

ANALYSIS/CONCLUSION:

The corner lot is a forty foot-wide lot of record that allows side yard setbacks of 5 feet along the street side as well as the "interior" side. It has access to an alley.

Several people have enquired about the lot, but no one has expressed interest recently. Staff continues to share the REDA's performance expectations for the lot.

RECOMMENDATION:

1. Open the public hearing.
2. Continue the public hearing to 7 pm, May 12, 2020.

Marcia Glick, Executive Director

CONCURRENCE:

Rick Pearson, Community Development Coordinator

AGENDA ITEM # **7A**
April 14, 2020

OLD BUSINESS: 3917 Vera Cruz Ave. N., Updated plans.

BACKGROUND:

On March 10, 2020 the REDA closed the public hearing regarding the disposition of 3917 Vera Cruz Ave. N. and provided negotiating instructions to the Executive Director. The site survey is shown in **Attachment A**.

ANALYSIS/CONCLUSION:

Updated building plans are provided in **Attachment B**. The plans shown on March 10th were the 3905 Quail house drawings "cut and pasted" by staff based upon Mr. Beckmann's stated intentions for the plan revisions.

The REDA suggestions for architectural enhancements included: 2 windows on the garage, stone accents, and a second, higher window on the right elevation.

The revised plans show:

- A garage window bump-out with a shed roof and triple window on the front elevation.
- Stone accents on the porch column pedestals.
- An additional larger window on the right (north) elevation which aligns with the dining room is an inoperable "awning" window the same as on Quail.

The second floor design shows a large walk-in closet associated with the master suite and the block window on the extreme right aligns with a walk-in shower. The only functional option for adding a window would be the front bedroom which already has a double window facing the front (street). Adding a window to the right (north) elevation conflicts with bed placement.

REDA's advised Mr. Beckmann of the REDA counter offer of $68,000, plan updates and the requirement of a heat pump as the primary HVAC. Mr. Beckmann's HVAC contractor has indicated that heat pumps were frequently used in the 1990's, but have lost the economic advantages with the enhanced availability of natural gas. A heat pump would normally be installed at the specific request of a customer, not in a spec home. Mr. Beckmann **counters** that his proposal remains at $65,000 for the lot, the updated plans submitted, and a high efficiency furnace similar to what they have installed at the other Robbinsdale projects.

RECOMMENDATION:

The public hearing has been closed. Consider the counter offer and provide direction.

Marcia Glick, Executive Director

CONCURRENCE:

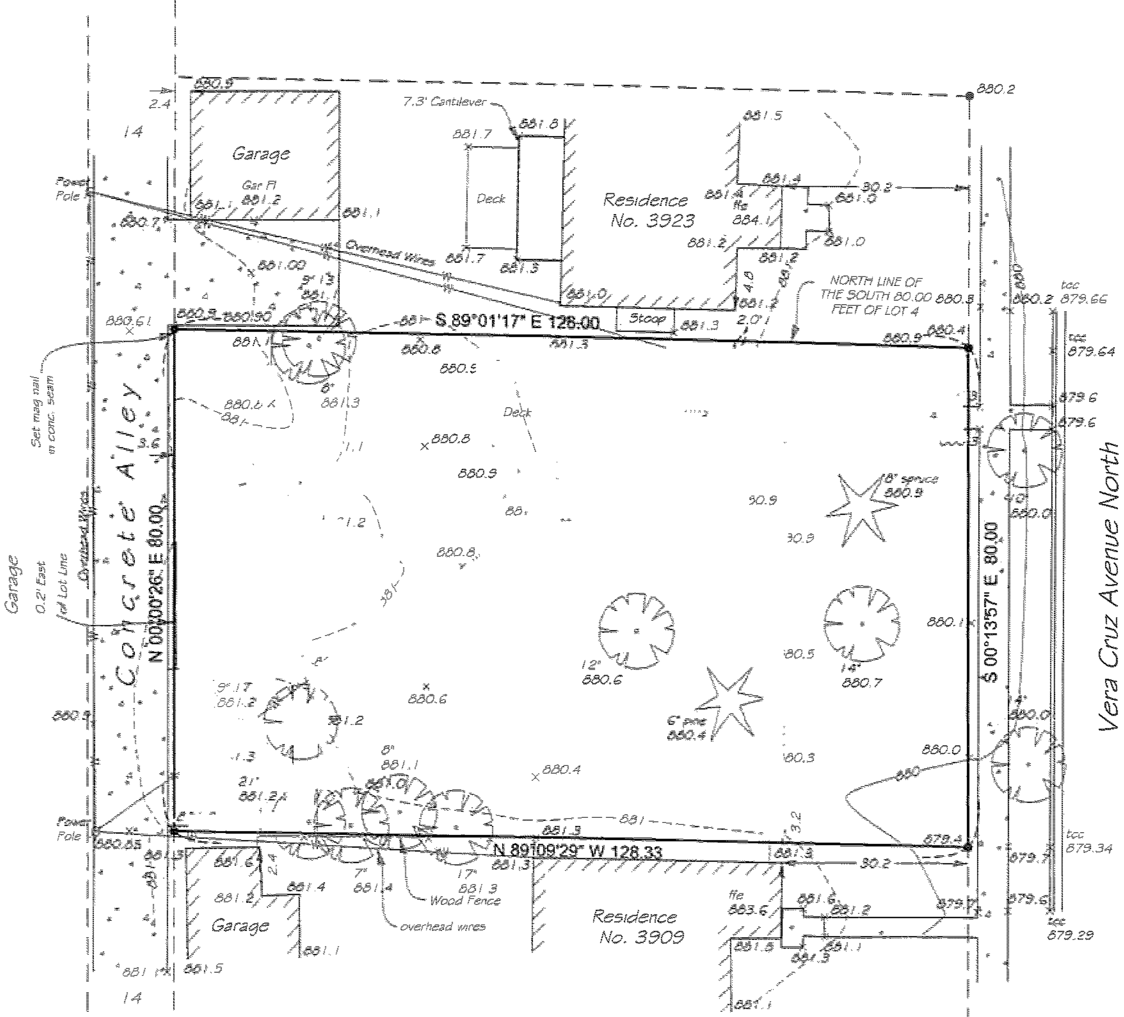
Rick Pearson, Community Development Coordinator

I:\2020 REDA FILES\MEMOS\4-14-2020 3917 Vera Cruz Ave. old business update.doc

Attachment A

Existing Conditions Survey For:

AP HOMES MN



The South 80.00 feet of Lot 4, Block 1, STRAWBERRY ACRES SECOND ADDITION TO ROBBINSDALE
Hennepin County, Minnesota

Property located in Section 16, Township 118, Range 21, Hennepin County, Minnesota

Property Address: 3917 Vera Cruz Avenue North
Robbinsdale, MN

Benchmark: Top nut of hydrant located at Vera Cruz Ave. N and 39th Ave. N.
Elevation = 881.40 feet

Basis for bearings is assumed

INVOICE NO. 87513
F.B.NO. 1102-11
SCALE: 1" = 20'

- ● Denotes Found Iron Monument
- ○ Denotes Iron Monument
- □ Denotes Wood Hub Set for excavation only
- Denotes Existing Contours
- Denotes Proposed Contours
- x000.0 Denotes Existing Elevation
- (000.0) Denotes Proposed Elevation
- Denotes Surface Drainage

Existing Hardcover

Lot area	= 10,248 sq ft
Building	= 743 sq ft
Bituminous	= 477 sq ft
So. Garage	= 410 sq ft
No. Garage	= 244 sq ft
Deck-exist	= 162 sq ft
Concrete	= 141 sq ft
Total	= 2,177 sq ft
Percentage	= 21.24%

The Gregory Group, Inc.
d.b.a.
LOT SURVEYS COMPANY
Established in 1962
LAND SURVEYORS
REGISTERED UNDER THE LAWS OF STATE OF MINNESOTA
7601 73rd Avenue North
Minneapolis, Minnesota 55428
(763) 560-3093
Fax No. 560-3522

Surveyors Certificate

The only easements shown are from plats of record or information provided by client.

I certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota

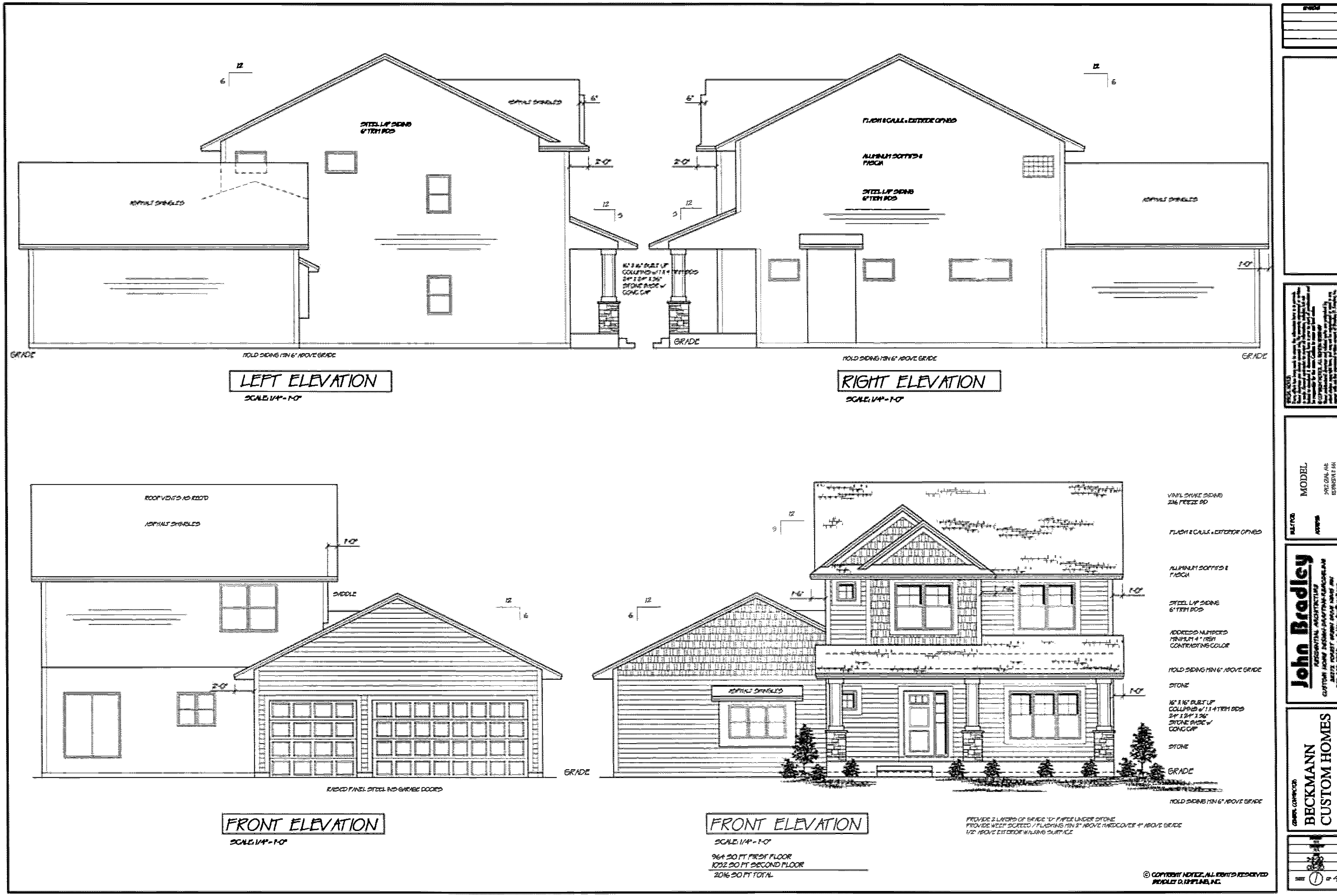
Surveyed this 9th day of April 2018.

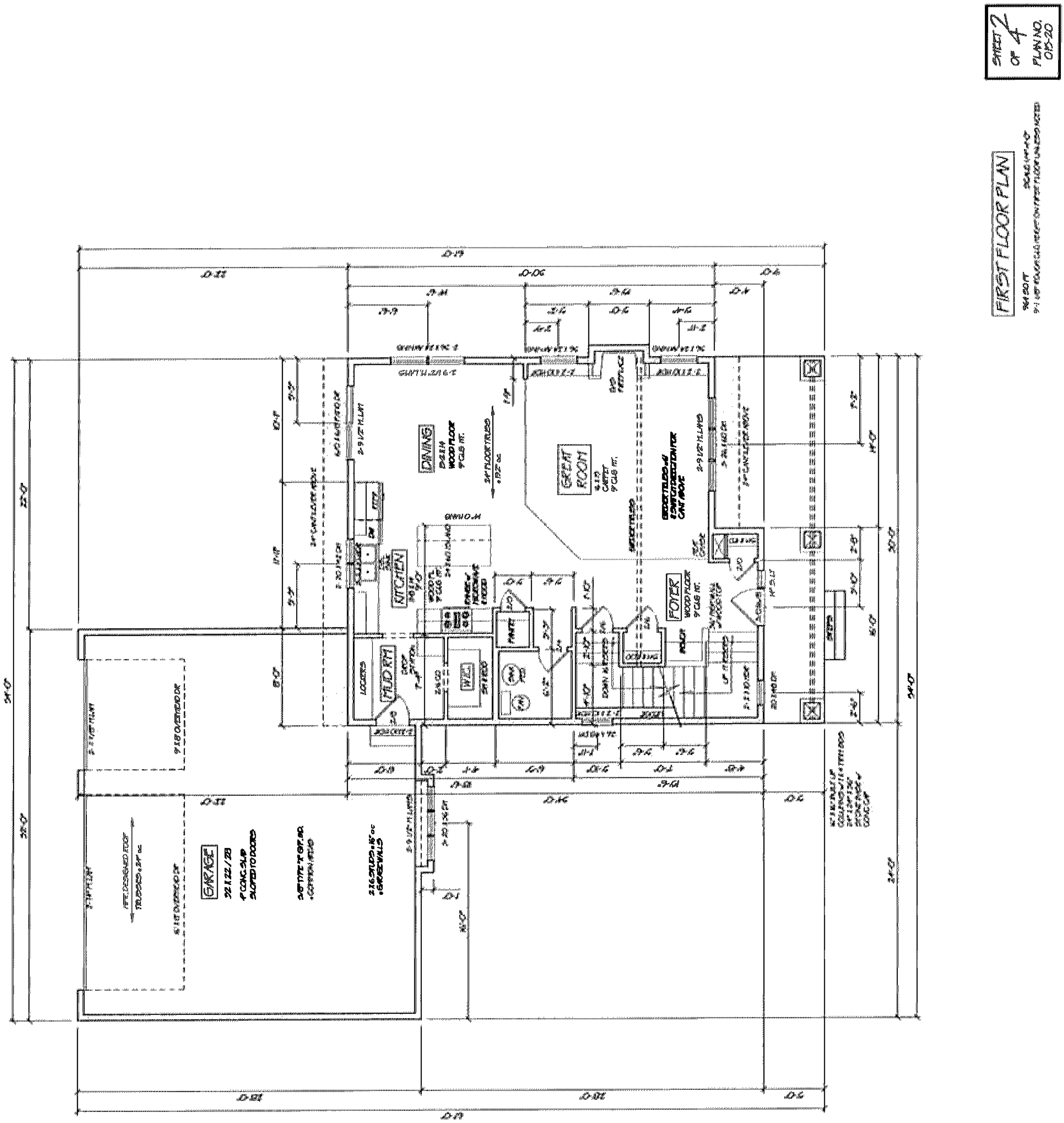
Signed ______________________
Gregory R. Prasch, Minn. Reg. No. 24992

Rev	Drawn By J. Dyer

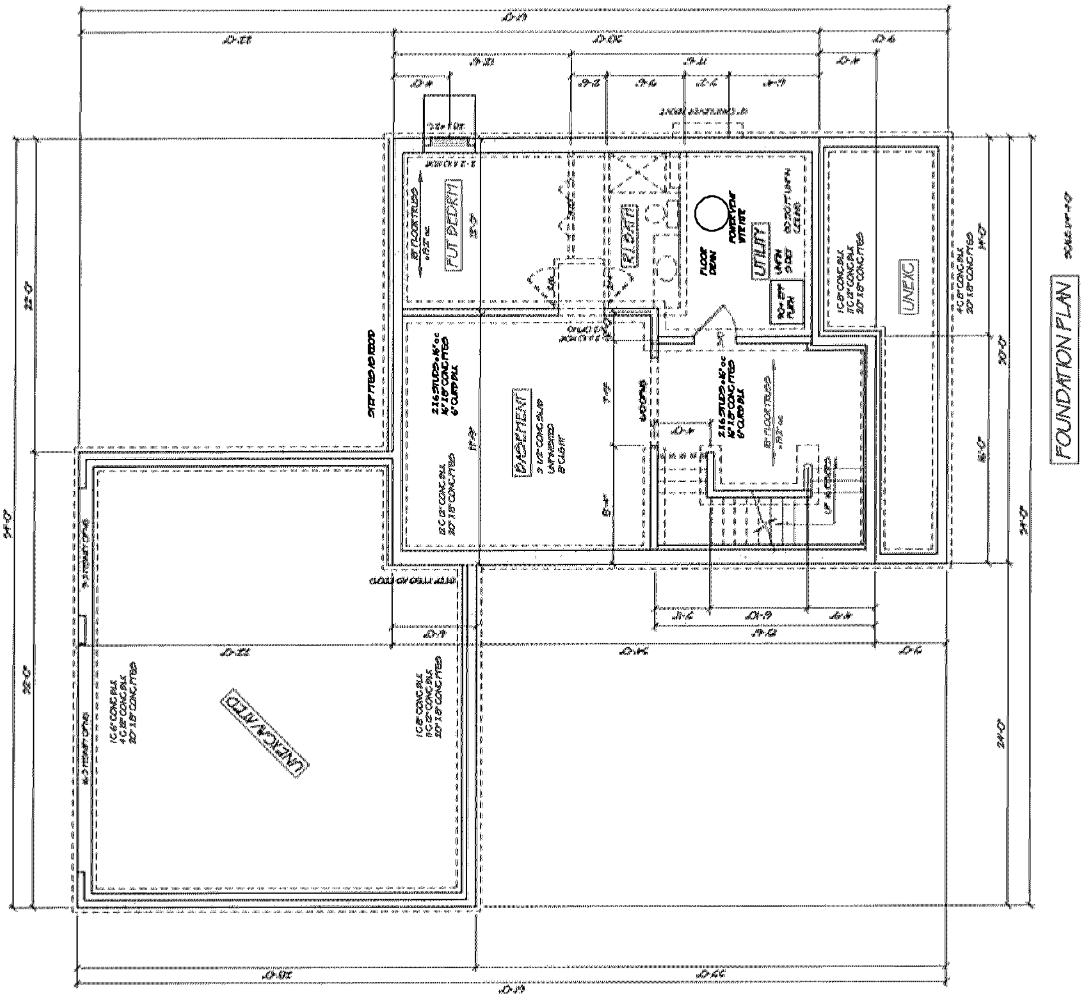
F:\survey\strawberry acres 2nd add to robbinsdale - hennepin\4-1\Sa2ar-4-1b110211inv87513.dwg

Attachment B




FIRST FLOOR PLAN
SHEET 2 OF 4
PLAN NO. 015-20
DINING
GREAT ROOM
KITCHEN
FOYER
MUD RM
GARAGE

SHEET 2 OF 4
PLAN NO. 015-20



CATEGORY ONE SPECIFICATIONS

FRAMING:

ALL CORNERS TO BE FRAMED SO INSULATION CAN BE INSTALLED AFTER SHEATHING
ALL PARTING WALLS TO BE FRAMED SO INSULATION CAN BE INSTALLED AFTER SHEATHING
ALL EXTERIOR OPENINGS TO BE CAULKED
ALL SILL PLATES TO BE CAULKED
ALL SILL PLATES TO HAVE SILL SEALER
6 MIL VAPOR BARRIER ON WARM SIDE OF BUILDING, SEAL ALL SEAMS, OPENINGS, & PLATE LINES
ALL SHEATHING JOINTS NOT SUPPORTED BY FRAMING TO BE CAULKED
J BOXES OR SOLID BLOCKING REQUIRED FOR SIDING TO COMPLETE SEAL OF WEATHER PROTECTION AND AIR BARRIER

INSULATION:

ATTIC ACCESS TO BE SEALED WITH CAULK OR UNBROKEN SHEATED CEILING JOINT - SMOOTH CLEO TO BE WEATHER STRIPPED
WINDOW MINIMUM "U" VALUE .29 CONT'S .31 SLIDERS
EXTERIOR DOOR MINIMUM "U" VALUE .35
SEALED ELECTRICAL BOXES IN EXTERIOR WALLS

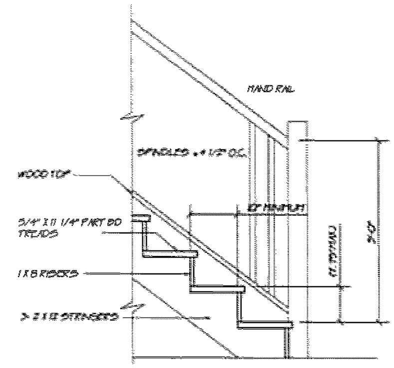
APPLIANCES:

FURNACE 90% HIGH EFFICIENCY-SEALED
WATER HEATERS AND GAS FIREPLACES TO BE DIRECT VENT
CLOTHES DRYER ___ CFM / VENTILATION REQ'D ___ CFM / PEOPLE VENT ___ CFM
SUPPLEMENTAL ___ CFM / BATH FANS ___ CFM HRV ___ CFM
MAXIMUM CFM ON ANY ONE APPLIANCE-300CFM

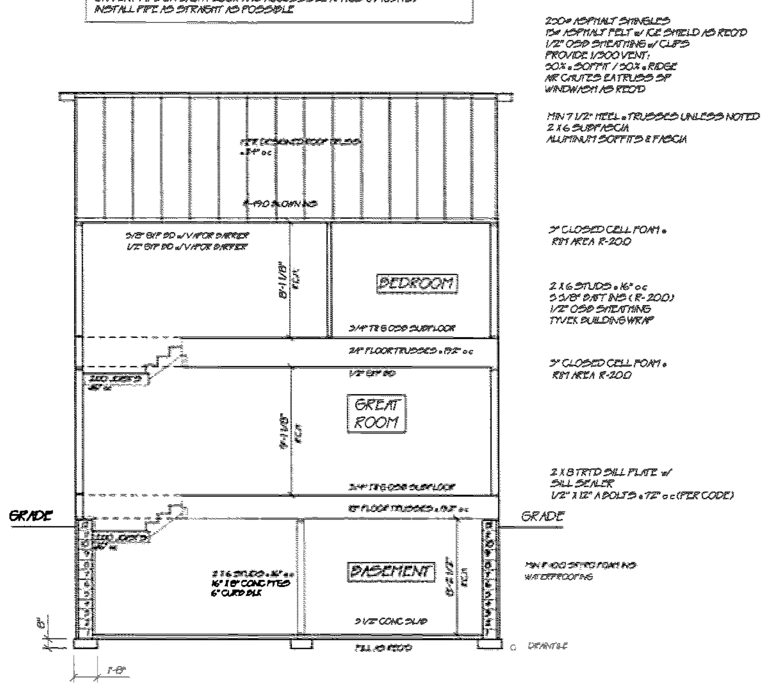
RADON MITIGATION

RADON VENT PIPE TERMINATED MIN 12" ABOVE ROOF SURFACE (AF103.6.1)
3" ABS OR PVC OR EQUAL GAS TIGHT PIPE (AF 103.6.1)
w/ MIN R-4.0 INSULATION WHEN PASSING THROUGH UNCONDITIONED SPACES
SPACE PROVIDED FOR FUTURE FAN (AF103.9)
- MIN 24" DIAMETER CENTERED ON AXIS OF STACK
- MIN VERTICAL DISTANCE OF 36"
INSTALL LIVE OUTLET IN ATTIC NEAR FUTURE FAN LOCATION (AF103.12)

INSTALL LABEL READING:
"RADON REDUCTION SYSTEM"
ON VENT PIPE ON EACH FLOOR AND ACCESSIBLE ATTICS (AF103.4.5)
INSTALL PIPE AS STRAIGHT AS POSSIBLE



TYPICAL STAIR DETAIL
SCALE: 1" = 1'-0"

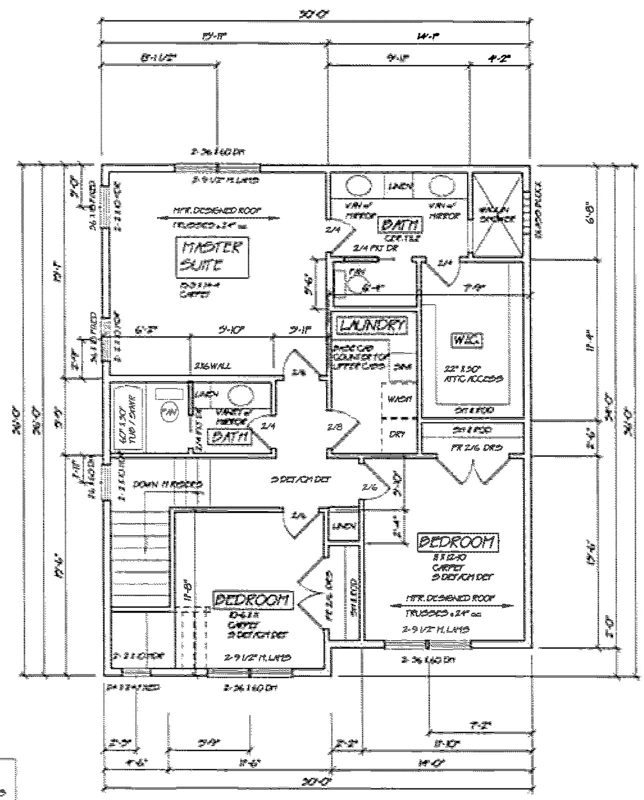


CROSS SECTION
SCALE: 1/4" = 1'-0"

DRAINTILE R-402.1.1

4" PERFORATED DRAINTILE WITH FILTER MEMBRANE WITH A UNIFORM LAYER OF CLEAN AGGREGATE, A MINIMUM OF 4" THICK. THE AGGREGATE MATERIAL WILL BE ABLE TO PASS THROUGH A 2" INCH SIEVE AND BE RETAINED BY A 1/4 INCH SIEVE

INSTALL VENT PIPE (AF103.6.1) INTO SUBFLOOR GAS PERMEABLE LAYER (AF103.2) OR DRAINTILE LOOP BEFORE SLAB IS CAST.
MINIMUM 6 MIL OR 3 MIL CROSS LAMINATED POLY SHALL BE LAPPED 12" AND PLACED BELOW THE SLAB.



SECOND FLOOR PLAN
1092 SQ FT
SCALE: 1/4" = 1'-0"

SHEET 3 OF 4
PLAN NO. 015-20

AGENDA ITEM # **7B**
April 14, 2020

Old Business: Approval of Project 2000-10 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 2000-9. 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.

At the October 8, 2019 meeting, REDA authorized preparing TIF Scattered Site Project 2000-10 Plan with 3917 Vera Cruz and 4217 Ewing.

ANALYSIS/CONCLUSION:

The Tax Increment Financing Plan for TIF District No. 2000-10 is included as **Attachment 1.** The properties will use the January 2, 2020 values of $65,000 for 4217 Ewing and $89,000 for 3917 Vera Cruz.

The estimate of captured tax capacity for this district:

Tax Capacity on January 2, 2021	$8,250 – assumes 2020 construction
Original Tax Capacity	$2,033
Captured Net Tax Capacity	$6,217

A public hearing has been scheduled for April 21, 2020 for City Council adoption of the TIF district.

RECOMMENDATION:

Motion to approve "A RESOLUTION ADOPTING A TAX INCREMENT FINANCING PLAN FOR TAX INCREMENT FINANCING DISTRICT NO. 2000-10" (**Attachment 2**)

Marcia Glick

Marcia Glick, Executive Director

TAX INCREMENT FINANCING PLAN

TAX INCREMENT FINANCING DISTRICT NO. 2000-10

ROBBINSDALE ECONOMIC DEVELOPMENT AUTHORITY

April 21, 2020

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. 2000-10

TAX INCREMENT FINANCING PLAN FOR TIF DISTRICT NO. 2000-10

A. Definitions

For the purposes of the Tax Increment Financing Plan for Tax Increment Financing District No. 2000-10, 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, 2000-8, 2000-9 and 2000-10 are located.

"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, 2000-9 or 2000-10 or any obligations issued to refund any Tax Increment Bonds;

"Tax Increment Financing Act" or "TIF Act" means Minnesota Statutes, sections 469.174 through 469.1799, as amended;

"Tax Increment Financing District" or "TIF District" means Tax Increment Financing District No. 2000-10, which is hereby established within Redevelopment Project No. 2000; and

"Tax Increment Financing Plan" or "TIF Plan" means this Plan for TIF District No. 2000-10, which is being adopted pursuant to the TIF Act, the EDA Act and the HRA 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 is hereby establishing TIF District No. 2000-10 pursuant to the TIF Act, the HRA Act and the EDA Act. REDA also operates TIF District Nos. 2000-1, 2000-2, 2000-3, 2000-4, 2000-5, 2000-6, 2000-7, 2000-8 and 2000-9 within the Project.

C. Statement of Objectives. REDA seeks to achieve the following objectives through the establishment of TIF District No. 2000-10:

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. 2000-10 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 10 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. 2000-10, 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. 2000-10.

3. The TIF Plan conforms to general plans for development of Robbinsdale as a whole, because the Redevelopment Project and TIF District No. 2000-10 are fully consistent with the City's Comprehensive Plan, as determined by the Robbinsdale planning commission.

4. The areas included within TIF District No. 2000-10 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. 2000-10 based upon a review of the 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. 2000-10.

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 approved the tax increment plan for TIF District No. 2009 in 2017 and modified it in 2019. 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. 2000-10 is 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 included in TIF District No. 2000-10 is attached as Exhibit A. The street addresses and property identification numbers of the two parcels within TIF District No. 2000-10 are attached as Exhibit B.

G. Redevelopment Project Contracts. REDA has entered into a redevelopment contract with regard to the property at 4217 Ewing Ave. N. and is in negotiations regarding the property at 3917 Vera Cruz Ave. N. Contracts regarding the properties within TIF District No. 2000-10 will be entered into in accordance with section 469.176, subd. 5 of the TIF Act.

H. Classification of TIF District. TIF District No. 2000-10 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 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 on the two parcels included within TIF District No. 2000-10, 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 Minnesota Statutes, 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. 2000-10 may be modified in the future 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. 2000-10 as additional properties in need of public assistance become available. These may be added to TIF District No. 2000-10 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. 2000-10 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. 2000-10, 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. 2000-10 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. 2000-10 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. 2000-10 after 25 years after the date of receipt by REDA of the first increment.

With respect to the fiscal disparities election required under section 469.177, subd. 3 of the TIF Act, REDA chooses option (b).

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 distributions 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. 2000-10 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, any financial assistance which has been offered or will be offered by REDA in TIF District No. 2000-10 will not be considered a business subsidy under Minnesota Statutes, Section 116J.993, subd. 3 (7).

P. Parcels to Be Acquired Within the TIF District. Both of the properties within TIF District No. 2000-10 have been acquired by REDA. REDA has demolished the structures, cleared the sites and intends to sell the two lots to developers for redevelopment.

Q. TIF Account. The tax increment received with respect to TIF District No. 2000-10 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 January 9, 2018, REDA adopted a resolution authorizing an interfund loan in an amount not to exceed $1,000,000. An amended interfund loan in an amount not to exceed $330,000 was adopted in 2019. Expenses associated with TIF District No. 2000-10 have been paid from this loan. Funds advanced by REDA through these interfund loans for the purchase of land, demolition of structurally substandard buildings and construction of site improvements will be reimbursed to REDA as increment is received from the new construction.

Costs of TIF District No. 2000-10 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. 2000-10 are shown below:

Sources of Funds	
Tax Increment - Land Sales	$ 114,000
Tax Increment Distribution	$ 121,984
Total Project Revenues	$235,984

S. Use of Funds. The following costs are authorized for expenditure within modified TIF District No. 2000-10:

Use of Funds		
Land and Building Acquisition	$	191,529
Site Improvements and Preparation	$	41,815
Administrative Expenses	$	2,640
TOTAL COSTS	$	235,984

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. 2000-10 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 modified TIF Plan.

T. Original Net Tax Capacity and Tax Increment of TIF District. Pursuant to section 469.177, subd. 1 of the TIF Act, the original net tax capacity of TIF District No. 2000-10 is $2,033 based on pay 2021 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. 2000-10 exceeds $2,033, increment will be payable to REDA. Any year in which the net tax capacity is below $2,033, 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. 2000-10 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 2022 which would mean that no increment would be paid after 2047. 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. 2000-10 will be

$6,217 after January 2, 2021 for taxes payable beginning in 2022. The captured net tax capacity was estimated in the following manner:

Tax Capacity on January 2, 2021	$8,250
Original Tax Capacity	$2,033
Captured Net Tax Capacity	$6,217

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. 2000-10 is necessary to finance or otherwise make permissible expenditures authorized by section 469.176, subd. 4 of the TIF Act.

REDA has reviewed the property included 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 $8,206 in increment will be captured annually within TIF District No. 2000-10. This increment amount is based on the value of the development on January 2, 2021 for taxes payable beginning in 2022. The composite tax capacity rate for the affected properties is currently 131.999 percent. Applying the percentage of the total tax capacity rate attributable to each taxing jurisdiction to the annual increment of $8,206 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 After Modification

Taxing Jurisdiction	Tax Capacity Rate	% of Total Tax Capacity	Est. Tax Loss ($)
City of Robbinsdale	50.807	38.49	$3,159
Hennepin County	41.861	31.71	2,602
Independent School District No. 281	29.909	22.66	1,859
Others	9.422	7.14%	586
Total	131.999	100%	8,206

The cumulative tax increment to be collected within TIF District No. 2000-10 over the maximum life of the district is estimated to be $381,390. The present value of that stream of tax increment is $291,287.

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. 2000-10 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. 2000-10 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.

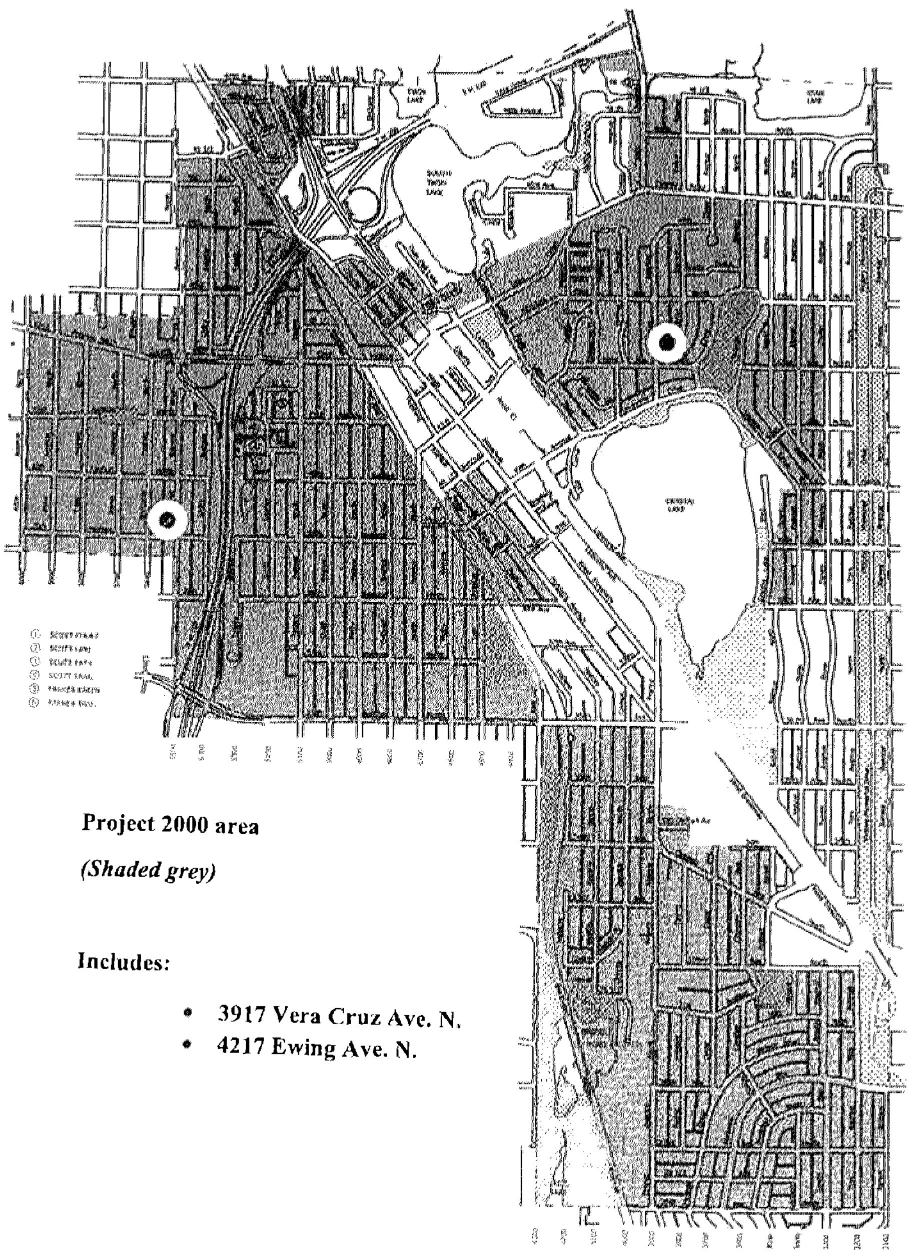
Y. Annual Disclosure. Pursuant to section 469.175, subds. 5 and 6 of the TIF Act, REDA must file an annual financial report regarding all of its TIF Districts, including TIF District No. 2000-10. The report must be filed by August 1 of each year with the School District, the County and the State auditor. 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 2000-10

City of Robbinsdale

Redevelopment Project 2000 and Tax Increment Financing District 2000-10



Project 2000 area

(Shaded grey)

Includes:

- **3917 Vera Cruz Ave. N.**
- **4217 Ewing Ave. N.**

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EXHIBIT B

The following two properties were included in the original TIF District No. 2000-10:

Address	PIN
3917 Vera Cruz Ave. N.	16-118-21-31-0129
4217 Ewing Ave. N.	05-029-24-22-0057

EXHIBIT C

REDA
TIF Analysis
Project 2000-10 April 2020

Projected Tax Increment Revenues over life of District generated from taxes

Tax Year	MKV	Tax Cap	Frozen Values MKV	Frozen Values Tax Cap	Available Tax Cap	Tax Increment	TIF PV	PV 2%	Year
2021	154,000	1,540	154,000	1,540	0	0	0	1.00000	1
2022	1,000,000	10,000	154,000	1,540	8,460	10,500	10,294	0.98039	2
2023	1,030,000	10,300	154,000	1,540	8,760	10,872	10,450	0.96117	3
2024	1,060,900	10,609	154,000	1,540	9,069	11,255	10,606	0.94232	4
2025	1,092,727	10,927	154,000	1,540	9,387	11,650	10,763	0.92385	5
2026	1,125,509	11,255	154,000	1,540	9,715	12,057	10,921	0.90573	6
2027	1,159,274	11,593	154,000	1,540	10,053	12,476	11,079	0.88797	7
2028	1,194,052	11,941	154,000	1,540	10,401	12,908	11,237	0.87056	8
2029	1,229,874	12,299	154,000	1,540	10,759	13,352	11,396	0.85349	9
2030	1,266,770	12,668	154,000	1,540	11,128	13,810	11,556	0.83676	10
2031	1,304,773	13,048	154,000	1,540	11,508	14,282	11,716	0.82035	11
2032	1,343,916	13,439	154,000	1,540	11,899	14,768	11,877	0.80426	12
2033	1,384,234	13,842	154,000	1,540	12,302	15,268	12,039	0.78849	13
2034	1,425,761	14,258	154,000	1,540	12,718	15,784	12,201	0.77303	14
2035	1,468,534	14,685	154,000	1,540	13,145	16,314	12,364	0.75788	15
2036	1,512,590	15,126	154,000	1,540	13,586	16,861	12,528	0.74301	16
2037	1,557,967	15,580	154,000	1,540	14,040	17,424	12,693	0.72845	17
2038	1,604,706	16,047	154,000	1,540	14,507	18,004	12,858	0.71416	18
2039	1,652,848	16,528	154,000	1,540	14,988	18,602	13,024	0.70016	19
2040	1,702,433	17,024	154,000	1,540	15,484	19,217	13,191	0.68643	20
2041	1,753,506	17,535	154,000	1,540	15,995	19,851	13,359	0.67297	21
2042	1,806,111	18,061	154,000	1,540	16,521	20,504	13,528	0.65978	22
2043	1,860,295	18,603	154,000	1,540	17,063	21,176	13,698	0.64684	23
2044	1,916,103	19,161	154,000	1,540	17,621	21,869	13,868	0.63416	24
2045	1,973,587	19,736	154,000	1,540	18,196	22,583	14,040	0.62172	25
Totals						381,390	291,287		

Assumptions:
Frozen tax capacity is not all at 1%, some properties are non-homestead at 1.25%
MKV Growth assumed to be 1% per year
Tax Rate = 1.24108 (Pay 2020 Rate)

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Attachment 2

Member ________________ moved and Member ______________ seconded a motion that the following resolution be read and adopted this 14th day of April, 2020.

ROBBINSDALE ECONOMIC DEVELOPMENT AUTHORITY

RESOLUTION NO. 20-_____

A RESOLUTION ADOPTING A TAX INCREMENT PLAN FOR TAX INCREMENT FINANCING DISTRICT NO. 2000-10

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 nine tax increment financing districts within the Project.

1.7. REDA has now determined to establish a tenth tax increment financing district within the Project ("TIF District No. 2000-10"), 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. 2000-10, Robbinsdale Economic Development Authority", dated April 21, 2020 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. 2000-10 are as described in the TIF Plan.

2.3. It is noted that both of the properties included within TIF District No. 2000-10 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 are 3917 Vera Cruz Ave. N. and 4217 Ewing Ave. N. and they have been demolished. In including those properties within TIF District No. 2000-10 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 APRIL, 2020.

____
William A. Blonigan, President

ATTEST:

____
Marcia Glick, Executive Director

AGENDA ITEM # **7C**
April 14, 2020

Old Business: Disposition of 3606 Lake Drive.

BACKGROUND:
On March 10, REDA held the public hearing considering sale of this 0.53 acre property to the City of Robbinsdale. The motion from REDA was to prepare a term sheet including design of an enclosure to mitigate sound for the planned pump that is visually appealing and to obtain the valuation by the county assessor. The consensus of the board was that the entire property would be offered to the city without restriction as to use.

ANALYSIS/CONCLUSION:
The plans for the storm sewer extension is being redesigned for rebid to combine the CR9 crossing and related dewatering into the reconstruction of Chowen Avenue to the south. The permanent improvements would consist of 2 manholes on a 20 foot square concrete pad. The manholes would access storm water pipes in Chowen Ave. N. that will run north to Ryan Lake and south to Crystal Lake. High water affecting the area can be pumped using a pump positioned above the manholes pulling in water and sending it to Ryan Lake. A portable pump will be brought to the site for such a situation. The concrete pad is proposed to be enclosed by a six-foot high wood fence and there will be landscaping added to soften the appearance. The City Council will be required to approve a fence on public property if higher than 4 feet.

Any use other than ponding may require regrading or importation of fill. Much of the site is below the 852 elevation. While not technically in the FEMA floodplain, the elevation is about four feet below the 100-year flood elevation for the nearby floodplain areas associated with Crystal and Ryan Lakes and could be susceptible to high ground water.

Terms: $107,000, "as is" – value provided by Hennepin County Assessing.
Anticipated, but not deed restricted use of property, open space. Future sale would be subject to conditions in the City Charter. Suggested closing date on or before July 1, 2020. Anticipating that the City Council will consider the purchase agreement on April 21, 2020 and consider landscaping plans including fence height prior to purchase.

RECOMMENDATION:
By motion approve the resolution shown as Exhibit 1. The resolution will be updated with attachments showing the correct legal description and the purchase agreement to be prepared by REDA's attorney.

Marcia Glick

Marcia Glick, Executive Director

Member _________ and Member _________ seconded a motion that the following resolution be read and adopted this 14th of April, 2020.

REDA RESOLUTION NO. 2020-__

A RESOLUTION APPROVING THE DISPOSITION OF PROPERTY LOCATED AT 3606 LAKE DRIVE BY THE ROBBINSDALE ECONOMIC DEVELOPMENT AUTHORITY TO CITY OF ROBBINSDALE

WHEREAS, the Robbinsdale Economic Development Authority (the "Authority") has acquired the property legally described as shown in Attachment 1; and

WHEREAS, the Authority desires to convey the Property to City of Robbinsdale, (the "Buyer"), in accordance with the purchase agreement shown as Attachment 2; and

WHEREAS, the Authority has determined that conveyance of the Property is in the best interest of the public;

NOW THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Robbinsdale Economic Development Authority:

1. That the Executive Director of the Authority is hereby authorized to execute the Purchase Agreement shown as Attachment 2 on behalf of the Authority;
2. 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
3. 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 President, Executive Director, or any two Members of the Authority are hereby authorized to execute a deed conveying the Property to the Buyer at the time, and upon the terms to be 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 April, 2020.

____
William A. Blonigan, President

ATTEST:

____
Marcia Glick, Executive Director

Legal Description for 3606 Lake Drive

Purchase agreement to be prepared by REDA Attorney

Typical Business Purchase Agreement Terms & Conditions

Sale of property "as is" – No deed restrictions.
Property is tax exempt
There are no special assessments or pending special assessments
Purchase price $107,000
Closing to take place on or before July 1, 2020

AGENDA ITEM # **9A**
April 14, 2020

***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 2020-2021 insurance renewal, which will not include a waiver of the municipal tort liability limits and not involve the purchase of extra coverage.

Marcia Glick

Marcia Glick, Executive Director

CONCURRENCE:

Jeff Zuba, Finance Director

AGENDA ITEM # **10A**
April 14, 2020

Information Only: Application for MN Brownfields Brownfield Gap Financing Program

BACKGROUND
In the late 1990s REDA acquired the properties where Broadway Court was constructed. At the time, there was a gas station and a drycleaner on the site as well as other commercial properties. Prior to construction, environmental studies were undertaken and mitigation plans were followed for removal of both the gas station and the drycleaner in accordance with MPCA standards.

With new technology, MPCA has performed vapor testing and identified Tetrachloroethylene (PCE) vapors under the building slab which require further study and potential action. MPCA advised that with the potential impact area being the parking garage which already has some mechanical ventilation, emergency action is not required.

Information sheets provided by MPCA are included as Attachment 1.

ANALYSIS/CONCLUSION:
With the assistance of Hennepin County staff, REDA's Executive Director has been in contact with an environmental specialist at Wenck who is assisting in preparing an application to the state Brownfields' Brownfield Gap Financing program. If accepted, the funds would cover the consultant costs of preparing an updated Phase 1 environmental assessment and vapor response action plan.

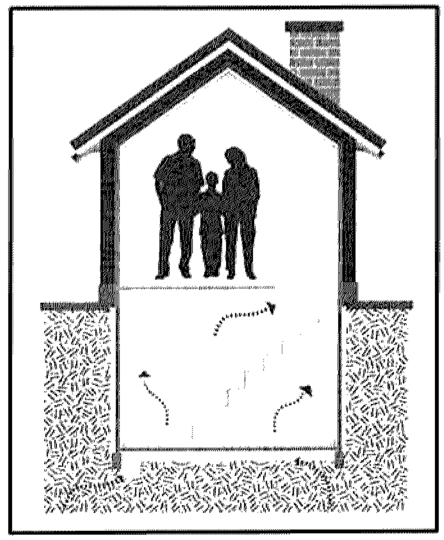
A City resolution is required which will be on the April 21st agenda. The application is being prepared and will be submitted with the Council Resolution as follow up.

Marcia Glick, Executive Director

DEPARTMENT OF HEALTH

What is Vapor Intrusion?

RESIDENTIAL



Chemicals that have been spilled or dumped on the ground can pollute soil and groundwater. Volatile organic compounds (VOCs) are chemicals that easily evaporate into air.

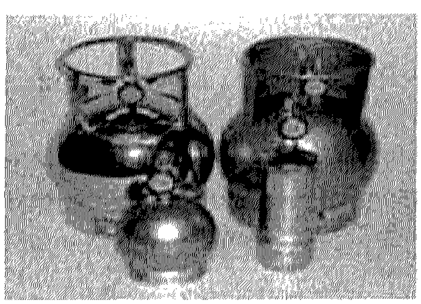
VOCs that evaporate from polluted soil and groundwater rise toward the ground surface. If these vapors move and come in contact with a building, they may enter through cracks in the foundation, around pipes, or through a sump or drain system. The VOCs can then contaminate indoor air. This process - when pollution moves from air spaces in soil to indoor air - is called vapor intrusion.

The VOCs found most often during vapor intrusion investigations in Minnesota are the industrial degreaser trichloroethylene (TCE), the dry cleaning solvent tetrachloroethylene (perchloroethylene, PCE), and components of petroleum. Examples of properties that can be sources of these VOCs are industrial manufacturers, dry cleaners, and metal plating shops.

What is the purpose of a vapor intrusion investigation?

Buildings are investigated for vapor intrusion to determine if there is any risk for chemical vapor entry or a potential health concern. For there to be a health concern, contaminated vapor has to get into the indoor air at levels of concern AND people need to breathe the contaminated indoor air over time. Health risks from vapor intrusion are usually low, but it is important to take steps to reduce or eliminate vapor intrusion where possible.

What happens if vapor intrusion is suspected?



Vapor intrusion is investigated by collecting environmental samples to look for the presence of chemicals and the amounts of chemicals. If chemicals are present near buildings, it may be necessary to collect samples of sub-slab soil vapor from beneath the building. Sub-slab samples are collected by drilling a small hole through the building foundation. Indoor air samples may also be collected. Samples are collected in special canisters (see photo at left).

What is done to reduce vapor intrusion and improve indoor air quality?

If soil vapors under your home are found at levels that indicate a concern, the MPCA will offer to install a mitigation system to vent the vapors to the outside air. In nearly all cases, this is done at no cost to the homeowner. These mitigation systems are the same as those used to keep radon from entering homes. They are relatively inexpensive to operate, simple to design and install, and are a proven solution to radon and vapor intrusion problems.

Is my drinking water affected?

Vapor intrusion is often associated with contamination of shallow groundwater or soil. Municipal drinking water usually comes from deep wells or surface water, and is routinely tested for contamination to ensure it meets standards. If you use a private well for drinking water and your property is undergoing a vapor intrusion investigation, contact us for more information.

Radon in Homes

Radon also enters buildings from soil. Radon is an odorless, radioactive gas that occurs naturally in soils. Radon is the number one cause of lung cancer in non-smokers. In Minnesota, about 40% of homes have radon levels that pose a significant health risk. There are options available for homeowners to lower exposure to radon in their homes.

For more information about radon and radon testing, visit Radon in Homes (https://www.health.state.mn.us/radon).

FREE RADON TEST KIT!

If you are in or near a vapor intrusion investigation area, use the contact info below to request a FREE radon test kit. Please include your address so we can mail a test kit to your home.

Visit the MDH website for more information about:

- understanding your vapor intrusion test results
- who MDH would consider more sensitive to vapor intrusion health risks
- chemicals commonly found at vapor intrusion sites - TCE and PCE

Questions? Contact Minnesota Department of Health

Site Assessment and Consultation Unit
Call (651) 201-4897 or Email health.hazard@state.mn.us
https://www.health.state.mn.us/communities/environment/hazardous/topics/vaporintrusion.html

Prepared in cooperation with the U.S. Agency for Toxic Substances and Disease Registry Residential 3/13/2019
To obtain this information in a different format, call 651-201-4897.

DEPARTMENT OF HEALTH

Your Health and Vapor Intrusion

RESIDENTIAL

The amount of chemicals that enter buildings from contaminated soil vapor are typically not high enough to affect most people's health. However, the risks may be greater when people are exposed to high amounts of some chemicals for a long time, or if exposed people are sensitive or their health is compromised.

Examples of people who may be sensitive include:

- women who are pregnant or may become pregnant
- infants and young children
- elderly people
- people who are living with chronic disease or a compromised immune system

MDH is especially concerned about women in their first trimester when the contaminant trichloroethylene (TCE) is present.

If you have concerns about anyone living in your home or building who may be a sensitive individual, please contact MDH. Personal or health information you share with MDH is confidential. If you contact us, we may be able to:

- speed up sampling or building mitigation
- share what we know about health risks
- suggest actions to reduce potential exposure

Questions? Contact the Minnesota Department of Health

Site Assessment and Consultation Unit
Call (651) 201-4897 or Email health.hazard@state.mn.us
https://www.health.state.mn.us/communities/environment/hazardous/topics/vaporintrusion.html

Prepared in cooperation with the U.S. Agency for Toxic Substances and Disease Registry Residential 3/13/2019
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DEPARTMENT OF HEALTH

Tetrachloroethylene (PCE, perc) in Air

PCE is used for dry cleaning, degreasing metal parts, and in the production of other chemicals. It can be found in consumer products, including some adhesives, automotive parts cleaners, and stain removers.

PCE:

- is a nonflammable, colorless liquid or gas
- evaporates easily into air
- smells sweet at high concentrations; at lower levels, there is no odor

People may breathe PCE from:

- working in industries that produce or use PCE
- living or working near dry cleaning facilities or from recently dry-cleaned clothes
- using PCE-containing products
- vapors from contaminated soil or groundwater that moves into indoor air

Health concerns from breathing PCE

Most exposures to PCE in air are to low amounts and not likely to result in a health effects. The possibility of health effects depends on the amount of PCE in air and how long people breathe it.

Exposures to high amounts of PCE can cause neurological effects such as vision changes or delayed reaction time. PCE may cause cancer based on studies in the workplace. The studies suggest there may be an increase in bladder cancer, non-Hodgkin's lymphoma, and multiple myeloma. PCE exposure to rodents also increases liver tumors and leukemias.

It is not known whether children are more susceptible than adults to the effects of PCE. There is not conclusive evidence from human studies that PCE exposure is linked to effects to a developing fetus.

About PCE Air Values

The Minnesota Pollution Control Agency (MPCA) develops Intrusion Screening Values (ISVs) to understand when actions may be needed to protect health. The Residential ISV is an amount that is safe for people to breathe. This level is protective for sensitive people, including children, pregnant women, and people who already have health issues.

ISVs are much lower than the regulatory limits set for workplaces where the chemical is used. Breathing an amount of PCE that is above the ISVs does not mean health effects will occur; however, the risk for health effects increases as the level of exposure increases. When ISVs are exceeded, MDH recommends steps be taken to reduce exposures.

Value	Description
3.4 μg/m³	Residential ISV - a safe level that protects all people from health effects.
33 μg/m³	Workplace ISV - a safe level for people who may have exposures in the workplace over many years.
40,000 μg/m³	Level at which workers experienced a change in color vision after exposure for many years.
170,000 μg/m³	Regulatory occupational exposure limit for dry cleaner workers.

(measured in micrograms per cubic meter, or μg/m³)

Minnesota Department of Health
Site Assessment and Consultation Unit
Phone: 651-201-4897; email: health.hazard@state.mn.us
To obtain this information in a different format, call: 651-201-4897.

4/24/2018

Agenda Item # **10B**
April 14 2020

INFORMATION ONLY: Project Updates

ADDRESS	COMMENTS
Twin Oak cul-de-sac *(Beckmann)*	4316 Twin Oak Lane Sold- escrow held for spring landscaping 4312 Twin Oak Lane- Sold – contractor in place for finishing raingardens 4313 Twin Oak Lane – House framed, exterior sheathing & roofing underway.
4629 France *(Carlyle)*	Certificate of Completion being held pending completion of final inspection. **Variance approved work to be completed in the spring**
3912 Quail *(Beckmann)* (TIF 2000-9)	Complete except landscaping 1-year extension w/payment of lost TIF - $3000.
3359 Halifax (TIF 2000-9)	Lot for sale. ***See Agenda Item***
3917 Vera Cruz *TIF 2000-10?*	Lot for sale. ***See Agenda Item***
4217 Ewing Ave *TIF 2000-10?*	Sale to Steve and Heidi Person approved 2.11.2020; expect April closing.
3606 Lake Drive	***See Agenda Item***
4136 Regent – Garages *(Pendergast)*	TIF Project 8: Mortgage payments for acquisition started 6/2016.
39xx W. Broadway	Property is tax exempt pending redevelopment. Inquiries have been received. $150,000 recommended sale price.
37xx W Broadway- Birdtown Flats *(Bill Beard)*	TIF note when completed.
3600 France -Parker Station Flats	May 2021 occupancy. TIF note when completed. **Working on removal of contaminated soils. First grant reimbursements submitted**
Parker Village Bonds	Bond refinanced Final payment 2/1/2032 – decertify 12/31/2031.
Broadway Court	Final bond payment 2/1/2029. Opportunity to call in 2026.
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 – sale to city	7.9.19-authorized sale to the city with conditions. **Sale to city in 2021 once ready for conversion to park.**
3108-12 Grimes; 4212 Grimes	Holding.
4364 Grimes	Neighbors maintaining.
OPEN TO BUSINESS	Office Hours with pre-scheduled appointments even numbered months. 1st Wednesday 9:30-11:30 a.m. Also by appointment other days and times. Multi-year contract with ability to cancel.
4614 41 ½ Ave N *(Soul Brothers)*	Building leased month to month. Working on details. Anticipate plaza extension coordination with WB sidewalks in 2021.
4165 Hubbard *NSide Oriental Mkt*	2 year lease signed with new tenant approved with 6 month lease reduction. Working with NEON (nonprofit business assistance) to create profit/loss statement.
4501 Orchard	REDA has right to review plans for through 2028. Lot owned by neighbor to north.
4131-35 W Broadway (Travail)	Landscaping delayed until spring/summer. Open for events 12/31/2019.
Embrace The Wobble	Exercised extension through 3/31/2021. 180 day notice for new lease. **April & May rent amortized 1st three months 2021.**
Salon HALO	Exercised extension through 6/30/2024. **April & May rent amortized for 2021.**
GO Health	Lease through 12/31/2021 then option to give notice by 7/1/21 for 5 more years. **Expected rent relief for June.**
Lions Gym Façade loan	Projects completed–forgiven after 10 years (January 2022)
EMI Rehab Façade loan	Projects completed –forgiven after 10 years (January 2022)
Wicked Wort – Façade loan	Project completed – forgiven after 10 years (December 2025)
Golden Age Design Façade loan	Project completed – forgiven after 10 years (December 2026)
Hy-Vee TIF District	Pay-as-you-go TIF agreement.
Clare Housing TIF District	Pay-as-you-go TIF agreement.

Marcia E. Glick

Marcia Glick, Executive Director

Note: Payment amount may not reflect the actual amount due to data sequencing and/or data selection.

City of Robbinsdale

Council Check Summary

3/12/2020 - 4/15/2020

Company	Amount
02005 Housing Development	13,186.50
04272 TIF Bonds-Project 8	3,100.00
Report Totals	16,286.50

City of Robbinsdale

Council Check Summary

3/12/2020 - 4/15/2020

Check #	Date	Amount	Supplier / Explanation	PO#	Doc No	Inv No	BU	Obj	Sub	Subledger	Account Description	BU Description	Co	Dept	Div
201894	**4/14/2020**		**119447 BAKER TILLY MUNICIPAL ADVISORS,LLC**												
		3,100.00	ARBITRAGE CALCULATIONS		152547	BTMA4248	4272	6310			Professional Services	TIF Bonds-Project 8	04272	125	224
		3,100.00													
201895	**4/14/2020**		**100282 CITY OF ROBBINSDALE-UTILITIES**												
		299.42	4205 W BROADWAY		152546	20200228	2005	6414		00005392	Water & Sewer Service	Business & Housing Develo	02005	125	224
		299.42													
201896	**4/14/2020**		**114195 ECM PUBLISHERS INC**												
		47.60	3648 LEE PUB HEARING NOTICE RE		152536	767988	2005	6712			Legal Notices	Business & Housing Develo	02005	125	224
		47.60													
201897	**4/14/2020**		**100428 HENNEPIN COUNTY TREASURER**												
		1,186.04	4217 EWING 1ST HALF PROP TAX		152537	0502924220057	2005	6718		00005395	Licenses Taxes & Fees	Business & Housing Develo	02005	125	224
		1,425.11	3917 VERA CRUZ 1ST HALF PROP T		152538	1611821310129	2005	6718		00005394	Licenses Taxes & Fees	Business & Housing Develo	02005	125	224
		3,061.87	4614 41 1/2 1ST HALF PROP TAX		152543	0602924240137	2005	6718		00005401	Licenses Taxes & Fees	Business & Housing Develo	02005	125	224
		5,602.32	4165 HUBBARD 1ST HALF PROP TAX		152544	0602924240012	2005	6718		00005385	Licenses Taxes & Fees	Business & Housing Develo	02005	125	224
		581.64	3359 HALIFAX 1ST HALF PROP TAX		152545	0702924140021	2005	6718		00005393	Licenses Taxes & Fees	Business & Housing Develo	02005	125	224
		11,856.98													
201898	**4/14/2020**		**100530 KENNEDY & GRAVEN, CHARTERED - REDA**												
		175.00	ADMINISTRATION		152541	153785	2005	6311			Legal Fees - General Counsel	Business & Housing Develo	02005	125	224
		87.50	TIF 2000-10		152542	153785	2005	6311			Legal Fees - General Counsel	Business & Housing Develo	02005	125	224
		262.50													
201899	**4/14/2020**		**108789 ROGAN,DANIEL P**												
		60.00	REG MEETING 3/10/20		152539		2005	6139			Commissioner Stipend	Business & Housing Develo	02005	125	224
		60.00	WORK SESSION 3/17/20		152540		2005	6139			Commissioner Stipend	Business & Housing Develo	02005	125	224
		120.00													
2020054	**3/11/2020**		**100505 BLONIGAN, WILLIAM**												
		60.00	COMMISSIONER STIPEND 2/11/20		151597		2005	6139			Commissioner Stipend	Business & Housing Develo	02005	125	224
		60.00													
2020055	**3/11/2020**		**113921 MURPHY, REGAN**												
		60.00	COMMISSIONER STIPEND 2/11/20		151598		2005	6139			Commissioner Stipend	Business & Housing Develo	02005	125	224
		60.00													
2020056	**3/11/2020**		**110208 SELMAN, GEORGE**												
		60.00	COMMISSIONER STIPEND 2/11/20		151599		2005	6139			Commissioner Stipend	Business & Housing Develo	02005	125	224
		60.00													
2020082	**4/15/2020**		**100505 BLONIGAN, WILLIAM**												
		60.00	REGULAR MEETING 3/10/20		152548		2005	6139			Commissioner Stipend	Business & Housing Develo	02005	125	224
		60.00	WORK SESSION 3/17/20		152549		2005	6139			Commissioner Stipend	Business & Housing Develo	02005	125	224
		120.00													
2020083	**4/15/2020**		**113921 MURPHY, REGAN**												

Check #	Date	Amount	Supplier / Explanation	PO#	Doc No	Inv No	BU	Obj	Sub	Subledger	Account Description	BU Description	Co	Dept	Div
		60.00	REGULAR MEETING 3/10/20		152550		2005	6139			Commissioner Stipend	Business & Housing Develo	02005	125	224
		60.00	WORK SESSION 3/17/20		152551		2005	6139			Commissioner Stipend	Business & Housing Develo	02005	125	224
		120.00													
2020084	**4/15/2020**		**110208 SELMAN, GEORGE**												
		60.00	REGULAR MEETING 3/10/20		152552		2005	6139			Commissioner Stipend	Business & Housing Develo	02005	125	224
		60.00	WORK SESSION 3/17/20		152553		2005	6139			Commissioner Stipend	Business & Housing Develo	02005	125	224
		120.00													
2020085	**4/15/2020**		**113134 BACKEN, PAT**												
		60.00	WORK SESSION 3/17/20		152554		2005	6139			Commissioner Stipend	Business & Housing Develo	02005	125	224
		60.00													

Report Totals 16,286.50