

**ROBBINSDALE
ECONOMIC DEVELOPMENT AUTHORITY
MEETING MINUTES
TUESDAY, APRIL 14, 2020
Via WEBEX**

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:

Members Present: Rogan, Murphy, Selman, Backen, President Blonigan
Staff Present: Marcia Glick, Executive Director
Rick Pearson, Community Development Coordinator
Ron Batty, REDA Attorney
John Tingley, Assistant to City Manager

#4A-C CONSENT AGENDA:

3. **MOTION** by Member Backen, 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 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.

All voted in favor and the motion carried.

#5A: CONTINUED PUBLIC HEARING – 3359 Halifax Ave N – Disposition of Land:

4. Pearson presented the staff report.
5. President Blonigan opened the public hearing. No one chose to speak.
6. **MOTION** by Member Selman, seconded by Rogan to continue the public hearing to 7 pm, May 12, 2020. **All voted in favor and the motion carried.**

#7A: OLD BUSINESS – 3917 Vera Cruz Update Plans:

7. Pearson presented the staff report recapping the updated plans and counteroffer from Beckmann Custom Homes. The updated plans were shown pointing out changes.
8. Murphy thought piano windows could be feasible in the right elevation (north facing) in the upstairs bedroom and still allow for a bed.

9. Backen asked about two-tone siding on the north side and agreed with Murphy about piano windows for the upstairs bedroom on the north side.
10. Selman talked about his positive experience with piano windows at his home and thought the two-tone siding would be a good addition.
11. Chuck Beckmann, 15827 Madison St. NE, Ham Lake, stated he is fine with installing piano windows on the north-facing side and noted the two-tone siding would cost more but was a good idea.
12. Blonigan, Glick and Beckmann discussed the REDA requirement of a heat pump. Beckmann's contractor had not installed a heat pump in years. Glick noted she had reached out to green builder experts and hadn't gotten a response.
13. Selman didn't think the cost of a heat pump made sense for the benefit. Backen agreed.
14. Murphy did not feel comfortable mandating a heat pump based on how energy efficient newly-built homes are.
15. Beckmann discussed some of the challenges home builders are currently facing during this economic downturn.
16. **MOTION** by Member Rogan, seconded by Member Backen to give the Executive Director authority to negotiate the land sale at 3917 Vera Cruz between the amount of \$65,000 and \$68,000 with the addition of a window in the northeast bedroom and either 2-tone or siding texture difference as discussed on the north elevation.
17. Rogan stated his appreciation for Mr. Beckmann being flexible with his plan.
18. **All voted in favor and the motion carried.**

#7B: OLD BUSINESS – TIF Plans 2000-10

19. Glick presented the staff report of the TIF Plan.
20. Murphy and Glick discussed the TIF Analysis for the Plan.
21. Batty discussed the tax increment amount and when a TIF Plan is decertified.
22. Blonigan suggested an edit to the proposed resolution to include "The addition of such housing would contribute to housing diversity in Robbinsdale."
23. **MOTION** by Member Selman, seconded by Member Backen to approve Resolution No. 2020-04," A RESOLUTION ADOPTING A TAX INCREMENT FINANCING PLAN FOR TAX INCREMENT FINANCING DISTRICT NO. 2000-10" with proposed changes by President Blonigan. **All voted in favor and the motion carried.**

#7C: OLD BUSINESS – Terms of 3606 Lake Drive Sale to City

24. Glick presented the staff report.
25. Blonigan recapped previous discussions about this area and EDA members' hesitancy to allow residential development on this site due to groundwater concerns.
26. Rogan expressed his support for the current plan and acknowledged the challenges of the site.
27. Backen liked the idea of landscaping around the pump area and also wasn't in favor allowing homes on the site.
28. **MOTION** by Member Rogan, seconded by Member Backen to approve Resolution No. 2020-05, "A RESOLUTION APPROVING THE DISPOSITION OF PROPERTY LOCATED AT 3606 LAKE DRIVE BY THE ROBBINSDALE ECONOMIC DEVELOPMENT AUTHORITY TO CITY OF ROBBINSDALE."

#9A: OTHER BUSINESS – Insurance Renewal – Waiving the Statutory Tort Liability Limits

29. Glick presented the staff report.
30. **MOTION** by Member Rogan, seconded by to 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. **The vote was unanimous and the motion carried.**

#10A: INFORMATION ONLY – Application for MN Brownfields Brownfield Gap Financing Program

31. No action required. Glick discussed the background of the Broadway Court site and the environmental remediation work that was completed back in 1998. MPCA has identified with new methodology, confirmed additional vapors underneath the building slab that are not an emergency but need to be addressed. Information has been distributed to residents at Broadway Court.
32. Blonigan thanked staff for distributing the information to residents at Broadway Court.
33. Backen asked about costs the city could face for remediating the vapors.
34. Glick stated various grant opportunities available to assist covering the cost. The Brownfield Gap Financing Program would cover the cost of the consultant. The environmental testing and remediation plan costs about \$10,000.

#10B: INFORMATION ONLY – Project Updates

35. Glick discussed the closure of France Avenue between 36th Avenue and West Broadway for the Parker Station Flats contractor to install utility lines. The closure is expected to end 4/21.

#11: REDA General Communications

36. Selman asked for a future agenda item on the history of Tax Increment Financing in Robbinsdale to help explain to the public why the tool is used. He thanked Police Captain Ryan Seibert for his service to Robbinsdale and congratulated him on becoming the Police Chief in Chaska.
37. Rogan asked Glick about the status of the closing at 4217 Ewing. The paperwork has been signed however closing hasn't taken place yet.
38. Backen thanked Captain Seibert for his service. He also encouraged residents to support local businesses here in Robbinsdale during this tough time and resources available to them.
39. Blonigan talked about supporting local businesses and many are still open in some fashion during this pandemic. He also mentioned the house built at 4212 Twin Oak Lane by Chuck Beckmann appraised at \$729,000. The neighboring house is nearly completed.
40. Glick mentioned the doors and windows have been installed at The Birdhouse even though the agreement is still pending.

#12: ADJOURNMENT:

41. **MOTION** by Member Selman, seconded by Member Rogan to adjourn the meeting at 8:08 p.m. **All were in favor and the motion carried.**



John Tingley, Recording Secretary

William A. Blonigan REDA President