

**ROBBINSDALE  
ECONOMIC DEVELOPMENT AUTHORITY  
MEETING MINUTES  
TUESDAY, MAY 9, 2023  
COUNCIL CHAMBERS**

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**CALL TO ORDER:**

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

**MICROPHONE CHECK:**

2. Complete.

**ROLL CALL:**

3. Members Present: Webb, Wagner, Blonigan, President Parisian  
Members Absent: Murphy  
Staff Present: Tim Sandvik, Executive Director  
Rick Pearson, City Planner  
Ron Batty, EDA Attorney

**#4A-B CONSENT AGENDA:**

4. **MOTION** by Member Webb, seconded by Member Wagner to approve and place on file the Consent Agenda Items #4A-B:
  - A. **Motion** to approve and order placed on file minutes of the following:
    - **Regular Meeting Minutes of April 11, 2023**
  - B. **Motion** to approve Disbursement Requests for **period ending May 9, 2023****The vote was 4-0 and the motion carried. (Murphy)**

**#6A: OLD BUSINESS:**

**Minnesota Assistance Council for Veterans Parking Request possible  
Executive Session**

5. Pearson presented the staff report for Minnesota Assistance Council of Veterans to formally request the EDAs assistance in providing parking spaces from Broadway Court. Presented revised site plan including the parking spaces behind Hubbard Marketplace. That would be 13 spaces.

Pearson continued that Hennepin County is behind this property. Met Council controls the parking easement over all of the land. The City Attorney is recommending a license for the spaces at Broadway Court. Easier to control.

6. Member Webb asked about the number of parking spaces. Pearson stated the code requires one space per unit. No additional requirement for staff or visitors. This project includes 13 spaces plus 2 handicapped parking spaces. It would be up to MACV to provide parking to those with cars. MACV has stated about 40% of their residents will need parking.

7. Member Blonigan asked who uses the parking spaces now and how often are they full. Would like to see data shows who has cars. Retain leverage with licensing. Pearson noted that parking is there for people that use the buses, handicapped spaces are convenient. Pointed out that residents will be low-income residents that cannot afford cars. They use bikes and have access to transit.
8. **Jon Lovald, CEO, Minnesota Assistance Council for Veterans**  
Mr. Lovald explained the mission of MACV. He can provide the data requested. MACV has many buildings. All of the funding is in place to start the renovation of the property. Feels a lot of support. Looking forward to becoming a part of the City of Robbinsdale
9. Member Wagner asked who would be in charge of the parking lots for tickets, citations. Pearson replied that signage would be required to identify the parking as designated for MACV or name of property. Police issue parking tickets and code enforcement issues warning letters before citations are issued.
10. President Parisian asked about the number of handicapped parking spaces. Pearson replied one handicapped space per 25 spaces are required. Met Council and Metro Transit would be responsible to maintain the spaces.
11. Member Blonigan voiced support for this project and helping our veterans. License the 4 spots, provision that no more than one car per resident, can walk to remote parking spaces.
12. President Parisian agreed with Member Blonigan.
13. Executive Director Sandvik noted that staff has direction to move forward but there are some other items that need to be covered. Will bring back the full proposal at the June EDA meeting.
14. Member Blonigan noted the Robin Hotel has never been a problem property, always on top of the residents no matter their income levels.
15. Member Wagner supports this project, is important to support organizations like this.
16. Member Webb voiced support for this project also.

**#7A: PRESENTATION:**

**Robbinsdale Tax Increment Financing (TIF): Jason Aarsvold, Ehlers**

17. **Jason Aarsvold, Ehlers**  
Identified what a TIF Management Report is, a planning document. Provided summary of TIF history used in Robbinsdale. Explained tax capacity and actual increment taxes. Reviewed what neighboring cities have done with their TIF. TIF boundaries are determined when district is created, what is the project area. Clarified what the TIF can be used for, discussed interfund loans.
18. EDA Attorney Batty stated that establishing a project area involves planning consideration.
19. Mr. Aarsvold explained the pooling of TIF districts. Explained changing or expanding a TIF district, cost and timeline.
20. President Parisian thanked Mr. Aarsvold for his presentation.
21. Member Blonigan agreed that the EDA should do all of the recommendations Mr. Aarsvold provided including starting the plan to use the pooling of funds right now.
22. Member Wagner agreed with pooling of funds. Prioritize projects that make Robbinsdale more affordable, transit and green energy are some of the things the EDA should keep in mind.

**#7B: NEW BUSINESS: Homeowners Assistance Grant Program**

23. Pearson presented the staff report for home improvement programs. Reviewed Crystal's standards. CEE has worked well for Crystal residents. Crystal does not want to manage Robbinsdale's program. Administratively, Crystal does all of their own administrative work. Reviewed their eligible and ineligible properties. Point of providing rebates to owner-occupied properties only and the property complies with the building code.  
  
If the EDA wants to create a program, EDA needs to decide how much funds are to be spent on the project, admin fees. Can set up a presentation or authorize executive director to negotiate a contract with direction from the EDA on funding.
24. Member Webb asked if we are providing grants or loans in this program. Pearson stated it would be a grant in conjunction with another project. Establish income requirements, minimum project cost, limit on how much per property per year. Have guidelines for emergency situations.

25. President Parisian intrigued with the EDA in pursuing potential negotiations and contract. Would like to see a presentation. Would like to see electrical repair included as an eligible expense because there are many older homes in Robbinsdale. Anything having to do with electrical vehicle hookups in homes or energy efficiency.
26. Member Wagner likes the program, agrees with President Parisian. Would like to see the origination fee reduced. This could be a barrier. Would like to see the median income increased, wants to expand so more residents could participate. Would like to see an increase in funds made available to residents.
27. Executive Director Sandvik stated that staff can come back in June with a presentation seeking your approval.

**#9A: INFORMATION ONLY: Project Update**

28. No further information provided.

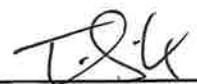
**#10: REDA GENERAL COMMUNICATIONS:**

29. Member Webb commented on the tour of The Reeve. Toured a studio, one-bedroom, two-bedroom and three-bedroom units. The tables in the lobby were created from trees that were felled on the property! Nice tour, very hospitable staff. Beautiful property.
30. Member Blonigan noted that the building is 70% leased and 50% occupied. Very nice property.
31. President Parisian enjoyed the tour. Many of the new residents are from neighboring communities.

**#11: ADJOURNMENT:**

32. **MOTION** by Member Blonigan, seconded Member Webb to adjourn the meeting at 8:49 p.m.  
**The vote was 4-0 and the motion carried. (Murphy absent)**

  
Mia Parisian, REDA President

  
Tim Sandvik, Executive Director