

ROBBINSDALE
ECONOMIC DEVELOPMENT AUTHORITY
AGENDA
7:00 P.M.
TUESDAY, MAY 10, 2022
COUNCIL CHAMBERS

1. MEETING CALL TO ORDER:
2. MICROPHONE CHECK:
3. ROLL CALL: Webb, Blonigan, Backen, Kline, President Selman
4. CONSENT AGENDA:
Pursuant to REDA policy, one motion, non-debatable, will approve the recommendation noted. Any member of the REDA Board may ask for an item to be taken from the Consent Agenda for discussion and separate action. Such items removed from the Consent Agenda shall be considered immediately following approval of the balance of the Consent Agenda:
 - A. **Motion** to approve and order placed on file minutes of the following:
 - **Regular Meeting Minutes of April 12, 2022..... 2-3**
 - B. **Motion** to accept Forgivable Loan Program – Façade Improvements.... **4**
 - C. **Motion** to approve Disbursement Requests for period ending **5**
May 10, 2022
5. OLD BUSINESS:
 - A. None scheduled,
6. NEW BUSINESS:
 - A. None scheduled.
7. OTHER BUSINESS:
 - A. None scheduled.
8. INFORMATION ONLY:
 - A. Project Update..... **6**
9. REDA GENERAL COMMUNICATIONS
10. ADJOURNMENT



Marcia Glick, Executive Director

**ROBBINSDALE
ECONOMIC DEVELOPMENT AUTHORITY
MEETING MINUTES
TUESDAY, APRIL 12, 2022
COUNCIL CHAMBERS**

**AGENDA ITEM #4A
May 10, 2022**

CALL TO ORDER:

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

MICROPHONE CHECK:

2. Complete.

ROLL CALL:

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

#4A-C CONSENT AGENDA:

4. **MOTION** by Member Backen, seconded by Member Kline to approve and place on file the Consent Agenda Items #4A-C:
 - A. **Motion** to approve and order placed on file minutes of the following:
 - Regular Meeting Minutes of March 8, 2022;
 - B. **Motion** to approve **Insurance Renewal – Waiving the Statutory Tort Liability Limits**;
 - C. **Motion** to approve **Disbursement Requests** for period ending April 12, 2022.
The vote was unanimous and the motion carried.

#6A: NEW BUSINESS: Forgivable Loan Program – Façade Improvements

5. Glick reviewed the staff report. Discussed request. Concerned about precedence. Clarified use of program. Reviewed forgivable loans to other businesses.
6. The Board directed Staff to investigate insurance coverage, cost of insurance, specific itemization of improvements made to the building.
7. Consensus was to investigate the request further. Discussed what could be done at the site to prevent future damage.

#8: INFORMATION ONLY: Project Update

8. Glick reported talking with tenant at 4614 41 1/2. Looking into lease rates for the building.
9. Glick toured 3359 Grimes Ave N. The property has sold. Closing date April 29, 2022. Selman recalled an earlier visit to the home.

9: REDA GENERAL COMMUNICATIONS:

10. Member Kline noted that it was nice to tour the home at 3359 Halifax before the meeting. Attended the 281 District meeting this morning – felt awkward.
11. Member Webb stated that she heard the Bird Bash was a success. Great when community members volunteering of both residents and parents. Shout out to Lindsay J. and Kathy F. for sharing their time. Also attended the meeting at 281. Didn't feel the meeting was cohesive or organized. Questions regarding SROs in the school, mental health and building relationships with parents.
12. Member Blonigan noted that 3359 Halifax sold for \$595,000, with 5 bedrooms. REDA had an opportunity to sell the lot for a more modest home. Upgraded the neighborhood. Attended the Bird Bash. Appreciates the volunteers' efforts. Last year raised over \$60,000. Appreciates community donations. Every year is a different focus. Last year it was multicultural books. This year it is purchasing instruments for the music department.
13. Member Backen noted stated that the Bird Bash is important to our community. Glad it was a success. 3359 Halifax is a beautiful, custom built home that fits nicely on the lot. A great addition to the neighborhood. Replaced blighted home with a beautiful new home. Thanked the builders.

#10: ADJOURNMENT:

14. **MOTION** by Member Blonigan, seconded by Member Webb to adjourn the meeting at 7:30 p.m.
The vote was unanimous and the motion carried.

Marcia Glick, Recording Secretary

George B. Selman, REDA President



AGENDA ITEM #4B
May 10, 2022

Consent: Forgivable Loan Program – Façade Improvements

BACKGROUND:

At the last meeting, a request of consideration for access to the REDA downtown commercial loan program was discussed related to damage to the 4180 West Broadway building caused by a series of vehicle accidents with vehicles colliding with the building.

Board members indicated willingness to consider the application of the program, subject to the 15% cap, and after further information regarding insurance coverage. The owner's insurance has a \$2500 per occurrence deductible. Information potential insurance coverage on the 3rd and most extensive damage is not yet available.

ANALYSIS:

The owner considered the 15% cap, funds that could be available, and the requirement of a mortgage to be placed on the property assuring repayment of the principal if the owner sold within 10 years. She decided not to move forward with the application.

RECOMMENDATION:

No further action is needed.

Marcia Glick, Executive Director



AGENDA ITEM #4C
May 10, 2022

CONSENT AGENDA: Disbursement Requests for period ending
May 10, 2022

This information will be distributed at the meeting.

AGENDA ITEM #8A
May 10, 2022

INFORMATION ONLY: Project Updates

ADDRESS	COMMENTS
3359 Halifax (TIF 2000-9) (Peterson/Coastland)	Home title transfer closed April 29, 2022. Title company holds escrow for completion of landscaping and driveway.
4600 Lake Road	Progress continues
4136 Regent – Garages (Pendergast)	TIF Project 8: Mortgage payments for acquisition started 6/2016. Last mortgage payment 6/27/2036.
3933-39 W. Broadway	Green space pending development.
42 nd /W Broadway	Parking lot pending development.
3600 France –Parker Station Flats	Final report has been submitted to DEED. There will be 1-year post completion follow up on the TBRA grant from Met Council.
3760 Lee – sale to city	Property will be conveyed to the City this month.
3108-12 Grimes; 4212 Grimes	Holding.
4614 41 ½ Ave N (Mitchell Realty)	2 year lease; month to month starting August 2022 to 12/31/2022 – no lease extension in the document. Tenant hasn't responded to market rate lease offer.
4165 Hubbard NSide Oriental Mkt	Lease through 4/30/2023 – payments on schedule.
4501 Orchard	REDA has right to review plans for through 2028. Lot owned by neighbor.
Broadway Court	Market Rate Units and Commercial bays.
• Bonds	Final bond payment 2/1/2029. Opportunity to call in 2026.
• Great Lakes Management	5-year management agreement thru 12/31/2022. Automatic 1 year renewals unless either gives the other 90 days written notice of intent not to renew.
• Salon HALO	Exercised extension through 6/30/2024.
• GO Health	Lease extended through 12/31/2026.
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)
Birdhouse Building Façade loan	Project completed –forgiven after 10 years (March 1, 2031)
Travail/PAMP-Nouvelle EDIF County Grant	Report on employment status was submitted at the two-year mark after certificate of occupancy. No response from County.
Parker Village Bonds- TIF#8	Bond refinanced Final payment 2/1/2032 – decertify 12/31/2031.
Downtown TIF#10	Travail-Soul Bros Devts. 1 st note expected to be paid off in 2024 for Nouvelle Brewing location, at that time all TIF funds go to 2 nd note. Expected to decertify 2030. District must decertify 12/31/2039.
Hy-Vee TIF#11	Pay-as-you-go TIF agreement. Projected decertification 12/31/2044.
Clare Housing TIF#12	Pay-as-you-go TIF agreement. Projected decertification 7/1/2042.
Birdtown Flats District TIF#13	Pay-as-you-go TIF agreement. Projected decertification 7/1/2033.
Parker Station Flats TIF#14	Pay-as-you-go TIF agreement. Projected decertification 12/31/2046
4600 Lake Road TIF#15	Pay-as-you-go TIF after project completion. Completion est. 12/31/2022.
OPEN TO BUSINESS	By appointment only. Multi-year contract with ability to cancel.


Marcia Glick, Executive Director