

**ROBBINSDALE
ECONOMIC DEVELOPMENT AUTHORITY
AGENDA
7:00 P.M.
TUESDAY, MAY 12, 2020
COUNCIL CHAMBERS**

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 801-739-860. IF PROMPTED, HIT #.

1. MEETING CALLED TO ORDER
2. MICROPHONE CHECK:
3. ROLL CALL: Murphy, Selman, Rogan, Backen, President Blonigan
4. CONSENT AGENDA:
Pursuant to REDA policy, one motion, non-debatable, will approve the recommendation noted. Any member of the REDA Board may ask for an item to be taken from the Consent Agenda for discussion and separate action. Such items removed from the Consent Agenda shall be considered immediately following approval of the balance of the Consent Agenda:
 - A. **Motion** to approve and order placed on file minutes of the following:
 - **Regular Meeting Minutes of April 14, 2020**..... 2-5
 - B. **Motion to Disbursement Requests** for period ending May 12, 2020..... 6
5. CONTINUED PUBLIC HEARINGS:
 - A. 3359 Halifax Ave N – Disposition of Land..... 7
6. PUBLIC HEARINGS:
 - A. None scheduled
7. OLD BUSINESS:
 - A. None scheduled
8. NEW BUSINESS:
 - A. None scheduled
9. OTHER BUSINESS:
 - A. None scheduled
10. INFORMATION ONLY:
 - A. Project Update..... 8

11. REDA GENERAL COMMUNICATIONS

12. ADJOURNMENT

Marcia E. Glick
Marcia Glick, Executive Director

**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



AGENDA ITEM #4B
May 12, 2020

CONSENT AGENDA: Disbursement Requests for period ending
May 12, 2020

This information will be distributed at the meeting.

10/18/2020



AGENDA ITEM #5A
May 12, 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.

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.

Since April 14, one new person enquired about the lot, but no one has submitted an offer. 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, June 9, 2020.

Marcia Glick, Executive Director

CONCURRENCE:

Rick Pearson, Community Development Coordinator

AGENDA ITEM #10A
May 12, 2020

INFORMATION ONLY: Project Updates

ADDRESS	COMMENTS
Twin Oak cul-de-sac (<i>Beckmann</i>)	4312 Twin Oak Lane- Sold – contractor in place for finishing raingardens 4313 Twin Oak Lane –Completion expected by June
4629 France (<i>Carlyle</i>)	Certificate of Completion being held pending completion of final inspection. Variance approved work to be completed in the spring
3912 Quail (TIF 2000-9)	sold
3359 Halifax (TIF 2000-9)	Lot for sale. <i>See Agenda Item</i>
3917 Vera Cruz (TIF 2000-10)	Sale to Beckmann approved. Working on purchase agreement
4217 Ewing Ave (TIF 2000-10)	Sale to Steve and Heidi Person approved; expected May closing.
3606 Lake Drive	Sale to City in process- discovered title issue in sale from County to REDA.
4136 Regent – Garages (<i>Pendergast</i>)	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. Contact made with Royal Pet for possible future voluntary acquisition.
37xx W Broadway- Birdtown Flats (<i>Bill Beard</i>)	TIF note when completed – anticipate this could be at June meeting. Developer installed timers to shut off decorative lights at midnight and to install dimmers to reduce decorative light levels as well as dog park lighting.
3600 France -Parker Station Flats	May 2021 occupancy. TIF note when completed. Working on foundation and parking levels. Second grant payment request will be final – anticipating this will come later this month.
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. Grant approved for consultant to perform additional testing to determine if additional remediation is required beyond air handling system in the underground parking area.
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. <u>Easement Only</u> – aging title commitment – on hold:38 th & 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.
OPEN TO BUSINESS	Office Hours with pre-scheduled appointments even numbered months. 1 st 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 (<i>Soul Brothers</i>)	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. Tenant connected with NEON regarding cash flow concerns. No profit/loss statement yet.
4501 Orchard	REDA has right to review plans for through 2028. Lot owned by neighbor to north.
4131-35 W Broadway (<i>Travail</i>)	Landscaping delayed until spring/summer. Was to open 3/17; Closed by Gov. order.
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 Glick, Executive Director