

ROBBINSDALE
ECONOMIC DEVELOPMENT AUTHORITY
AGENDA
7:00 P.M.
TUESDAY, JUNE 9, 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 133-891-5039. IF PROMPTED, HIT #.

1. MEETING CALLED TO ORDER
2. MICROPHONE CHECK:
3. ROLL CALL: Selman, Rogan, Backen, Murphy, 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 May 12, 2020**..... 2-3
 - B. **Motion to Disbursement Requests** for period ending June 9, 2020.... 4
5. CONTINUED PUBLIC HEARINGS:
 - A. 3359 Halifax Ave N – Disposition of Land..... 5
6. PUBLIC HEARINGS:
 - A. None scheduled
7. OLD BUSINESS:
 - A. None scheduled
8. NEW BUSINESS:
 - A. 3917 Vera Cruz – Encroachment Agreement..... 6
9. OTHER BUSINESS:
 - A. None scheduled
10. INFORMATION ONLY:
 - A. Project Update..... 7

11. REDA GENERAL COMMUNICATIONS

12. ADJOURNMENT

Marcia E. Glick
Marcia Glick, Executive Director

**ROBBINSDALE
ECONOMIC DEVELOPMENT AUTHORITY
MEETING MINUTES
TUESDAY, MAY 12, 2020
VIA WEBEX**

**AGENDA ITEM #4A
June 9, 2020**

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

#4A-B CONSENT AGENDA:

4. **MOTION** by Member Selman, seconded by Member Rogan to approve and place on file the Consent Agenda Items #4A-B:
 - A. Motion to approve and order place on file minutes of the following:
 - Regular Meeting Minutes of April 14, 2020;
 - B. Motion to approve **Disbursement Requests** for period ending May 12, 2020.
The vote was unanimous and the motion carried.

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

5. President Blonigan reviewed the staff report.
6. President Blonigan opened the public hearing. No one spoke to this item.
7. **MOTION** by Member Rogan, seconded by Member Selman to continue the public hearing to June 9, 2020 at 7:00 pm.
The vote was unanimous and the motion carried.
8. Commissioners discussed openness to consider various housing types. Another option is to hold the property until a proposal has met the desired outcomes.

#10: Information Only: Project updates

9. Glick provided updates on 3917 Vera Cruz and 4217 Ewing both of which are moving forward.
10. Birdtown Flats was at 70% occupancy.

#11: REDA General Communications

11. President Blonigan noted that three of the four homes on Twin Oak Lane have sold and construction on the fourth is moving quickly.
12. Member Murphy expressed concern on reports of issues with Clare Housing tenants. Glick will follow-up with Police Chief.

#12: ADJOURNMENT:

13. **MOTION** by Member Backen, seconded by Member Selman to adjourn the meeting at 7:20 p.m.
The vote was unanimous and the motion carried.

Marcia Glick, Recording Secretary

William A. Blonigan REDA President



AGENDA ITEM #4B
June 9, 2020

CONSENT AGENDA: Disbursement Requests for period ending
June 9, 2020

This information will be distributed at the meeting.

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

Council Check Summary

6/9/2020 - 6/10/2020

Company	Amount
02005 Housing Development	3,112.72
02547 TIF District 2000-9	29.75
02548 TIF District 2000-10	1,492.50
02579 TIF 13 - Beard/Birdtown	462.50
06815 Broadway Court - Ref Bonds	450.00
07300 Insurance Risk	24,232.00
Report Totals	29,779.47

Council Check Register by GL

Council Check Register and Summary

6/9/2020 -- 6/10/2020

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
202293	6/9/2020		100045 ALLEN PROPERTY SERVICES LLC							Business Unit
		29.75	3108/10 GRIMES PROP MAINT		154080	56806	2005.6340	00005012	Repair & Maintenance	Business & Housing Development
		44.63	3935/39 W BRDWAY PROP MAINT		154061	56806	2005.6340	00005381	Repair & Maintenance	Business & Housing Development
		29.75	3112/14 GRIMES PROP MAINT		154062	56806	2005.6340	00005012	Repair & Maintenance	Business & Housing Development
		29.75	3359 HALIFAX PROP MAINT		154063	56806	2547.6340	00005393	Repair & Maintenance	TIF District 2000-9
		29.75	4364 GRIMES PROP MAINT		154064	56806	2005.6340	00005000	Repair & Maintenance	Business & Housing Development
		59.50	3606 LAKE DR PROP MAINT		154065	56806	2005.6340	00005386	Repair & Maintenance	Business & Housing Development
		407.50	3917 VERA REMOVED CONCRETE		154066	56814	2548.6340	00005394	Repair & Maintenance	TIF District 2000-10
		630.63								
202294	6/9/2020		100282 CITY OF ROBBINSDALE-UTILITIES							
		69.64	3935 W BRDWAY		154074	20200609	2005.6414	00005381	Water & Sewer Service	Business & Housing Development
		69.64	3937 W BRDWAY		154075	20200609	2005.6414	00005381	Water & Sewer Service	Business & Housing Development
		69.64	3939 W BRDWAY		154076	20200609	2005.6414	00005381	Water & Sewer Service	Business & Housing Development
		299.42	4205 W BRDWAY INCLUDES IRRIGAT		154077	20200609	2005.6414	00005392	Water & Sewer Service	Business & Housing Development
		508.34								
202295	6/9/2020		100530 KENNEDY & GRAVEN, CHARTERED - REDA							
		1,936.00	ADMINISTRATION		154067	154820	2005.6311		Legal Fees - General Counsel	Business & Housing Development
		175.00	ADMINISTRATION-DISTRIBUTION		154068	154820	2005.6214		Operating Supplies	Business & Housing Development
		1,085.00	TIF 2000-10		154069	154820	2548.6311		Legal Fees - General Counsel	TIF District 2000-10
		462.50	CRYSTAL LKVIEW REDEVELOPMENT		154070	154820	2579.6311	00005133	Legal Fees - General Counsel	TIF 13 - Beard/Birdown
		3,658.50								
202296	6/9/2020		100262 LEAGUE OF MN CITIES INS TRUST							
		4,623.00	GEN LIAB-REDA		154071	10003628-20	7305.6391		General Liability	Risk Insurance Operations
		19,534.00	PROP INS- REDA		154072	10003628-20	7305.6392		Property Insurance	Risk Insurance Operations
		75.00	AUTO-REDS		154073	10003628-20	7305.6395		Automotive Insurance	Risk Insurance Operations
		24,232.00								
202297	6/9/2020		108789 ROGAN,DANIEL P							
		60.00	REG MEETING 05/12/20		154078	20200609	2005.6139		Commissioner Stipend	Business & Housing Development
		60.00								
202298	6/9/2020		100347 US BANK TRUST NATIONAL ASSN							
		450.00	BDWY CRT PAYING AGENT		154059	5747482	6815.7040		Fiscal Agent Fees	Broadway Court - Ref Bonds
		450.00								
2020144	6/10/2020		100505 BLONIGAN, WILLIAM							
		60.00	REG MEETING 5/12/20		154055	20200512	2005.6139		Commissioner Stipend	Business & Housing Development
		60.00								

6/9/2020 -- 6/10/2020

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
2020144	6/10/2020		100505 BLONIGAN, WILLIAM						Continued...	
2020145	6/10/2020	60.00	113921 MURPHY, REGAN		154056	20200512	2005.6139		Commissioner Stipend	Business & Housing Development
		60.00	REG MEETING 5/12/20							
2020146	6/10/2020	60.00	110208 SELMAN, GEORGE		154057	20200512	2005.6139		Commissioner Stipend	Business & Housing Development
		60.00	REG MEETING 5/12/20							
2020147	6/10/2020	60.00	113134 BACKEN, PAT		154058	20200512	2005.6139		Commissioner Stipend	Business & Housing Development
		60.00	REG MEETING 5/12/20							
		29,779.47	Grand Total							

Payment Instrument Totals

Checks	29,539.47
EFT Payments	240.00
Total Payments	29,779.47



AGENDA ITEM #5A
June 9, 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. On May 12, the REDA briefly discussed the possibility of reducing their expectations for a two-story house on the lot, but with no conclusion.

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.

Staff shares this lot with persons inquiring about lots in Robbinsdale and the REDA's performance expectations for the lot.

RECOMMENDATION:

1. Open the public hearing.
2. Continue the public hearing to 7 pm, July 14, 2020.

Marcia Glick, Executive Director

CONCURRENCE:

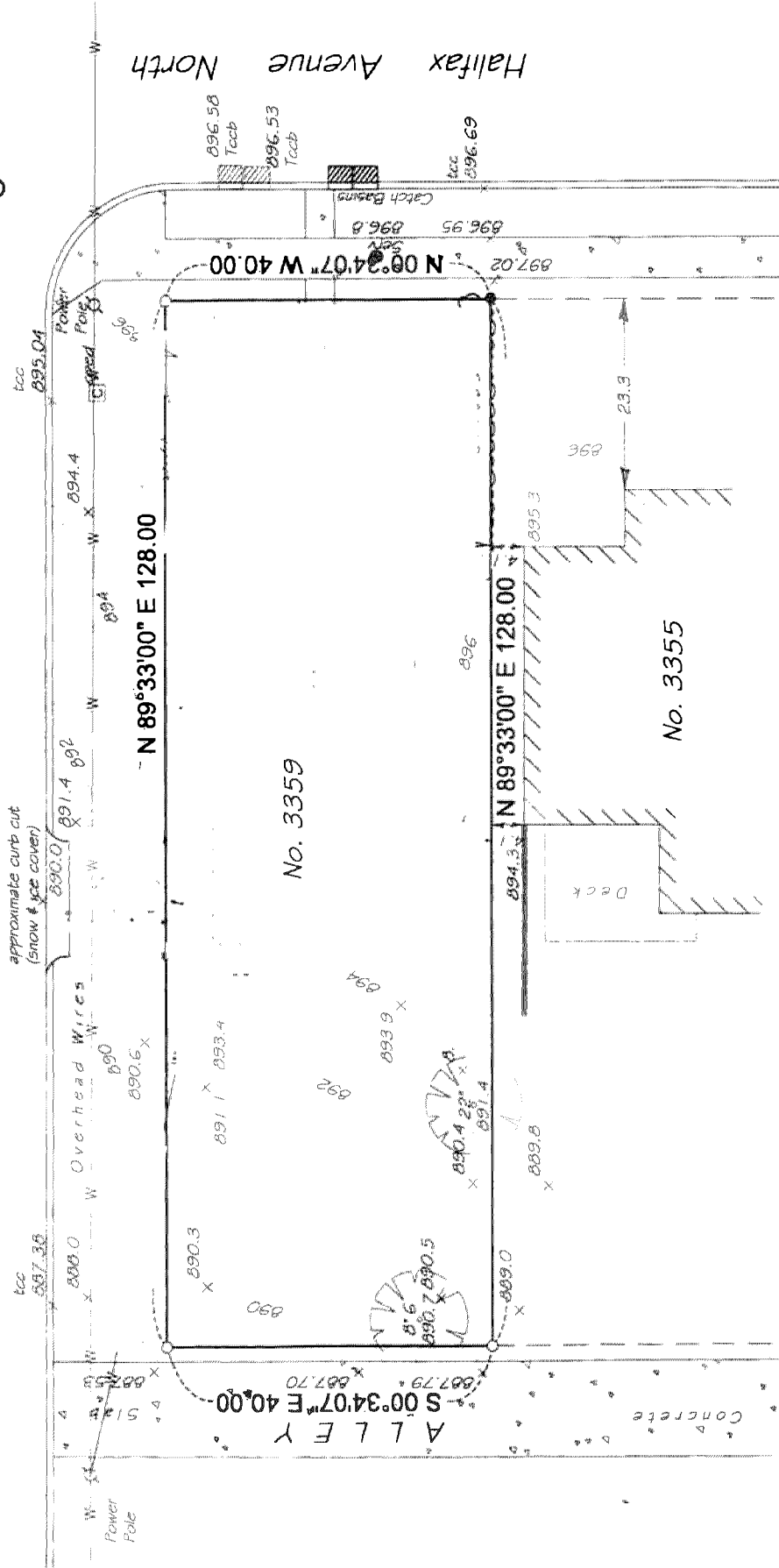
Rick Pearson, Community Development Coordinator

34th Avenue North

nm=896.85

Electric Company
Manhole
nm=896.39

Lot Area
Buildings
Gravel
Sidewalk
Front Yard
Side Yard
Total
Perimeter



Benc

3359 Halifax Ave N

- 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

Legal Description		Project No. 88364	Scale: 1" = 20'
Lot 1, Block 2, Manitoba Park Hennepin County, MN		F.B.No. 1101-46	Drawn By J. Munson
DEMARC		Address: 3359 Halifax Avenue North Robbinsdale, MN	
		REV	



AGENDA ITEM #8A
June 9, 2020

NEW BUSINESS: 3917 Vera Cruz Ave. N., Encroachment Agreement.

BACKGROUND:

Beckmann Custom Homes is purchasing 3917 Vera Cruz Ave. N. It was recently discovered that the northwest corner of the property has a triangular concrete pad that facilitates access for the neighboring property at 3923 Vera Cruz.

ANALYSIS/CONCLUSION:

Apparently, the previous long-term owners of both 3917 and 3923 Vera Cruz had an informal verbal agreement allowing the concrete pad which clearly facilitates access to the northerly 40 ft. wide lot. The concrete has flaked and cracked in places showing its age. The surveyor did not note the pad when 3917 Vera Cruz was surveyed last winter.

Charles Beckmann has requested that the REDA take appropriate steps to memorialize the concrete pad. The pad measures about 15 feet along the alley and 11 feet along the neighbor's driveway. The REDA Attorney has suggested an encroachment agreement that would be recorded with the property records. There would be no conflict or overlap with the expected driveway location serving the approved house.

Staff suggested that maintenance and replacement be the responsibility of the benefitting property to the north.

RECOMMENDATION:

Motion to authorize the Executive Director to execute the encroachment agreement for 3917 Vera Cruz Ave. N. being prepared by the REDA Attorney.

Marcia E. Glick

Marcia Glick, Executive Director

CONCURRENCE:

Rick Pearson

Rick Pearson, Community Development Coordinator

Existing Conditions Survey For: AP HOMES MN

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
- Denotes Existing Elevation
- Denotes Proposed Elevation
- Denotes Surface Drainage

Basis for bearings is assumed

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

Property Address: 3917 Vera Cruz Avenue North Robbinsdale, MN

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

Existing Handcover

Lot area	= 10,248.59 sq ft
Building	= 743.59 sq ft
Bituminous	= 477.59 sq ft
So. Garage	= 410.59 sq ft
No. Garage	= 244.59 sq ft
Deck-exist	= 162.59 sq ft
Concrete	= 141.59 sq ft
Total	= 2,177.59 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 plate 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

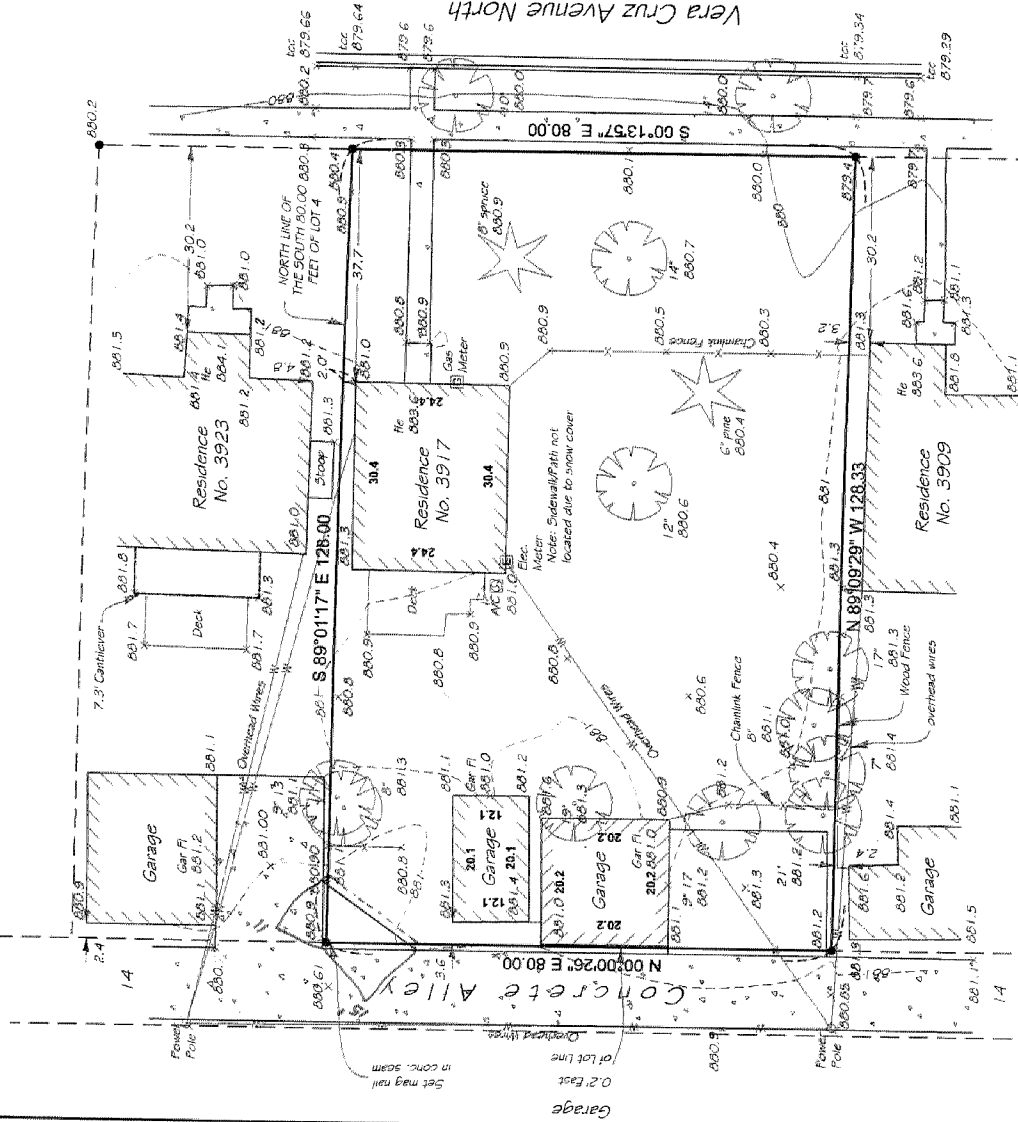
[Signature]

Gregory E. Grady, Minn. Reg. No. 24992

Drawn By *[Signature]*

Rev

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



Sanitary
Manhole
\$rm = 879.56
mv = 868.51



Sanitary
Manhole
\$rm = 879.56
mv = 868.51

June 9, 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
3359 Halifax (TIF 2000-9)	Lot for sale. <i>See Agenda Item</i>
3917 Vera Cruz (TIF 2000-10)	Purchase agreement signed with Beckmann approved. No closing date set.
4217 Ewing Ave (TIF 2000-10)	Property sold. Expect construction to be underway already.
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 expected to be at July meeting. Working on final improvements.
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. Consultant test reported relatively simple solution to
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. Streetscape discussion at council work session.
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