

**ROBBINSDALE
ECONOMIC DEVELOPMENT AUTHORITY
MEETING MINUTES
TUESDAY, June 11, 2019
COUNCIL CHAMBERS**

CALL TO ORDER:

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

MICROPHONE CHECK:

2. Complete.

ROLL CALL:

3. Members Present: Selman, Murphy, Backen, Blonigan, President Rogan
Members Absent: None
Staff Present: Marcia Glick, Executive Director;
Meagan Donahue, Assistant to the City Manager;
Rick Pearson, Community Development Coordinator;
Richard McCoy, Public Works Director/City Engineer;
Ron Batty, REDA Attorney

#4A-B CONSENT AGENDA:

4. **MOTION** by Member Selman, seconded by Member Backen 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 May 14, 2019.
 - B. **Motion** to approve Disbursement Requests for period ending June 11, 2019.
 - C. **Motion** to waive the reading and order the adoption of Resolution No. 2019-06. "Resolution authorizing an interfund loan for advance of certain costs in connection with tax increment financing district NO. 2000-9."

#5A: PUBLIC HEARING: 3760 Lee Ave. N Disposition of lot

5. Glick noted the request was to sell this property to the City of Robbinsdale for a new water treatment facility and that REDA often attaches conditions when it sells property including higher quality materials and other ways improve the look of the site or operation of the site. The site used to be a school maintenance facility and has been on hold for many years.
6. Rogan noted that the public hearing would be tonight to gather input. There will be no action this evening.
7. McCoy presented a report on the site selection, provided background on the project process and answered questions from the EDA. He anticipated that the water softening operation would require delivery and removal of materials, likely using semis; one load in and 2 loads out each week.
8. President Rogan opened the Public Hearing.
9. Mike Frye – 3831 Lee Ave N –agreed that the location does sound like an ideal spot for the water treatment plant, but believes it will be an eye sore and would like to see the area used as a park. He asked if Triangle Park, Lakeview Terrace

Park, Major Park or Sanborn Park were considered for the plant. Frye also made comments about street crossing in downtown Robbinsdale and would like to see the flag pole at Lee Park repainted.

10. Jane O'Hora – 3806 Major Ave N – Moved to that location in 1994. She has concerns about the traffic that will be created by the water treatment plant. She stated there are a lot of young families and kids in the neighborhood and is concerned about semi-trucks driving through. O'Hora believes this will create a hazardous situation for the whole neighborhood.
11. Gera Pobuda – 3803 Lee Ave – She has noticed, since moving into her home, a film that coats her dishes and sinks. She expressed she is more concerned about the cost of the plant than the location. Why was this not budgeted for over many years? What will this do to property values?
12. Mary Jo Sidle – 3800 Lee Ave – Our property is currently for sale and value has already dropped significantly. This project has already scared away many potential buyers.
13. Dan Kvasnicka – 3758 Major – Is happy he received a flyer from the City about the public hearing and is happy the City is considering water softening. He is questioning the numbers/amount that were included in the feasibility study. From his understanding the numbers seem to be pretty close to what it would cost for Minneapolis water. He said that the study is comparing costs of finished water vs. raw water, which is not fairly comparable. He would like a rate study completed to compare these costs.
14. Jackie Johnson – 3617 Lee Ave – Grateful for the information that has been provided. Why is Robbinsdale the only city in the area not purchasing water from Minneapolis? Will Lee Ave be reconstructed to handle the semi-truck traffic?
15. Carol Larson – 3711 Lee Ave – Lives across from the site. Wants to know if the plant will create excess noise? Will there be light pollution? Will the trees and warming house be removed? She is also concerned about the height of the building and it being an eye sore.
16. Paula Mazzacano – 3800 Noble Ave – Shares similar concerns as her neighbors. Their neighborhood is already going through big changes with the potential light rail. There are a lot of kids in the area that would be affected. She understands this is a good location for the plant, but it is also a good location for park amenities.
17. Becklund – 3629 Lee Ave – Concerned what is under the soil and the soil quality. How long will this take to build?
18. Dave Schlenk – 3745 Lee Ave – Just moved in to his home a year ago. With the added softening foot print, this seems like the site will be a little tight. Doesn't think the building is a good fit for the neighborhood.
19. Commissioner Backen **MOVED**, seconded by Commissioner Murphy to close the public hearing. **All were in favor and the motion carried.**
20. President Rogan noted that goal is design details to help the building fit the site in the neighborhood.
21. McCoy noted that other parks suggested are in high water table area – need to have underground storage for the clear well that would not be below ground water; the current water treatment sites are too small as were some of the other suggestions. Need to locate the facility in an area where large water mains are nearby. Chemicals used are same as those used for past 40-50 years.

22. McCoy noted that with big ticket infrastructure, it is typical for these purchases to be done through bond or low interest rate loan from the public facilities authority. Commissioner Blonigan noted this is similar to when people take out mortgages to build a house.
23. McCoy noted that there is very little activity at this type of facility and after construction, impacts are expected to be minimal. The processing takes place inside the building without noise or aroma outside of the site. There would be a backup generator which could generate noise during monthly testing and in case of emergency. There was discussion of costs noting that connection to Minneapolis would require additional infrastructure for connection and cities who connect also have ground water backup systems. Lee Avenue would need to be reconstructed, still has old infrastructure, and when reconstructed would be designed for larger vehicles. Once started, construction would take about 18 months. Expectation is that the higher elements would be located at the rear with building stepped down towards the front. Lighting is expected to be muted while providing building security. Signage would be limited to the address. Uncertain at this point whether pine trees and park building would be able to be preserved with the addition of water softening, although the addition might be underground. There may be an ability to schedule deliveries outside of the high park use times. A rate study was done recently; staff will assure it's on the website. The site was tested for the possibility of any hazards and no issues were identified during demolition.
24. McCoy confirmed that the expansion to include softening was a result of previous public comment including the fact that the end result would be preferable environmentally to the many individual softeners adding salt throughout the city. Also noted that the reverse osmosis option involves significant waste of water.
25. Commissioner Blonigan also acknowledged comments made by residents during the public hearing. Noted the comment that the area could use improved park amenities.
26. McCoy stated the project is going to be going to Council on Tuesday, June 18th and the new water system could be ready in Fall 2020.
27. Commissioner Selman would like the site to include public parking. He would also like to take a good look at what is assessed to the residents living on Lee when the City needs to reconstruct the road. Also, he would like new trees and landscaping included in the project.
28. McCoy agreed that landscaping will be a critical element to the project.
29. Mike Frye – 3831 Lee Ave – Address the Council again and stated he would really like the area to be incorporated into park land. Can other options be considered? Will there be energy efficient elements be included?
30. Dean Johnson – 3617 Lee – During the construction, what will happen to the use of Lee Park, will it still be open? How will contractors keep people from entering the construction site?
31. Staff stated that Lee Ballfield will still be open. The construction site will be fenced off.
32. Katie Schlenk – 3745 Lee Ave – All of the windows at the front of their home face the Lee property. Just moved in a year ago. She is ok with the water treatment plant, as long as it is a good neighbor and well maintained.

33. Dan Kvasnicka – Readdressed the EDA and stated he doesn't think that purchasing Minneapolis water is being considered on even ground. He would like the City to revisit this.
34. Mike Frye – 3831 Lee Ave – Wants to know why the area by the Police and Fire building isn't being considered?
35. Glick noted that the size is small as well as being in a hazard area with the railroad crossing at Noble.
36. Blonigan noted that energy saving components are to be included in the design.
37. Glick recapped that at the Council Meeting next Tuesday, the Council would be looking at hiring a contractor to create a design and would be looking at the details suggested tonight- being aware of sightlines, and other issues raised. She noted that there could be an option to look at a different location within the large area. A resolution would be coming to the EDA at the July 9th meeting. She noted that a requirement could include reduction in sale price and use that toward park improvement.
38. Ron Batty, City Attorney, provided clarification that the REDA serves a different function from the City Council and although both include the same people, there are constraints about what the City Council acts on at a meeting vs. REDA.
39. Commissioner Selman wants residents to know that this is a big decision and it is being taken seriously. He would like to have another opportunity for residents to provide reaction to design features.
40. Glick noted the starting point is big picture and sizing of the structure. At the very front end the suggestions included tonight will be in the instruction to the contractor.
41. Jackie Johnson – 3617 Lee Ave – Wants to know if any other sites are still being considered?
42. Glick noted the Lee area has significant advantages with large pipes nearby as well as size. She noted that the timeframe to make a decision is narrowing.
43. President Rogan stated that this is not a done deal. Staff recommended this site after doing significant research. Important questions came up tonight and he would like to further discuss them.
44. Glick stated when the EDA acquired the site the plan was to put in three houses. Then going through the wellhead protection investigation process, the idea came up that it would be an ideal location for a new water treatment plant.
45. Paula Mazzacano – 3800 Noble Ave – expressed concern about landscaping maintenance.
46. EDA thanked residents for coming to the public hearing.

#5B: PUBLIC HEARING: 3359 Halifax Ave. N. Disposition of lot

47. Pearson presented the staff report. There are no plans yet for consideration.
48. President Rogan opened the public hearing.
49. Commissioner Murphy **MOVED**, seconded by Commissioner Selman to continue the public hearing to July 9th. **All were in favor and the motion carried.**
50. Commissioner Backen expressed he would like to see a "move up" house built on this site. A home that is big enough for growing families.
51. Other commissioners agreed.

#6A: OLD BUSINESS:

52. There is no Old Business scheduled.

#7A: NEW BUSINESS: 4614 41 ½ Ave N – Lease term/next steps

53. Glick provided staff report. Noting that the building lease ends in September and there has been suggestion that the building should be torn down. A restaurant considering the Canton Garden location is inquiring about the possibility of outdoor seating.
54. Commissioner Selman is resistant to allowing outdoor seating on the pavilion noting that possibility had surfaced during the Chamber Board meeting.
55. Commissioner Backen would love to see outdoor seating on the area where the dentist building currently is and would like to see the building gone sooner than later.
56. Commissioner Blonigan stated that the EDA is making good money on leasing out Canton Garden right now. Doesn't want to kick Travail out until their new building is complete.
57. President Rogan would also like to see the dentist office cleared.
58. Consensus to get more information on what is being requested with the understanding that the lease with Travail would continue until their building project is completed.

#8: OTHER BUSINESS:

59. None Scheduled.

#9 INFORMATION ONLY: Project updates

60. No updates.

#10: REDA General Communications

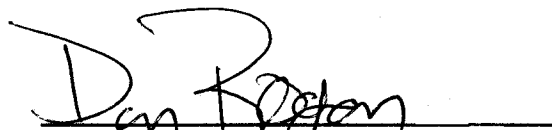
61. Commissioner Blonigan shared that the Lower Twin Lake Association and Three Rivers Park District met to discuss the ADA compliant dock, as well as other items. Three Rivers will be putting in rental Kayaks soon and there has been discussion about installing long term fishing areas under the bridge.

#11: ADJOURNMENT:

14. **MOTION** by Member Backen, seconded by Member Murphy to adjourn the meeting at 9:42 p.m. **All voted in favor and the motion carried.**



Marcia Glick, Recording Secretary



Dan Rogan, REDA President