

ROBBINSDALE ECONOMIC DEVELOPMENT AUTHORITY

AGENDA

7:00 P.M.

TUESDAY, JUNE 13, 2017

COUNCIL CHAMBERS

-
1. MEETING CALLED TO ORDER
 2. MICROPHONE CHECK:
 3. ROLL CALL: Selman, Murphy, Rogan, Blonigan, President Backen
 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: 1-7
 - **Regular Meeting Minutes** of May 9, 2017.....
 - **Executive Session Meeting Minutes** of May 9, 2017.....
 - **Special Meeting Minutes** of May 16, 2017.....
 - **Executive Session Meeting Minutes** of May 16, 2017.....
 - B. Motion to approve **Disbursement Requests** for period ending June 13, 2017..... 8
 - C. Motion to ratify the action by the Executive Director to enter into a purchase agreement for **4614 41 ½ Ave N** following instructions provided in Executive Session on May 9, 2017..... 9
 - D. Motion to authorize the Executive Director to approve the agreement to purchase with G & J Awnings and Canvas, Inc., in the amount of \$5,034.00..... 10
 - E. August Meeting Coordination with City Council with the REDA Meeting starting at 7:00 p.m. on August 8th. 11
 5. CONTINUED PUBLIC HEARINGS:
 - A. 4629 France, 3905 Quail and 3912 Quail – Disposition of Land..... 12
 6. OLD BUSINESS:
 - A. Mural proposal for Ace Hardware Wall..... 13
 7. NEW BUSINESS:
 - A. No New Business items are scheduled
 8. OTHER BUSINESS:
 - A. No Other Business items are scheduled
 9. INFORMATION ONLY:
 - A. Project Updates..... 14-15
 10. REDA GENERAL COMMUNICATIONS
 11. ADJOURNMENT

Marcia E. Glick

Marcia Glick, Executive Director

**ROBBINSDALE
ECONOMIC DEVELOPMENT AUTHORITY
MEETING MINUTES
TUESDAY, MAY 9, 2017
COUNCIL CHAMBERS**

CALL TO ORDER

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

MICROPHONE CHECK

2. Complete.

ROLL CALL

3. Members Present: Blonigan (arrived at 7:06), Murphy, Rogan, Selman, President Backen
Members Absent:
Staff: Marcia Glick, Executive Director
Rick Pearson, Community Development Coordinator
Ron Batty, REDA Attorney

#4A-B: CONSENT AGENDA

4. **MOTION** by Member Selman, seconded by Member Murphy 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, 2017;
 - **Executive Session** Minutes of April 11, 2017.
 - B. Motion to approve **Disbursement Requests** for period ending May 9, 2017;

All voted in favor and the motion carried. (Blonigan absent)

#5A-B-C: CONTINUED PUBLIC HEARING – 4629 France, 3905 Quail and 3912 Quail - Disposition of Land:

5. Mr. Pearson presented the staff reports for these 3 lots noting a lot reservation fee has been received on 3905 Quail.
6. President Backen opened the public hearing. No one spoke to this item.
7. **MOTION** by Member Murphy, seconded by Member Rogan to continue the public hearings until June 13, 2017 at 7:00 p.m. **All voted in favor and the motion carried. (Blonigan absent)**

#6A: Old Business: 4524 and 4530 Regent – Disposition of Land:

8. Mr. Pearson reviewed the staff report including the updated house plans responding to REDA concerns.
9. Member Blonigan arrived at 7:06 p.m.
10. **MOTION** by Member Rogan, seconded by Member Selman to approve both resolutions for 4524 Regent Ave N and 4530 Regent Ave N and authorize the Executive Director to execute a development agreement with Great Buy Homes, Inc. subject to a variance being granted for the reduced front yard setback issued at 4524 Regent Ave N. **All voted in favor and the motion carried.**

#6B: OLD BUSINESS: 3807 Major Ave N – Extension of Deadlines:

#6B-2: OLD BUSINESS: 3807 Major Ave N – Additional Information:

11. Mr. Pearson reviewed the staff report. Presented plans for a new style house.
12. **Erica & Derek Hyland, 2142 Tamarind Trail, Golden Valley:**
Confirmed original plans were 20% over builder estimate. Mr. Pearson noted that without the side porch the home would fit on a 40 foot lot. Hennepin County estimated market value at \$325-330K.
13. The Hylands explained why this house meets their needs.
14. The Board adjourned to Executive Session at 7:23 p.m.
15. The Board reconvened from Executive Session at 7:39 p.m.
16. Member Blonigan indicated skepticism though he likes the house. Still would like to have an assessment agreement.
17. Member Selman also skeptical.
18. Member Rogan supports keeping an 80 foot lot with green space. It is a big 2 story house that will be attractive to others seeking move up housing.
19. Member Murphy appreciates being able to sell to a family already involved in the community.
20. President Backen liked the house plans.
21. **MOTION** by Member Rogan, seconded by Member Selman to enter into a revised development agreement with Derek & Erica Hylands for 3807 Major Ave N. **ROLL CALL: YEA: Blonigan, Murphy, Rogan, Selman, President Backen.**
NAY: None. All voted in favor and the motion carried.

#7A: NEW BUSINESS: 4614 41 ½ Ave N – Dentist Office:

22. Mr. Glick reviewed the staff report and recommended the board adjourn to Executive Session.
23. The Board adjourned to Executive Session at 7:46 p.m.
24. The Board reconvened from Executive Session at 8:04 p.m.
25. President Backen provided negotiation instructions to the Executive Director.

#9A: Information Only:

26. Ms. Glick noted that the purchase agreement for Robbins Beach has been signed.
27. Member Selman noted that the lot at 4023 Zane has been dug and ready to pour foundation.
28. President Backen has been watching the Terrace Mall site clearance and it seems to be nearly ready to start construction.
29. Member Selman appreciated seeing demolition materials at the Terrace Mall site sorted for recycling.

#10: REDA General Communications:

30. Member Rogan noted that many people attended the Appreciation Banquet for police reserves on Monday. He thanked the reserves for their volunteer work.
31. Member Murphy noted during the police reserve event, there was a 25-year recognition for Dwaine Leider. Also met with a resident concerned about Hometown Market and included discussion of trash related to tobacco products and initiatives to make youth sales less likely to occur.
32. Member Rogan suggested having someone from the county out to talk about enhancements to tobacco regulations.
33. Member Selman asked staff to provide information on pavilion seating capacity.
34. President Backen also thanked the police reserve for their hard work.

#11: Adjournment:

34. **MOTION** by Member Murphy, seconded by Member Rogan to adjourn the meeting at 8:15 p.m. **All voted in favor and the motion carried.**

Marcia Glick, Recording Secretary

Pat Backen, President

**ROBBINSDALE
ECONOMIC DEVELOPMENT AUTHORITY
Executive Session MEETING MINUTES
TUESDAY, May 9, 2017**

CALL TO ORDER:

1. The Board Executive Session was called to order at 7:24 p.m.

ROLL CALL:

2. Members Present: Selman, Rogan, Blonigan, Murphy, President Backen
Members Absent: None
Staff Present: Marcia Glick, Executive Director
Rick Pearson, Community Development Coordinator
John Tingley, Assistant to City Manager
Ron Batty, REDA Attorney

3. The purpose of the meeting was to discuss purchase agreement revisions for 3807 Major Ave N.

[NOTE: A tape recording of this meeting will be available after the property has been acquired.]

4. The meeting was adjourned at 7:38 pm.

Marcia Glick, Recorder

Pat Backen, President

**ROBBINSDALE
ECONOMIC DEVELOPMENT AUTHORITY
Executive Session MEETING MINUTES
TUESDAY, May 9, 2017**

CALL TO ORDER:

1. The Board Executive Session was called to order at 7:46 p.m.

ROLL CALL:

2. Members Present: Selman, Rogan, Blonigan, Murphy, President Backen
Members Absent: None
Staff Present: Marcia Glick, Executive Director
Rick Pearson, Community Development Coordinator
John Tingley, Assistant to City Manager
Ron Batty, REDA Attorney

3. The purpose of the meeting was to discuss a purchase proposal for 4614 41 ½ Ave N.

[NOTE: A tape recording of this meeting will be available after the property has been acquired.]

4. The meeting was adjourned at 8:02 pm.

Marcia Glick, Recorder

Pat Backen, President

**ROBBINSDALE
ECONOMIC DEVELOPMENT AUTHORITY
SPECIAL MEETING MINUTES
TUESDAY, May 16, 2017
COUNCIL CHAMBERS**

CALL TO ORDER:

1. The Robbinsdale Economic Development Authority (REDA) meeting was called to order by President Backen at 7:34 p.m.

ROLL CALL:

2. Members Present: Blonigan, Selman, Murphy, Rogan, President Backen
Members Absent: None
Staff Present: Marcia Glick, Executive Director

OLD BUSINESS: Consideration of Acquisition of 4614 41-½ Ave N

3. Ms. Glick noted that the negotiation discussion should be in Executive Session.

7:35 p.m. Adjourned to Executive Session for the purpose of discussing purchase agreement terms.

7:54 p.m. Meeting resumed

4. Glick reported that she had been given negotiation instructions and would be following up with the owner.
5. There was no other business on the special meeting agenda.

ADJOURNMENT:

6. **MOTION** by Member Rogan, seconded by Member Murphy to adjourn the meeting at 7:55 p.m. **All voted in favor and the motion carried.**

Marcia Glick, Recording Secretary

Pat Backen, President

**ROBBINSDALE
ECONOMIC DEVELOPMENT AUTHORITY
Executive Session MEETING MINUTES
TUESDAY, May 16, 2017**

CALL TO ORDER:

1. The Board Executive Session was called to order at 7:36 p.m.

ROLL CALL:

2. Members Present: Selman, Rogan, Blonigan, Murphy, President Backen
Members Absent: None
Staff Present: Marcia Glick, Executive Director
Rick Pearson, Community Development Coordinator
John Tingley, Assistant to City Manager
Ron Batty, REDA Attorney

3. The purpose of the meeting was to discuss a purchase proposal for 4614 41 ½ Ave N.

[NOTE: A tape recording of this meeting will be available after the property has been acquired.]

4. The meeting was adjourned at 7:52 pm.

Marcia Glick, Recorder

Pat Backen, President



AGENDA ITEM # 4B
June 13, 2017

**CONSENT AGENDA: Disbursement Requests for period ending
June 13, 2017**

This information will be distributed at the meeting.

6/13/2017 - 6/13/2017

<u>Company</u>	<u>Amount</u>
02005 Housing Development	3,923.88
02546 TIF District 2000-8	74.26
02547 TIF District 2000-9	2,232.13
Report Totals	<u>6,230.27</u>

Council Check Register by GL

Council Check Register and Summary

6/13/2017 -- 6/13/2017

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
191731	6/13/2017		100045 ALLEN PROPERTY SERVICES LLC							
		37.13	3108/10 GRIMES		122327	55306	2005.6340	00005012	Repair & Maintenance	Business & Housing Development
		37.13	3112/14 GRIMES		122328	55305	2005.6340	00005012	Repair & Maintenance	Business & Housing Development
		37.13	4023 ZANE AVE N		122329	55309	2546.6340	00005380	Repair & Maintenance	TIF District 2000-8
		37.13	4524 REGENT (QUAIL RIDGE)		122330	55308	2005.6340	00005340	Repair & Maintenance	Business & Housing Development
		99.00	4629 FRANCE		122331	55311	2005.6340	00005361	Repair & Maintenance	Business & Housing Development
		37.13	3912 QUAIL		122332	55312	2547.6340	00005383	Repair & Maintenance	TIF District 2000-9
		111.38	3937/39 WEST BROADWAY		122333	55310	2005.6340	00005381	Repair & Maintenance	Business & Housing Development
		148.51	TWIN OAK LANE-ROBBINS BEACH		122334	55313	2005.6340	00005370	Repair & Maintenance	Business & Housing Development
		86.63	3606 LAKE RD MAINT		122335	55314	2005.6340	00005386	Repair & Maintenance	Business & Housing Development
		37.13	3807 MAJOR AVE N LAWN MAINT		122336	55307	2546.6340	00005379	Repair & Maintenance	TIF District 2000-8
		668.30								
191732	6/13/2017		113134 BACKEN, PAT							
		60.00	REGULAR MEETING 05/09/17		122322	20170613	2005.6139		Commissioner Stipend	Business & Housing Development
		60.00								
191733	6/13/2017		100505 BLONIGAN, WILLIAM							
		45.00	REGULAR MEETING 05/09/17		122323	20170613	2005.6139		Commissioner Stipend	Business & Housing Development
		45.00								
191734	6/13/2017		100530 KENNEDY & GRAVEN, CHARTERED - REDA							
		594.00	ADMINISTRATION		122315	137293	2005.6311		Legal Fees - General Counsel	Business & Housing Development
		11.77	ADMINISTRATION-DISBURSEMENTS		122316	137293	2005.6214		Operating Supplies	Business & Housing Development
		393.50	TERRACE REDEVELOPMENT AREA 12		122317	137293	2005.2640	00005382	Other Deposits	Business & Housing Development
		127.00	TERRACE MALL AREA 12-DISBURSEM		122318	137293	2005.2640	00005382	Other Deposits	Business & Housing Development
		1,848.00	TWIN OAK CUL DE SAC DOCUMENT		122319	137293	2005.6311	00005370	Legal Fees - General Counsel	Business & Housing Development
		82.50	TWIN OAK CUL DE SAC AGT		122325	137260	2005.6311	00005370	Legal Fees - General Counsel	Business & Housing Development
		70.20	TWIN OAK CUL DE SAC DOCUMENT		122326	137260	2005.6722	00005370	Closing Costs	Business & Housing Development
		3,126.97								
191735	6/13/2017		113921 MURPHY, REGAN							
		45.00	REGULAR MEETING 05/09/17		122321	20170613	2005.6139		Commissioner Stipend	Business & Housing Development
		45.00								
191736	6/13/2017		108789 ROGAN,DANIEL P							
		45.00	REGULAR MEETING 05/09/17		122320	20170613	2005.6139		Commissioner Stipend	Business & Housing Development
		45.00								
191737	6/13/2017		110208 SELMAN, GEORGE							
		45.00	REGULAR MEETING 05/09/17		122324	20170613	2005.6139		Commissioner Stipend	Business & Housing Development

Council Check Register by GL

Council Check Register and Summary

6/13/2017 - 6/13/2017

<u>Check #</u>	<u>Date</u>	<u>Amount</u>	<u>Supplier / Explanation</u>	<u>PO #</u>	<u>Doc No</u>	<u>Inv No</u>	<u>Account No</u>	<u>Subledger</u>	<u>Account Description</u>	<u>Business Unit</u>
191737	6/13/2017	45.00	110208 SELMAN, GEORGE						Continued...	
191738	6/13/2017		101059 VEIT DISPOSAL SYSTEMS							
		935.00	DEMO 3912 QUAIL AVE N-WINTER H		122313	60	2547.6358	00005383	Demolition	TIF District 2000-9
		1,260.00	DEMO 3905 QUAIL AVE N-WINTER H		122314	59	2547.6358	00005384	Demolition	TIF District 2000-9
		2,195.00								
		6,230.27	Grand Total							
								<u>Payment Instrument Totals</u>		
								Checks	6,230.27	
								Total Payments	6,230.27	



AGENDA ITEM # **4C**

June 13, 2017

Consent: 4614 41-1/2 Ave N – Dentist Office

BACKGROUND:

At the May 9th REDA meeting, the Board gave negotiation instruction to the Executive Director for a purchase agreement for this key station area property.

ANALYSIS/CONCLUSION:

Dr. Frank agreed to the acquisition price of \$282,000 with a closing to take place 10 days after Seller provides notice that personal property has been removed but in no event later than 8/15/17. Title commitment has been ordered.

RECOMMENDATION:

By motion, ratify the action by the Executive Director to enter into a purchase agreement for 4614 41 ½ Ave N following instructions provided in Executive Session on May 9, 2017.

Marcia Glick, Executive Director



June 13, 2017

Consent: Broadway Court Retail Awnings

Background

Broadway Court is working on the awning project at the Broadway Court retail. They are also completing a grant application for the project.

Analysis/Conclusion

The awnings will be black and the same design as others on Broadway. They will be located above the windows/entrances of the retail space and the front and side angle will be a full awning. The budget reflects \$4,400 for this project but the total project cost is \$5,034.

The quote received is for labor and material to supply and install new awning for the retail space in the amount of \$5,034. Great Lakes Management reports that they have worked with the vendor in the past at other sites that have retail and residential mix similar to Broadway Court. They have been great to work with and provide quality work and products.

MN Statutes provide that purchases under \$25,000 may be made either upon quotation or in the open market, in the discretion of the governing body. It is recommended that this purchase be based on the open market, at the discretion of the REDA Board.

Recommendation

By motion authorize the Executive Director to approve the agreement to purchase with G & J Awnings and Canvas, Inc., in the amount of \$5,034.00.

Marcia Glick, Executive Director

Concurrence:

Larry S. Jacobson, Finance Director



AGENDA ITEM # **4E**
June 13, 2017

Consent: August Meeting Coordination with City Council Meeting

BACKGROUND:

The City Council has moved its August 1st meeting to August 8th due to the conflict with National Night Out. The start time for the City Council meeting will be immediately following the REDA meeting.

CONCLUSION:

No action required. REDA meeting will start at the regular 7 pm time.

Marcia Glick, Executive Director



AGENDA ITEM # **5A**
June 13, 2017

CONTINUED PUBLIC HEARING: Disposition of lots

- **4629 France Avenue North**
- **3905 Quail Avenue North**
- **3912 Quail Avenue North**

BACKGROUND:

4629 France Avenue. North is available for \$74,900.

The Hennepin County Appraiser indicated the Quail Lots estimated Market Value to be \$49,000

- On May 5, 2017, Patty Swan paid a lot reservation for 3905 Quail Ave. N. She is working with Dan O'Neill on a 2-story concept.
- On May 16, Chuck Beckmann paid a lot reservation for 3912 Quail Ave. N.

ANALYSIS/CONCLUSION:

Plans have not yet been received for the lots with reservations. Staff continues to suggest the France lot to persons needing a larger building site, or just asking about lots.

RECOMMENDATION:

1. Open the public hearing for:
 - 4629 France Avenue. North.
 - 3905 Quail Ave. North.
 - 3912 Quail Ave. North.
2. Continue the public hearings until July 11, 2017 at 7:00 pm.

Marcia Glick, Executive Director

CONCURRENCE:

Rick Pearson, Community Development Coordinator



AGENDA ITEM # **6A**

June 13, 2017

Old Business: Downtown Mural Proposal

BACKGROUND:

REDA downtown projects have included the mural next to the plaza, plaza furnishings, updated trash containers, a piano on parade for summer 2017, as well as supporting a variety of businesses improvements through loans and grants. Various small project updates have been provided in the Project Updates in each agenda.

REDA indicated interest in funding \$8000-10,000 of the cost (the same amount as for the plaza mural) anticipating that Hirshfields is interested donating the paint for the project. Dale Runke, owner of Ace Hardware, has approved the plan. Source of REDA funds is the TCF Sales Proceeds earmarked for downtown TOD projects.

UPDATE:

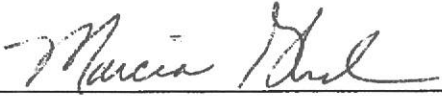
A givemn.com non-profit campaign is posted as a contribution to the Heart of Robbinsdale Community Foundation with an earmark for the mural. As of last week there was \$1,880 pledged out of a \$10,000 goal. Individual donors are not listed –though posts have indicated \$1000 pledged by Heart of Robbinsdale and \$100 pledged by the Robbinsdale Chamber of Commerce.

The post on the givemn.com site is as follows:

My name is Charlie, and I am in 8th grade. Every year, my school's 8th graders choose a topic and form a Capstone project around that topic. For my project, I decided to organize the painting of a public mural on the Robbinsdale ACE Hardware. I have interviewed a talented muralist, whose lowest bid is \$20,000. but it would be worth it. The Robbinsdale Economic Development Authority, or REDA, has pledged \$10,000 as a matching grant. A mural sketch, which needs to be approved by the Robbinsdale city council, will cost \$1,500. Until that amount is raised, Mayor Regan Murphy, the muralist, and I will be compiling ideas that reflect the town. If you have any ideas yourself, send them to birdtownmural@gmail.com. Thank you!

RECOMMENDATION:

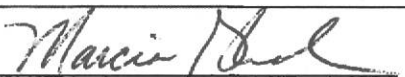
An update on this project will be provided at the meeting.


Marcia Glick, Executive Director



INFORMATION ONLY: Project Updates

ADDRESS	COMMENTS
3358 Grimes (<i>Berzins</i>)	Owner to put down seed nets. Previous effort at seed washed away. Grass must be established before issuing certificate of completion
Twin Oak cul-de-sac (<i>Beckmann</i>)	Closing target by 7/31/17. Agreement ends if not closed by 9/30/17.
3811 Major (<i>Hyland</i>)	TIF 2000-8. Updated purchase agreement. Waiting to hear on financing.
4518 Regent (<i>Allison</i>)	Windows, doors, exterior house wrap and roofing installed. Completion 12.31.17.
4629 France	<i>See Agenda Item.</i>
4023 Zane (<i>Peterson</i>)	TIF 2000-8: Roof decking and exterior sheeting attached. Waiting on windows and doors. Completion deadline 12.31.17.
4524 Regent (<i>Hammer</i>)	Purchase agreement signed-listed MLS – anticipate this will be constructed 2nd
4530 Regent (<i>Hammer</i>)	Purchase agreement signed-listed MLS– anticipate closing mid-June
3912 Quail & 3905 Quail	TIF 2000-9. <i>See Agenda Item</i>
3606 Lake Drive	Two lot redevelopment – monitoring rain impacts and rain garden locations. Neighbor to north has a sump pump discharge which washes back into this lot because there is no curb in this section of Chowen.
4150 Regent – Garages (<i>Pendergast</i>)	TIF Project 8: Mortgage payments for acquisition started 6/2016.
39xx W. Broadway	Property is tax exempt pending redevelopment.
Habitat for Humanity-MNDOT lots	Follow up on 4101 Unity, NE Vera Cruz cul-de-sac as possible sites. Check with MNDOT on 42 nd /Toledo triangle lot
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	Possible sale to City for water treatment plant.
3108-12 Grimes	Holding.
4212 Grimes; 4364 Grimes	Neighbors maintaining
Twin Oak Lane-rear yards	Outlot B – Contract for deed.
OPEN TO BUSINESS	Office Hours even numbered months. 1 st Wednesday 9:30-11:30 a.m. Multi-year contract with ability to cancel.
4614 41 ½ Ave N	Purchase agreement signed. Closing to take place after notice that purchaser of the business operations has removed business assets. <i>See Agenda Item</i>
Terrace Redevelopment TIF Agt.	Hy-Vee has cleared most of the site and is preparing plans for building permit submission. Future action on TIF Note, etc.
4165 Hubbard N Side Oriental Mkt	Lease payments on schedule.
4501 Orchard (<i>Soul Brothers</i>)	Project in place. Contract for deed payments on schedule.
4131-35 W Broadway	Performance Meals open. Contract for Deed Payments on schedule. Update on minimum improvement plans requested.
Lions Gym Façade grant	Projects completed–forgiven after 10 years (January 2022)
EMI Rehab Façade grant	Projects completed –forgiven after 10 years (January 2022)
Wicked Wort – Façade grant	Project completed – forgiven after 10 years (December 2025)
Golden Age Design Façade grant	Agreement signed – forgiven after 10 years (December 2026) Sign and painting complete – lighting/electrical work soon.
Clare Housing TIF District	Pay-as-you-go TIF agreement.
Downtown/Plaza Project	Pianos On Parade – delivered June 5 th . Mural update <i>See Agenda Item</i>
Downtown Shared Parking Lot	Plan developed for Lions/Strait Stuff/Performance Meals/Wuollet and Home Options including eliminating the wall behind Wuollet (no backing into loading), sharing dumpsters to increase parking. Working on financing.
Business District Initiative	See Detail on next page. Completion required by October 2018.
TCF Sales Proceeds	<i>See Below</i>


Marcia Glick, Executive Director

Business District Initiative - \$35,000 Project deadline October 2018		
	Total Budget	Grant
Ace Hardware - awning	\$3,433.20	\$1,444 complete
Straight Stuff - awning & paint	\$3,029.62	\$1,010 complete
Performance Meals - awning - window and other façade update in planning	\$2,900	\$ 966.77 complete
4180 W Broadway - awnings & paint	\$6,200	\$1,111.29 complete
Lions Gym - Hubbard window/door also doing window on N side	\$5,842 grant elig. \$ 7,368 total	\$1,947.70 complete
Wickedly Charming - Windows, stucco repairs, signs	\$4,746.68	\$1,582.22 complete
Golden Age Design - Hubbard side sign, lights, paint - Loan on WB side	\$10,475 both sides of building \$6,983	\$ 3,492 Waiting on work completion. Lights expected soon.
P & D Mechanical - Considering 41" side updates		
Nonna Rosa's - Awnings - Considering window updates	\$2,670 est. plus permits included rear entrance not eligible for grant.	\$ 769.33 awnings
Broadway Court - Commercial Space awning and lighting updates	\$5034	\$1,678 (tenants reviewing awning signs)
	Budget \$35,000	Total \$14,001.31

TCF SALES PROCEEDS		
	Budget	Used to Date
Acquire tax forfeit 39 on WB	50% of cost	\$70,000
Key Option Agreements *Nside Oriental has grant for acq *EMI *Dentist on 41 1/2	\$80-100,000	(funded by other grant) Hold - \$120,000
Explore Option for relocating deliveries on 41 ½ - Shared parking designs/discussion	\$15,000-\$20,000	\$9000 (note \$8508 spent to date)
Implement sidewalk/curb improvements on 41 ½ inc. landscape restoration	\$35,000-\$40,000	County may assist with funding for this
Streetscape improvements: Clock Furniture Façade Incentives Mural at Ace Hardware -eligible	\$25,000-\$50,000	\$8500 Trash containers (2016) \$7646 (county funded via other pgm) Hold- \$10,000
Total Proceeds	\$245,896.30	Total \$ 205,146