ROBBINSDALE
ECONOMIC DEVELOPMENT AUTHORITY
AGENDA
7:00 P.M.
TUESDAY, JUNE 13, 2023
COUNCIL CHAMBERS

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1. MEETING CALL TO ORDER:

2. MICROPHONE CHECK:

3. ROLL CALL: Murphy, Wagner, Blonigan, Webb, President Parisian

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 9, 2023**........................ **2-5**

   B. **Motion** to approve **Disbursement Requests** for period ending **June 13, 2023**.. **6**

5. PUBLIC HEARINGS:
   A. None scheduled.

6. OLD BUSINESS:
   A. Robbinsdale Home Improvement Rebate Program with Center for Energy & Environment.. **7-18**

7. NEW BUSINESS
   A. Consider Business Loan.. **19**

8. OTHER BUSINESS:
   A.

9. INFORMATION ONLY:
   A. Project Updates.. **20**

10. REDA GENERAL COMMUNICATIONS

11. ADJOURNMENT

ROBBINSDALE
ECONOMIC DEVELOPMENT AUTHORITY
MEETING MINUTES
TUESDAY, MAY 9, 2023
COUNCIL CHAMBERS

CALL TO ORDER:

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

MICROPHONE CHECK:

2. Complete.

ROLL CALL:

3. Members Present: Webb, Wagner, Blonigan, President Parisian
Members Absent: Murphy
Staff Present: Tim Sandvik, Executive Director
Rick Pearson, City Planner
Ron Batty, EDA Attorney

#4A-B CONSENT AGENDA:

4. **MOTION** by Member Webb, seconded by Member Wagner 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, 2023**
   B. **Motion** to approve Disbursement Requests for **period ending May 9, 2023**

   The vote was 4-0 and the motion carried. (Murphy)

#6A: OLD BUSINESS:
Minnesota Assistance Council for Veterans Parking Request possible Executive Session

5. Pearson presented the staff report for Minnesota Assistance Council of Veterans to formally request the EDAs assistance in providing parking spaces from Broadway Court. Presented revised site plan including the parking spaces behind Hubbard Marketplace. That would be 13 spaces.

   Pearson continued that Hennepin County is behind this property. Met Council controls the parking easement over all of the land. The City Attorney is recommending a license for the spaces at Broadway Court. Easier to control.

6. Member Webb asked about the number of parking spaces. Pearson stated the code requires one space per unit. No additional requirement for staff or visitors. This project includes 13 spaces plus 2 handicapped parking spaces. It would be up to MACV to provide parking to those with cars. MACV has stated about 40% of their residents will need parking.

7. Member Blonigan asked who uses the parking spaces now and how often are they full. Would like to see data shows who has cars. Retain leverage with licensing. Pearson noted that parking is there for people that use the buses, handicapped spaces are convenient. Pointed out that residents will be low-income residents that cannot afford cars. They use bikes and have access to transit.

8. **Jon Lovald, CEO, Minnesota Assistance Council for Veterans**
Mr. Lovald explained the mission of MACV. He can provide the data requested. MACV has many buildings. All of the funding is in place to start the renovation of the property. Feels a lot of support. Looking forward to becoming a part of the City of Robbinsdale

9. Member Wagner asked who would be in charge of the parking lots for tickets, citations. Pearson replied that signage would be required to identify the parking as designated for MACV or name of property. Police issue parking tickets and code enforcement issues warning letters before citations are issued.

10. President Parisian asked about the number of handicapped parking spaces. Pearson replied one handicapped space per 25 spaces are required. Met Council and Metro Transit would be responsible to maintain the spaces.

11. Member Blonigan voiced support for this project and helping our veterans. License the 4 spots, provision that no more than one car per resident, can walk to remote parking spaces.

12. President Parisian agreed with Member Blonigan.

13. Executive Director Sandvik noted that staff has direction to move forward but there are some other items that need to be covered. Will bring back the full proposal at the June EDA meeting.

14. Member Blonigan noted the Robin Hotel has never been a problem property, always on top of the residents no matter their income levels.

15. Member Wagner supports this project, is important to support organizations like this.

16. Member Webb voiced support for this project also.

#7A: PRESENTATION:
Robbinsdale Tax Increment Financing (TIF): Jason Aarsvold, Ehlers

17. **Jason Aarsvold, Ehlers**
Identified what a TIF Management Report is, a planning document. Provided summary of TIF history used in Robbinsdale. Explained tax capacity and actual increment taxes. Reviewed what neighboring cities have done with their TIF. TIF boundaries are determined when district is created, what is the project area. Clarified what the TIF can be used for, discussed interfund loans.

18. EDA Attorney Batty stated that establishing a project area involves planning consideration.

19. Mr. Aarsvold explained the pooling of TIF districts. Explained changing or expanding a TIF district, cost and timeline.

20. President Parisian thanked Mr. Aarsvold for his presentation.

21. Member Blonigan agreed that the EDA should do all of the recommendations Mr. Aarsvold provided including starting the plan to use the pooling of funds right now.

22. Member Wagner agreed with pooling of funds. Prioritize projects that make Robbinsdale more affordable, transit and green energy are some of the things the EDA should keep in mind.

#7B: NEW BUSINESS: Homeowners Assistance Grant Program

23. Pearson presented the staff report for home improvement programs. Reviewed Crystal's standards. CEE has worked well for Crystal residents. Crystal does not want to manage Robbinsdale's program. Administratively, Crystal does all of their own administrative work. Reviewed their eligible and ineligible properties. Point of providing rebates to owner-occupied properties only and the property complies with the building code.

    If the EDA wants to create a program, EDA needs to decide how much funds are to be spent on the project, admin fees. Can set up a presentation or authorize executive director to negotiate a contract with direction from the EDA on funding.

24. Member Webb asked if we are providing grants or loans in this program. Pearson stated it would be a grant in conjunction with another project. Establish income requirements, minimum project cost, limit on how much per property per year. Have guidelines for emergency situations.

25. President Parisian intrigued with the EDA in pursuing potential negotiations and contract. Would like to see a presentation. Would like to see electrical repair included as an eligible expense because there are many older homes in Robbinsdale. Anything having to do with electrical vehicle hookups in homes or energy efficiency.

26. Member Wagner likes the program, agrees with President Parisian. Would like to see the origination fee reduced. This could be a barrier. Would like to see the median income increased, wants to expand so more residents could participate. Would like to see an increase in funds made available to residents.

27. Executive Director Sandvik stated that staff can come back in June with a presentation seeking your approval.

#9A: INFORMATION ONLY: Project Update

28. No further information provided.

#10: REDA GENERAL COMMUNICATIONS:

29. Member Webb commented on the tour of The Reeve. Toured a studio, one-bedroom, two-bedroom and three-bedroom units. The tables in the lobby were created from trees that were felled on the property! Nice tour, very hospitable staff. Beautiful property.

30. Member Blonigan noted that the building is 70% leased and 50% occupied. Very nice property.

31. President Parisian enjoyed the tour. Many of the new residents are from neighboring communities.

#11: ADJOURNMENT:

32. **MOTION** by Member Blonigan, seconded Member Webb to adjourn the meeting at 8:49 p.m.
The vote was 4-0 and the motion carried. (Murphy absent)

Mia Parisian, REDA President

Tim Sandvik, Executive Director

AGENDA ITEM #4B
June 13, 2023

CONSENT AGENDA: Disbursement Requests for period ending June 13, 2023

This information will be distributed at the meeting.

AGENDA ITEM #6A
June 13, 2023

Old Business: Robbinsdale Home Improvement Rebate Program with CE&E

BACKGROUND:

On April 11, and again on May 9, the REDA discussed a concept developing a home improvement and rebate program with the Center for Energy & Environment (CE&E). Staff has been in contact with Jim Hasnik, Director of Lending Services with CE&E who has been invited to this evening's meeting.

ANALYSIS/CONCLUSION:

Mr. Hasnik has provided drafts of documents derived from the Crystal Program which are attached.

EXHIBIT A: Robbinsdale Program Guidelines includes Eligible Project Expenses, Ineligible Project Expenses, Minimum project size, and Grant Amount and so on.

Based upon REDA discussion, staff recommends that EV Charging apparatus be added to the list. Staff also recommends that site improvements, retaining walls and permanent landscaping be removed from the list.

EXHIBIT B: Robbinsdale Program Budget: The draft shows $TBD. The REDA will ultimately decide how much to budget. For comparison, the discontinued rebate incentive program was funded in the amount of $40,000 per year with additional funding to cover administrative costs.

Staff is currently suggesting $57,500 to begin with that includes a one-time $2,500 program set up fee and $5,000 annual administrative fee.

Lastly, a draft Home Improvement Program Origination Agreement is provided that would be signed by the Executive Director with authorization by the REDA.

RECOMMENDATION:

1. The REDA should provide direction regarding the scope of the home improvement program as shown in Exhibit A with consideration to the staff recommendations;
2. The REDA should provide direction for the program budget in Exhibit B; and
3. With direction provided by the REDA, authorize the Executive Director to execute an agreement for the Robbinsdale Home Improvement Program Origination Agreement with the Center For Energy and Environment.

Tim Sandvik, Executive Director

CONCURRENCE:

Rick Pearson, Community Development Coordinator

EXHIBIT A

Robbinsdale Program Guidelines

This document includes guidelines for the
Home Improvement Program of the
Economic Development Authority of the Robbinsdale

ROBBINSDALE PROGRAM GUIDELINES

The Robbinsdale Economic Development Authority (Authority) is making funds available for homeowners to assist with home additions, remodeling, maintenance and energy improvements. Center for Energy and Environment shall serve as the administrator for the Robbinsdale Grant Program.

Robbinsdale Grant Program

Eligible Project Expenses:

- Interior remodeling
- Building additions
- Finishing basements, attics or similar spaces to convert them into habitable space
- Energy efficiency improvements
- Exterior building improvements such as roofing, siding, soffits/fascia, windows and doors
- Site improvements such as retaining walls, sidewalks, driveways, fences, patios, decks, garages and the removal of diseased or hazardous trees
- Systems such as HVAC, electrical and plumbing
- Permanent Landscaping

Ineligible Project Expenses:

- Payment for work initiated prior to the grant being approved and closed, unless due to emergency.
- Recreation or luxury projects (pools, lawn sprinkler systems, playground equipment, saunas,whirlpools, etc.)
- Furniture, non-permanent appliances (unless part of a kitchen remodel), funds for working capital, debt service or refinancing existing debts.
- Homeowner labor or other in-kind contributions to the project.

Minimum Project Size:

Eligible Project Expenses must total at least **$4,000** to qualify for a grant.

Grant Amount:

20% of Eligible Project Expenses, except as noted below:

- Exception: For projects replacing or lining a sanitary sewer service and/or disconnecting stormwater drainage (sump connections, foundation drains, etc.) from the sanitary sewer, the grant amount is 40% of those particular, itemized project costs. This is intended to augment the city's efforts to reduce inflow & infiltration into the sanitary sewer system. In many cases this work will be triggered by, and completed in conjunction with, the city's utility reconstruction projects (typically 1-4 blocks per year). However, any income-qualified, owner-occupied residential property in the city is eligible.

No property may receive grants totaling more than **$8,000** in any calendar year.

Eligible Properties: 1-4 unit owner-occupied properties located within the geographical boundaries of the City of Robbinsdale. Properties held in a Trust, Townhomes and Condominiums are eligible, subject to Association Bylaws. Properties may be held in a Contract for Deed. If the property has more than 1 unit, the non-owner-occupied units must be in compliance with the City of Robbinsdale's rental licensing requirements.

Ineligible Properties: Dwellings with more than 4 units, cooperatives, manufactured homes, time shares, properties used for commercial purposes and non-owner occupied properties.

Eligible Recipients: All recipients must be legal residents of the United States.

Ineligible Recipients: Including but not limited to: - Businesses, Foreign Nationals, Non-Occupant Co-Borrowers, and **Properties held in the name of a trust.**

Income Limit:
The property owner's household income, including all persons living with the property owner regardless of familial or relationship status, shall not exceed the following maximum household income thresholds using HUD Regional Median Income based on household size:

- **90%** of regional median income for **1-person households**
- **100%** of regional median income for **households of 2 or more persons**

Income will be determined by the adjusted gross income on the most recent Federal Tax Return. If a tax return is not required, income will be determined by the projected gross income for the upcoming 12 months.

Credit Requirements: 1) All mortgage payments must be current, 2) All real estate taxes must be current, and 3) No defaulted government loans, tax liens or child support.

Bids: **Two estimates are required**. Only 1 materials list is required for sweat equity projects. All contractors must be properly licensed

Sweat Equity / Homeowner Labor: Work may be performed by property owners on a "sweat equity" basis, but only the purchase of materials and rental of tools or equipment will be considered an Eligible Project Expense.

Recipient Paid Fees: None

Deadline for Work Completion: All work must be completed within 120 days of the grant closing. Extensions may be granted by CEE due to weather or similar factors.

General Program Conditions

Application Processing: Grants will be distributed on a first come first serve basis as recipients qualify. **Applicants must provide a completed application package including thefollowing in order to be considered for funding.**

- Completed and signed application form
- Proof of income
- Proof of Identity (drivers license, passport, etc.)
- Bids or estimates for proposed projects
- Other miscellaneous documents that may be required.

Program Costs: Grant origination fees, grants and post-installation inspection fees will be paid out of the Program Budget. Program marketing efforts will be billed directly to the Cityof Robbinsdale and is a separate expense should the city choose to commission CEE for marketing support.

Total Project Cost: It is the recipient's responsibility to obtain the amount of funds necessary to finance the entire cost of the work. In the event the final cost exceeds the original amount, the recipient must obtain the additional funds and provide verification of the additional funds in order to proceed.

Disbursement Process:

Grant: Payment to the contractor (or owner in sweat equity situations) will be made upon completion of work. An inspection will be performed by a City Inspector and/or CEE to verify the completion of the work. The following items must be received prior to final disbursement of funds:

- Final invoice or proposal from contractor (or materials list from supplier);
- **Final inspection verification by a City Inspector** ;
- Completion certificate(s) signed by borrower and contractor;
- Lien waiver for entire cost of work;
- **Evidence of city permit (if required) or confirmation of post-installation inspection by city (if no permit is required).**
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EXHIBIT B

Robbinsdale Program Budget

Robbinsdale Grant Budget Allocation (includes Grants plus Annual Administration Fee, Post-Installation Inspection Fees, One Time Set-Up Fee and Grant Origination Fees): $TBD

TOTAL PROGRAM BUDGET: $TBD

Budget Notes:

1. CEE shall submit monthly invoices for grants, origination fees and post-installation inspections for that period.

2. Services performed by CEE will initially be funded from the Total Program Budget as stated above and paid in accordance with the following schedule.

(1) Annual Administration Fee	$5,000 (due January 1st of each year the contract is active)
(2) Origination Fee: Grant	$500 per grant closed
(3) One Time Program Set-Up Fee	$2,500

3. Marketing
Marketing efforts outside of CEE's website and grant information are not included in the administrative budget. Hourly rates are inclusive of all overhead expenses and will be charged only for hours directly related to the labor of all additional program marketing. CEE will also be reimbursed by City of Robbinsdale for any non-labor, out-of-pocket expenses relating to these services on a dollar-for-dollar basis.

HOME IMPROVEMENT PROGRAM ORIGINATION AGREEMENT

This HOME IMPROVEMENT PROGRAM ORIGINATION AGREEMENT ("Agreement"), dated this _____ day of ___________________, 20____, is made by and between the ECONOMIC DEVELOPMENT AUTHORITY in and for the City of Robbinsdale, with offices at 4100 Lakeview Ave N, Robbinsdale, MN 55422 ("Authority"), and CENTER FOR ENERGY AND ENVIRONMENT, with offices at 212 3rd Avenue North, Suite 560, Minneapolis, Minnesota 55401 ("CEE").

RECITALS

A. The Authority has a need for certain professional services and desires to retain CEE to provide said services, all subject to the terms and conditions contained in this Agreement.

B. CEE is qualified to provide the desired professional services and desires to provide said services for the Authority, all subject to the terms and conditions contained in this Agreement.

NOW, THEREFORE, in consideration of the foregoing and the mutual promises contained in this Agreement, the parties agree as follows:

1. Services/Scope of Work

1.1 CEE shall in conjunction with the Authority develop and deliver the City of Crystal Home Improvement Program (hereinafter the "Program") and more fully described in Exhibit A1 attached hereto. All activities delivered under the Program shall be coordinated with the Authority's designated Title, Name.

1.2 CEE shall assist the Authority staff in marketing the Program. This will include being on the CEE website and creating an information sheet about the loan program.

1.3 The funding source is exclusively from the Authority.

2. Compensation

2.1 The Authority shall compensate CEE for services provided under this agreement according to the schedule in Exhibit B1 attached hereto.

The Authority shall compensate CEE only for services completed.

2.2 Upon request, CEE will provide additional marketing services. Hourly rates are inclusive of all overhead expenses and will be charged only for hours directly related to marketing. CEE will be reimbursed by the Authority for any non-labor, out-of-pocket expenses, relating to these services on a dollar-for-dollar basis with no mark-up.

2.3 CEE shall invoice the Authority not more than two times each month. The Authority shall pay CEE within 20 days of receipt of the invoice.

3. CLIENT's Obligations

3.1 If requested by CEE, the Authority shall make reasonable efforts to respond promptly to requests from CEE for information and approvals regarding the services to be provided under this Agreement.

3.2 If requested by CEE, the Authority shall make reasonable efforts to obtain information and or permission for access from clients which may be necessary for CEE to provide the services under this Agreement.

3.3 The Authority shall provide sufficient funding to fund eligible Authority funded loans. The Authority shall determine the amount of funds allocated to the Program.

3.4 The Authority shall establish eligibility for the Program and shall provide these criteria in writing to CEE prior to commencement of any marketing efforts.

3.5 The Authority shall make reasonable efforts to respond promptly to requests from CEE for information and approvals regarding the services to be provided under this Agreement.

4. CEE's Obligations

4.1 CEE shall use its best efforts to provide services under this Agreement in a professional manner consistent with the care and skill used by reputable members of CEE's profession.

4.2 CEE, and all of its employees or agents, shall comply with all statutes, ordinances, rules, regulations and other laws applicable to the provision of services under this Agreement.

4.3 CEE shall secure all permits and licenses required for performance of the services under this Agreement.

4.4 CEE shall not engage in discriminatory employment practices against any employee or applicant for employment and shall in all respects comply with all federal, state and local laws, regulations and orders, including without limitation, Chapter 363 of the Minnesota Statutes, as amended from time to time. Failure to comply with the provisions hereof shall be deemed a material default under this Agreement.

5. Term and Termination

5.1 Unless earlier terminated as provided in the following paragraphs, this Agreement shall become effective on TBD and continue through TBD.

5.2 This Agreement may be terminated by either party, for any reason or no reason, immediately upon written notice to the other party. In the event this Agreement is terminated by CEE prior to the expiration of the term set forth in paragraph 5.1, the Authority shall compensate CEE for all services delivered up the date of termination and CEE shall provide the Authority with such information as the Authority may request regarding the status of the Program.

5.3 Any termination of this Agreement shall not release either party from their respective obligations under sections 7 and 8 of this Agreement.

6. Insurance

6.1 During the term of this Agreement, CEE will obtain and maintain insurance in the amounts listed below:

General Liability	$2,000,000	Aggregate Limit
Automobile Liability	$1,000,000	Combined Single Limit
Excess Liability	$1,000,000	Aggregate Limit
Workers Compensation		Statutory Limit

7. Liability and Indemnification

7.1 CEE represents that the services to be provided under this Agreement are reasonable in scope and that CEE has the experience and ability to provide the services.

7.2 CEE warrants that any services provided hereunder shall be done in a professional and workmanlike manner.

7.3 CEE shall indemnify, defend and hold harmless Authority and its officers, directors, employees and agents from and against any and all claims, damages, losses, injuries and expenses (including attorneys' fees and damages for death, personal injury and property damage) which Authority may incur as a result of any act or omission by CEE in providing services under this Agreement.

7.4 Authority shall indemnify, defend and hold harmless CEE and its officers, directors, employees and agents from and against any and all claims, damages, losses, injuries and expenses (including attorneys' fees and damages for death, personal injury and property damage) which CEE may incur as a result of any act or omission by Authority in discharging its duties under this Agreement.

8. Confidentiality

Unless otherwise agreed by Authority in writing, CEE shall maintain in confidence and not disclose to any third party any information obtained regarding the Authority and/or any of Authority's clients for which CEE is providing services; provided, however, that this obligation to maintain confidentiality shall not apply to:

a) Information in the public domain at the time of disclosure;

b) Information which becomes part of the public domain after disclosure through no fault of CEE; or

c) Information which CEE can demonstrate was known by it prior to the date of this Agreement.

Notwithstanding the foregoing, CEE shall be entitled to disclose the documents or client information covered by this paragraph to governmental authorities to the extent CEE reasonably believes it has a legal obligation to make such disclosures and to the extent CEE reasonably deems to be necessary; provided, however, that if CEE believes that any such disclosure is required by law, it shall provide advance notice to the Authority to provide the Authority with a reasonable opportunity to attempt to obtain an injunction or other protective order preventing such disclosure.

9. Relationship of Parties

CEE will provide services as an independent contractor under this Agreement. Neither CEE, nor any of its employees or agents, shall be considered employees of the Authority for any purpose, and neither shall CEE be eligible for any compensation or benefits which the Authority may provide to its employees from time to time. CEE shall be solely responsible for all employment and other taxes applicable to providing services hereunder, and the Authority will not withhold any taxes or contributions from the compensation payable to CEE under this Agreement.

10. Notices

All notices, requests, demands and other communications required to be given in writing under this Agreement shall be given to the other party in person or by mail as provided in this section. If delivered personally, notice shall be deemed to have been duly given on the date of delivery. If delivered by mail, such notice shall be sent via first class U.S. mail, postage prepaid, to the address set forth at the beginning of this Agreement or such other address as a party may otherwise request by written notice, and notice shall be deemed duly given three (3) business days after mailing.

11. Assignment

This Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, successors and assigns; provided, however, that neither party shall assign or transfer in any manner, this Agreement or any portion hereof without the prior written consent of the other party, and any attempt to assign or transfer without prior written consent shall be void and of no effect.

12. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of Minnesota.

13. Miscellaneous

13.1 Headings and captions used in this Agreement are for convenience only and shall not affect the meaning of this Agreement.

13.2 This Agreement contains the entire agreement of the parties and supersedes all prior agreements, discussions and representations, written or oral, concerning the subject matter hereof.

13.3 No waiver by the Authority of any term or condition of this Agreement or any document referred to herein shall, whether by conduct or otherwise, be construed as a waiver or release of any other term or condition of this Agreement.

13.4 This Agreement may only be amended in a written agreement signed by both parties.

13.5 Except as expressly set forth in section 7, the rights and benefits under this Agreement shall inure solely to the benefit of the Authority and CEE, and this Agreement shall not be construed to give any rights, benefits or causes of action to any third party.

13.6 The invalidity or partial invalidity of any provision of this Agreement shall not invalidate the remaining provisions, and the remainder shall be construed as of the invalidated portion shall have never been a part of this Agreement.

13.7 CEE shall comply with the provisions of Minnesota Statutes Chapter 13 (Government Data Practices) that are applicable to the Authority and shall not disseminate any information concerning loan requests of the borrowers without the prior written approval of the Authority.

13.8 This Agreement may be signed in any number of counterparts, each of which shall be deemed an original and one and the same instrument.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

ECONOMIC DEVELOPMENT AUTHORITY
In and for the ROBBINSDALE

By: ______________________________ Its: TITLE
NAME

Date: ______________________________

CENTER FOR ENERGY & ENVIRONMENT

By: ______________________________ Its: ______________________________

Date: ______________________________ Tax ID # 41-1647799

AGENDA ITEM #7A
June 13, 2023

NEW BUSINESS: Consider Business Loan

BACKGROUND:

In late May, staff was contacted by Mr. Ngwa of Safari Pride Coffee. Mr. Ngwa currently operates a Coffee Roasting operation in Minneapolis, along with a specialty fruits retail business, and is considering a space in Robbinsdale for his business.

ANALYSIS/CONCLUSION:

As a part of Mr. Ngwa's potential move, he is requesting financial assistance. In large part, the prospective space would require retrofitting of some mechanical items he might need for operation. He is also asking for assistance in moving his roasting equipment. The location he has in mind is space in the "Upper Robin Center." His grocery store would be on the main floor oriented towards the parking lot. The roasting equipment would be in the basement. Staff shared that while not common, the REDA has offered business loans, to help facilitate business relocation efforts.

RECOMMENDATION:

Receive Mr. Ngwa's presentation, and consider directing staff to create terms of a loan for Safari Pride Coffee.

Tim Sandvik, Executive Director

CONCURRENCE:

Rick Pearson, Community Development Coordinator

AGENDA ITEM #9A
June 13, 2023

INFORMATION ONLY: Project Updates

ADDRESS	COMMENTS
4600 Lake Road	Building is finished working through landscaping issues for CO
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. Community gardens
42nd/W Broadway	Parking lot pending development.
3600 France –Parker Station Flats	Final report has been submitted to DEED. The 1-year post completion follow up on the TBRA grant from Met Council has been completed. The follow up audit with DEED has also been completed.
3108-12 Grimes; 4212 Grimes	Holding.
4614 41 ½ Ave N *(Mitchell Realty)*	12 month lease agreement signed which expires August 2024
4165 Hubbard *NSide Oriental Mkt*	Lease continues as discussed with REDA this spring
4501 Orchard	REDA has right to review plans 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 12/31/2027.
• **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. 1st note expected to be paid off in 2024 for Nouvelle Brewing location, at that time all TIF funds go to 2nd 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 was executed in early 2023.
ELEVATE BUSINESS	New updated business counseling program. Working with Hennepin County to identify and promote services.

Tim Sandvik, Executive Director