

ROBBINSDALE
ECONOMIC DEVELOPMENT AUTHORITY
AGENDA
TUESDAY, JUNE 14, 2016
7:00 P.M.
COUNCIL CHAMBERS

1. MEETING CALLED TO ORDER
2. MICROPHONE CHECK:
3. ROLL CALL: Rogan, Selman, 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 10, 2016..... 2-4
 - B. Motion to approve **Disbursement Requests** for period ending June 16, 2016..... 5
 - C. Motion to authorize the Executive Director to execute a one-year license agreement with Jeremiah Walker allowing use of the property at **4212 Grimes Ave N** in exchange for maintenance..... 6
 - D. Motion to accept update on **3912 Quail Ave N**. 7
5. CONTINUED PUBLIC HEARINGS:
 - A. 3807 Major – Disposition of Land..... 8
 - B. 4518 Regent, 4524 and 4530 Regent – Disposition of Land..... 9
 - C. 4629 France – Disposition of Land..... 10
 - D. 4023 Zane – Disposition of Land..... 11
6. OLD BUSINESS:
7. NEW BUSINESS:
8. OTHER BUSINESS:
9. INFORMATION ONLY:
 - A. Project Update..... 12
10. REDA GENERAL COMMUNICATIONS
11. ADJOURNMENT

Marcia E. Glick

Marcia Glick, Executive Director

**ROBBINSDALE
ECONOMIC DEVELOPMENT AUTHORITY
MEETING MINUTES
TUESDAY, MAY 10, 2016
COUNCIL CHAMBERS**

AGENDA ITEM # 4A
June 14, 2016

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

#4A-B: CONSENT AGENDA:

4. **MOTION** by Member Murphy, seconded by Member Rogan to approve the Consent Agenda Items #4A-B:
 - A. Motion to approve **Regular Meeting Minutes of April 12, 2016;**
 - B. Motion to approve **Disbursement Requests** for period ending May 10, 2016.**All voted in favor and the motion carried.**

#6A: OLD BUSINESS: Robbins Beach Development:

5. Ms. Glick reviewed the staff report.
6. **Nick Reimler, MyHomeSource**, described the benefit of the improvements to other properties in the cul-de-sac. Extra costs for public utility improvements totaled approximately \$53K.
7. Discussion of potential public costs REDA might contribute.
8. RECESS TO EXECUTIVE SESSION AT 7:24 P.M.
RESUME FROM EXECUTIVE SESSION AT 7:43 P.M.
9. President Blonigan reported that in executive session the REDA had provided direction to the Executive Director to provide a mutually acceptable amendment.

#5A: CONTINUED PUBLIC HEARING – 3807 Major – Disposition of Land:

10. Ms. Glick reviewed the staff report. REDA has received a reservation fee.
11. President Blonigan re-opened the public hearing. No one spoke to this item.
12. **MOTION** by Member Backen, seconded by Member Murphy to continue the public hearing until June 14, 2016 at 7:00 p.m. **All voted in favor and the motion carried.**

**#5B: CONTINUED PUBLIC HEARING: 4518 Regent, 4524 & 4530 Regent –
Disposition of Land:**

13. Ms. Glick reviewed the staff report.
14. President Blonigan re-opened the public hearing. No one spoke to this item.
15. **MOTION** by Member Murphy, seconded by Member Rogan to continue the public hearing until June 14, 2016 at 7:00 p.m. **All voted in favor and the motion carried.**

#5C: CONTINUED PUBLIC HEARING: 4629 France – Disposition of Land:

16. Ms. Glick reviewed the staff report.
17. President Blonigan re-opened the public hearing. No one spoke to this item.
18. Member Selman suggested marketing info of residential lots provided to adjacent business sites.
19. **MOTION** by Member Murphy, seconded by Member Backen to continue the public hearing until June 14, 2016 at 7:00 p.m. **All voted in favor and the motion carried.**

#5D: CONTINUED PUBLIC HEARING: 4023 Zane – Disposition of Land:

20. Ms. Glick reviewed the staff report.
21. President Blonigan re-opened the public hearing. No one spoke to this item.
22. **MOTION** by Member Selman, seconded by Member Backen to continue the public hearing until June 14, 2016 at 7:00 p.m. **All voted in favor and the motion carried.**

**#8A: OTHER BUSINESS: Business District Initiative Grand Award and
Agreement:**

23. Ms. Glick reviewed the staff report. A number of businesses are interested in participating in the project.
24. **MOTION** by Member Rogan, seconded by Member Backen waive the reading and order the adoption of the resolution to accept the business district initiative grant from Hennepin County in the amount of \$35,000." **All voted in favor and the motion carried.**

#9A: INFORMATION ONLY: Project Updates:

25. 4145 Halifax has a buyer and expecting to close by the end of the month.
26. 4501 Orchard closed on April 26, 2016.
27. President Blonigan suggested reinstituting signage on projects that read "This project brought to you by REDA."

#10A: REDA GENERAL COMMUNICATIONS:

28. Member Rogan noted the passing of Jeanie O'Hearn on Monday morning. She was a longtime resident and business owner of Magic Dry Cleaners, and contributed to Whiz Bang Days and other community events.
29. Member Selman noted Jim Brown from The Legion passed away today.

#11: ADJOURNMENT:

30. **MOTION** by Member Rogan, seconded by Member Backen to adjourn the meeting at 7:57 p.m. **All voted in favor and the motion carried.**

Marcia Glick, Recording Secretary

William A. Blonigan, President



AGENDA ITEM # **4B**
June 14, 2016

**CONSENT AGENDA: Disbursement Requests for period ending
June 14, 2016**

This information will be distributed at the meeting.



Consent: 4212 Grimes Ave N – License for Use

Background

REDA acquired this property in 2012. The home on the site had failing pilings and was cleared. REDA participated in soil studies on homes in the area which experienced soil subsidence. It was determined that this lot would be held until such time as it was economically feasible to undertake a project involving additional sites.

Analysis

Jeremiah Walker, the owner of 4218 Grimes, had contacted staff on a few occasions regarding possible purchase of the lot to provide more play area for the children. Given the long term hold of the site, a license was suggested wherein the neighbor would undertake the responsibility for maintaining the property in exchange for the ability to use it as an expanded yard. Mr. Walker reported his son has accidentally already mowed the lawn this month and he is interested in moving forward with a license agreement.

Under the agreement, the Walkers could fence the yard or install play equipment, with the understanding that there will be annual renewal of the agreement and the agreement could be terminated if the property is not properly maintained. On termination, any fencing or play equipment would be required to be removed.

Recommendation

By motion, authorize the Executive Director to execute a one-year license agreement with Jeremiah Walker allowing use of the property at 4212 Grimes Ave N in exchange for maintenance.

Marcia Glick, Executive Director



AGENDA ITEM # 4D
June 14, 2016

Consent: 3912 Quail Ave N

BACKGROUND:

REDA had previously authorized an offer of \$83,000; the short sale was rejected by the bank. The property has now gone through foreclosure as in the redemption period. The person with ability to redeem, former owner, has accepted a purchase offer of \$83,000 conditioned on clean title and closing this summer.

ANALYSIS/CONCLUSION:

Title work has been ordered. Closing is to take place within 60 days according to our purchase agreement.

RECOMMENDATION:

No action required.

Marcia Glick, Executive Director



CONTINUED PUBLIC HEARING: Disposition of land at 3807 Major Ave. N.

BACKGROUND:

This REDA property has been cleared and is available for single family use. The list price of the 80 ft. lot is \$50,000.

ANALYSIS/CONCLUSION:

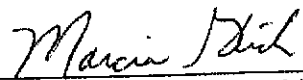
Derek & Erica Hyland paid a lot reservation fee for the lot on April 18. Derek indicated they have met with a couple of builders including Nick Reimler of My Home Source. They also met with an Architect on the site about 3 weeks ago. Staff reminded Derek that the lot hold expires after the next REDA meeting on July 12.

Conceptually, their house would include:

- 2,500 finished sq. ft.
- 4 bedrooms.
- 2.5 baths.
- Front porch, Craftsman style.
- 2 or 3 car garage oriented towards the alley.

RECOMMENDATION:

1. Open the public hearing.
2. Continue the public hearing until July 12, 2016 at 7:00 pm.



Marcia Glick, Executive Director

CONCURRENCE:



Rick Pearson, Community Development Coordinator



AGENDA ITEM # **5B**
June 14, 2016

CONTINUED PUBLIC HEARING: 4518, 4524 and 4530 Regent Ave. N. Disposition of Lots

BACKGROUND:

The Regent lots are available to anyone who will build houses in conformance with the Quail Ridge development standards.

ANALYSIS/CONCLUSION:

Staff occasionally receives inquiries, but no offers have been presented. The list prices for the lots are \$40,000 each, which is a reflection of the need to remove trees, a garage slab and the possibility that there could be buried foundations.

RECOMMENDATION:

1. Open the public hearing.
2. Continue the public hearing until 7:00 pm July 12, 2016

Marcia Glick, Executive Director

CONCURRENCE:

Rick Pearson, Community Development Coordinator



AGENDA ITEM # 5C
June 14, 2016

Continued Public Hearing: 4629 France Ave. N.

BACKGROUND:

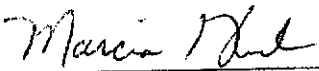
4629 France Ave. N. is for sale with a list price of \$74,900.

ANALYSIS/CONCLUSION:

There are no offers currently pending for this lot. Staff has received some inquiries about the lot. Staff is quick to point out the amenities the lot offers.

RECOMMENDATION:

1. Hold the public hearing.
2. Continue the public hearing until 7:00 pm on July 12, 2016.



Marcia Glick, Executive Director

CONCURRENCE:



Rick Pearson, Community Development Coordinator



AGENDA ITEM # 5D
June 14, 2016

CONTINUED PUBLIC HEARING: Disposition of lot 4023 Zane Avenue North

BACKGROUND:

4023 Zane Ave. N. has been cleared and is for sale. The list price is \$50,000.

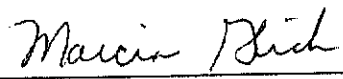
ANALYSIS/CONCLUSION:

Demolition has been largely completed. Some wire fencing still needs to be removed from the rear yard.

Staff has received some inquiries about the lot, however, not offers have been received.

RECOMMENDATION:

1. Open the public hearing for 4023 Zane Avenue N.
2. Continue the public hearing until 7:00 pm, July 12, 2016.



Marcia Glick, Executive Director

CONCURRENCE:



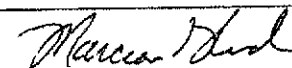
Rick Pearson, Community Development Coordinator



AGENDA ITEM #9A
June 14, 2016

INFORMATION ONLY: Project Updates

ADDRESS	COMMENTS
4145 Halifax (<i>Ayodele Awoleye</i>)	TIF 2000-6: Certificate of Completion issued 5-25-16 County assessor value for 1/2/16 - \$306,000; target value was \$250,000.
3527 Grimes (<i>Habitat for Humanity</i>)	Certificate of Completion issued 5-20-16.
3358 Grimes (<i>Berzins</i>)	Holding Certificate of Completion until sod complete – planning to install low-mow grass – temperature needs to be consistently warmer.
4318 Vera Cruz (<i>Peterson</i>)	TIF 2000-8: Finishing exterior details. Needs to call for final inspections- usually waits for Buyer to do final touches. Construction completion deadline 9/15/16.
Twin Oak cul-de-sac (<i>MyHome</i>)	Development agreement signed. Final plat approved. Robbins Beach 2 nd addition needs to be recorded before 3 rd addition (with development lots split) can be recorded allowing construction to start.
3807 Major	TIF 2000-8: Lot reservation fee received. <i>See Agenda Item.</i>
4629 France	Public Hearing. <i>See Agenda Item.</i>
4518, 4524, 4530 Regent	Link on website indicating expected upgrades. <i>See Agenda Item</i>
4023 Zane	TIF 2000-8: Available for purchase. <i>See Agenda Item</i>
4501 Orchard (<i>Neighbor Garden</i>)	Fence installed. One green house and a small storage shed are on site. Shed has metal roof similar to design in agreement – has cedar siding and looks a like a small house
TCF Site (<i>Carlyle LLC</i>)	Work on patio is in process. Other project requirements complete.
4131-35 W Broadway	Anticipate opening before end of June, 2016
3912 Quail	Purchase agreement executed for \$83,000. <i>See Agenda Item</i>
4150 Regent – Garages (<i>Pendergast</i>)	TIF Project 8: Construction loan balloon coming in 2017. Then starts paying for contract for deed payments start 6/2017 (no payments 1 st 10 years)
39xx W. Broadway (<i>tax forfeit</i>)	Property is tax exempt pending redevelopment.
MNDOT Misc. (lots to acquire)	1. Vera Cruz between 41 & 42. 2 buildable lots available. MNDOT reviewing appraisals. 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.
4212 Grimes	<i>See Agenda Item.</i> Neighbor will maintain in exchange for use.
3108-12 Grimes	Holding.
Twin Oak Lane-rear yards	Outlot B – Contract for deed executed Outlot C – Contract for deed executed.
OPEN TO BUSINESS	Office Hours even numbered months. 1 st Wednesday 9:30-11:30 a.m. Multi-year contract with ability to cancel.
Lions Gym	Projects completed – forgiven after 10 years (January 2022) Surety changing to 2 nd mortgage as part of refinancing. Surety has been UCC.
EMI Rehab	Projects completed – forgiven after 10 years (January 2022)
Wicked Wort – Façade grant	Agreement executed – forgiven after 10 years (December 2025)
Clare Housing TIF District	Project completed. Pay-as-you-go TIF agreement.
Golden Age Design	Expecting to move forward.
Plaza Project	No open initiatives.
Business District Initiative	Information distributed to key targets (older buildings not already receiving REDA assistance) – P & D Mechanical, Straight Stuff, Ace Hardware, Nonna Rosa's and 4180 W Broadway have indicated interest.



Marcia Glick, Executive Director