

ROBBINSDALE ECONOMIC DEVELOPMENT AUTHORITY

AGENDA

7:00 P.M.

TUESDAY, JULY 11, 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:
 - **Regular Meeting Minutes** of June 13, 2017..... 1-2
 - B. Motion to approve **Disbursement Requests** for period ending July 11, 2017..... 3
 - C. Motion to receive updated information on Robbins Beach development. 4-7
5. CONTINUED PUBLIC HEARINGS:
 - A. 4629 France, 3905 Quail and 3912 Quail – Disposition of Land..... 8
6. OLD BUSINESS:
 - A. 4530 Regent Avenue – Extension of Deadline 9
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..... 10-11
10. REDA GENERAL COMMUNICATIONS
11. ADJOURNMENT

Marcia E. Glick

Marcia Glick, Executive Director

**ROBBINSDALE
ECONOMIC DEVELOPMENT AUTHORITY
MEETING MINUTES
TUESDAY, June 13, 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: Selman, Murphy, Rogan, President Backen
Members Absent: Blonigan
Staff: Marcia Glick, Executive Director

#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 May 9, 2017;
- **Executive Session Minutes** of May 9, 2017;
- **Special Meeting Minutes** of May 16, 2017;
- **Executive Session Minutes** of May 16, 2017

B. Motion to approve **Disbursement Requests** for period ending June 13, 2017;

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

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.

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.

E. Note that City Council meeting will follow August 8th REDA meeting, no change to REDA meeting date or time required.

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

Quail - Disposition of Land:

5. Ms. Glick presented the staff reports for these 3 lots.
6. President Backen opened the public hearing. No one spoke to this item.
7. **MOTION** by Member Selman, seconded by Member Rogan to continue the public hearings until July 11, 2017 at 7:00 p.m. **All voted in favor and the motion carried. (Blonigan absent)**

#6A: Old Business: Mural Proposal for Ace Hardware Wall

8. Mayor Murphy provided an update and noted that REDA would be viewing a sketch of the proposed mural for financial approval before it goes back to the public.

#9A: Information Only:

9. Ms. Glick noted that the builder for 4530 Regent was supposed to submit building ready plans by June 12, 2017. Mr. Hammer noted that his drafting company had lost one of their employees, but that he expected the plans to be completed this week. The deadline for closing is still July 10, 2017.
10. Member Selman noted that 4023 Zane has windows, siding and roofing already.
11. Glick stated also that 4518 Regent is on a similar schedule.

#10: REDA General Communications:

12. Mayor Murphy expressed concern for a large advertising truck taking up multiple parking spaces in the downtown area again.
13. Glick will be checking with businesses in the Downtown area about proposed timing of parking signs to be posted.
14. Murphy thanked Tracy from Wicked Wort for finding a temporary cover for the piano in the Plaza which was stolen on Friday.
15. Murphy noted 2 businesses interested in proposed LRT wrap downtown. Glick indicated that they could be referred to her.

#11: Adjournment:

16. **MOTION** by Member Murphy, seconded by Member Rogan to adjourn the meeting at 7:10p.m. **All voted in favor and the motion carried. (Blonigan absent)**

Marcia Glick, Recording Secretary

Pat Backen, President



AGENDA ITEM # 4B
July 11, 2017

CONSENT AGENDA: Disbursement Requests for period ending July 11, 2017

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.

7/1/2017 - 7/1/2017

Company	Amount
02005 Housing Development	2,334.04
02546 TIF District 2000-8	41.63
02547 TIF District 2000-9	55.50
06815 Broadway Court - Ref Bonds	450.00
Report Totals	2,881.17

Council Check Register by GL
Council Check Register and Summary

7/11/2017 -- 7/11/2017

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
191999	7/11/2017		100045 ALLEN PROPERTY SERVICES LLC							
		111.00	3108/10/12/14 GRIMES		123141	55374	2005.6340	00005012	Repair & Maintenance	Business & Housing Development
		55.50	4524-30 REGENT		123142	55374	2005.6340	00005386	Repair & Maintenance	Business & Housing Development
		97.13	TWAIN OAK LAKE-ROBBINS BEACH		123143	55374	2005.6340	00005340	Repair & Maintenance	Business & Housing Development
		152.63	3807 MAJOR		123144	55374	2005.6340	00005370	Repair & Maintenance	Business & Housing Development
		41.63	4629 FRANCE		123145	55374	2546.6340	00005379	Repair & Maintenance	TIF District 2000-8
		111.00	3912 QUAIL		123146	55374	2005.6340	00005361	Repair & Maintenance	Business & Housing Development
		55.50	3905 QUAIL		123147	55374	2547.6340	00005383	Repair & Maintenance	TIF District 2000-9
		83.26	3937/39 W BRDWAY		123148	55374	2005.6340	00005381	Repair & Maintenance	Business & Housing Development
		707.65								
192000	7/11/2017		113134 BACKEN, PAT							
		60.00	REG MEETING 06/13/2017		123136	20170711	2005.6139		Commissioner Stipend	Business & Housing Development
		60.00								
192001	7/11/2017		100530 KENNEDY & GRAVEN, CHARTERED - REDA							
		165.00	TWAIN OAK CUL-DE-SAC AGT		123140	137776	2005.6311	00005370	Legal Fees - General Counsel	Business & Housing Development
		709.50	ADMINISTRATION		123150	137644	2005.6311		Legal Fees - General Counsel	Business & Housing Development
		11.77	ADMINISTRATION-DISTRIBUTION		123151	137644	2005.6214	00005401	Operating Supplies	Business & Housing Development
		639.25	4614 41 1/2 AVE N		123152	137644	2005.6311	00005401	Legal Fees - General Counsel	Business & Housing Development
		3.00	4614 41 1/2 DISBURSEMENT		123153	137644	2005.6214		Operating Supplies	Business & Housing Development
		1,528.52								
192002	7/11/2017		113921 MURPHY, REGAN							
		45.00	REG MEETING 06/13/2017		123137	20170711	2005.6139		Commissioner Stipend	Business & Housing Development
		45.00								
192003	7/11/2017		108789 ROGAN,DANIEL P							
		45.00	REG MEETING 06/13/2017		123138	20170711	2005.6139		Commissioner Stipend	Business & Housing Development
		45.00								
192004	7/11/2017		110208 SELMAN, GEORGE							
		45.00	REG MEETING 06/13/2017		123139	20170711	2005.6139		Commissioner Stipend	Business & Housing Development
		45.00								
192005	7/11/2017		100347 US BANK TRUST NATIONAL ASSN							
		450.00	BDWAY CRT PYING AGENT		123149	4643828	6815.7040		Fiscal Agent Fees	Broadway Court - Ref Bonds
		450.00								
		2,881.17	Grand Total						Payment Instrument Totals	

Council Check Register by GL

Council Check Register and Summary

7/11/2017 -- 7/11/2017

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
		2,881.17	Grand Total				Payment Instrument Totals			
							Checks	2,881.17		
							Total Payments	2,881.17		



AGENDA ITEM #
July 11, 2017

Consent: Update on Robbins Beach Development

BACKGROUND:

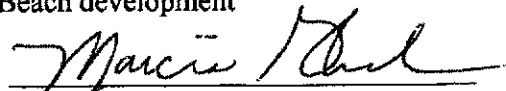
Chuck Beckman met with staff late last week to provide an update on steps required prior to closing. The development will be assigned to Acorn Developer LLC and the final plat of Robbins Beach 3rd Addition is being prepared for submission to Hennepin County.

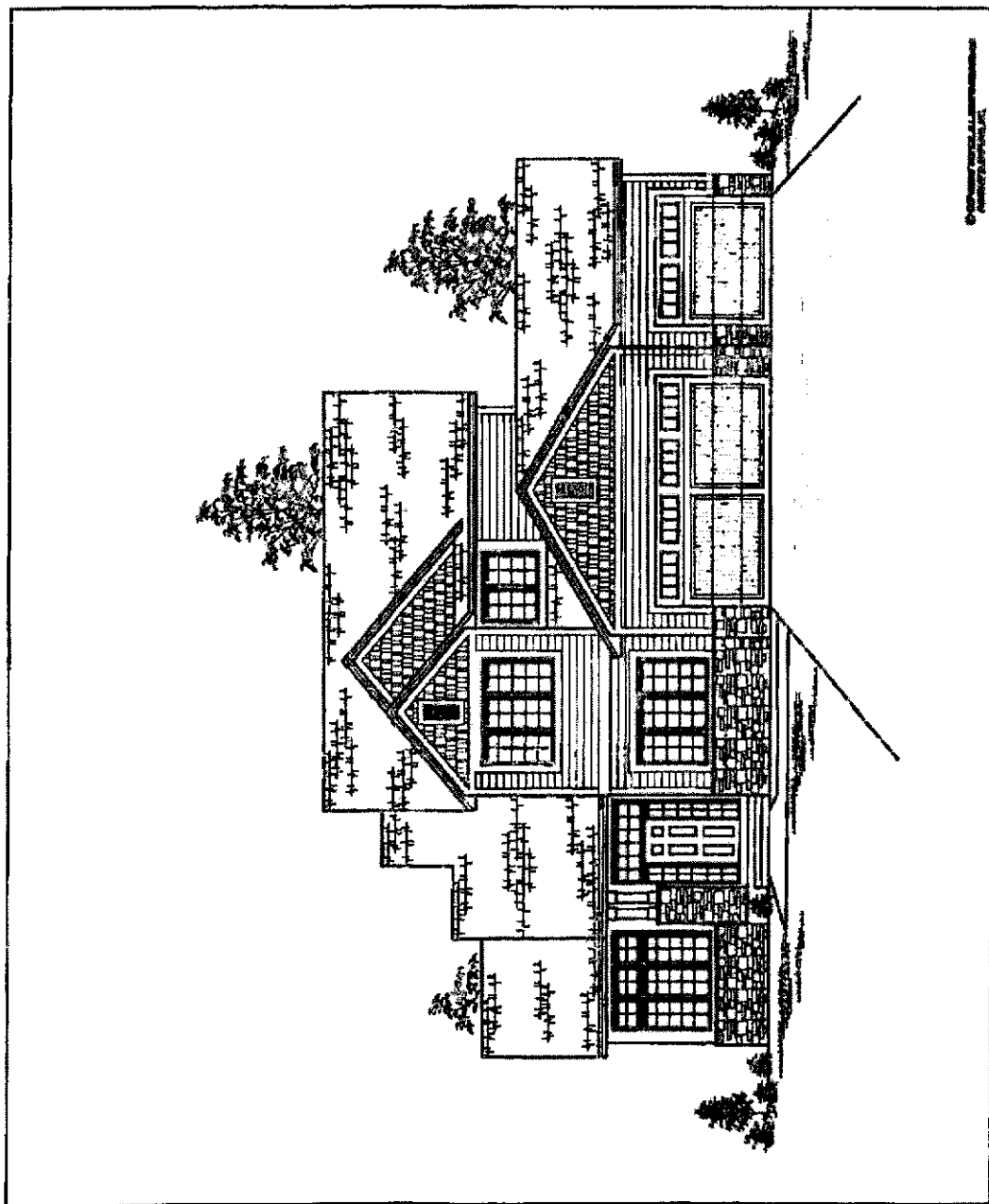
The attached home concept is being considered for the model home/spec home for the 1st lot on the left. Although not pictured, there will be a basement under the main floor home footprint. Mr. Beckmann is working with three potential buyers for the other three lots.

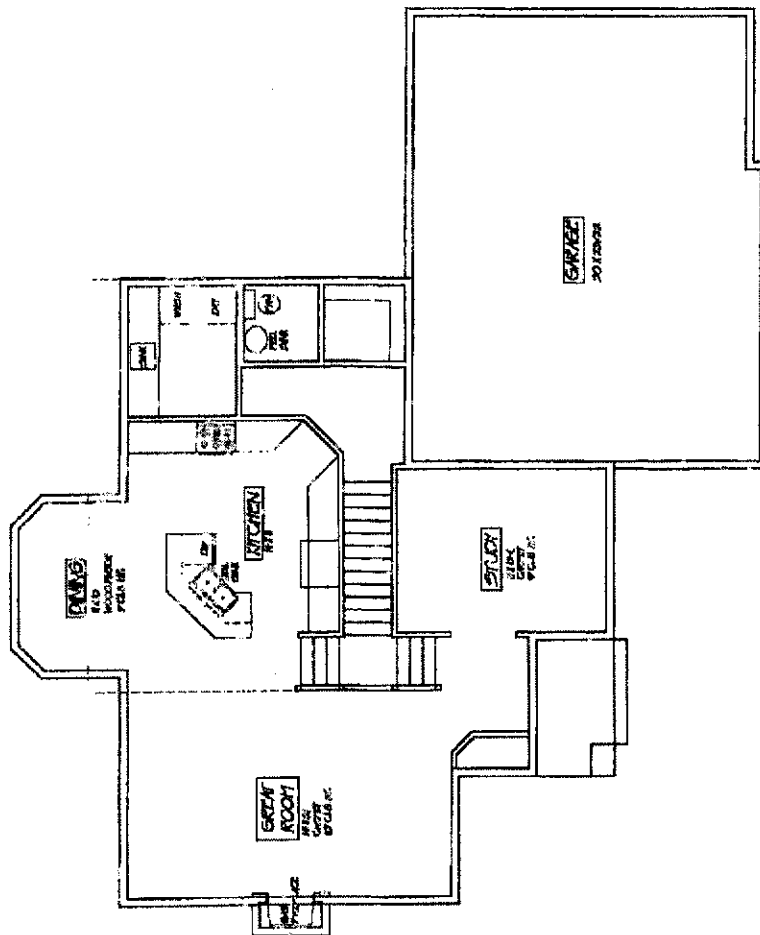
It is anticipated that the preliminary plan document set to be attached to the agreement will be presented to REDA in August or September.

RECOMMENDATION:

Motion to receive updated information on Robbins Beach development

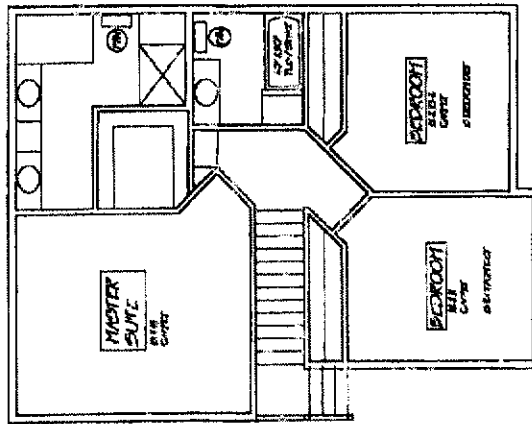

Marcia Glick, Executive Director





SHEET
OF
PLAN NO.
0000

FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
NOT TO SCALE



SHEET 4
OF 5
PLAN NO.

SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"
DATE 5/8/11



AGENDA ITEM #
July 11, 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 was working on a 2-story concept, but her long-term strategy was to convert it into a duplex. Staff explained that zoning would not permit two-family use of the lot and she has since withdrawn her reservation.
- 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 August 8, 2017 at 7:00 pm.



Marcia Glick, Executive Director

CONCURRENCE:



Rick Pearson, Community Development Coordinator



AGENDA ITEM #
July 11, 2017

Old Business: 4530 Regent

BACKGROUND:

The purchase agreements for 4524 Regent and 4530 Regent were executed in May 2017 with agreed upon deadlines and expecting that construction of 4530 Regent would be first. The properties have been listed on MLS and there are lot sale signs posted on the north end of the property.

The agreement deadlines call for submission of financing and construction plans by June 12th, installation of the foundation no later than August 7th, and closing no later than July 10th. On Glenn Hammer reported in June that there had been delay related to his drafting company losing one of their employees and the last expectation was that the plans would be completed by June 30th. Staff reached out to Mr. Hammer in preparation for this meeting and looming deadline and has not yet received a response.

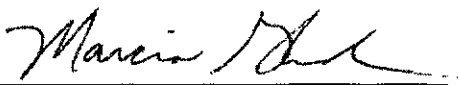
ANALYSIS

The deadlines in the agreement are guidelines to keep the project on track for completion. The dates were not part of the specific approval by REDA. The deadline for completion of this home is the end of January 2018. Although the start of construction has been delayed, it is related to an issue with a subcontractor and doesn't appear to be a change of heart by the developer.

Typically deadlines in agreement are set in coordination with REDA meeting dates to allow for discussion and extension when there is a legitimate reason for delay. If construction is underway in early fall, the site will be able to be enclosed for completion during the winter. Therefore, it is suggested that REDA approve a modification to the agreement setting a deadline of September 13, 2017. It is likely that the sale will close sooner as we are just waiting on the plan set to be complete.

RECOMMENDATION:

By Motion, approve extension do dates in the development agreement for 4530 Regent Ave N with a closing deadline of September 13, 2017.



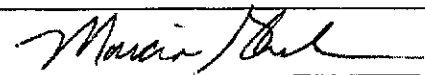
Marcia Glick, Executive Director



Agenda Item # ____
July 11, 2017

INFORMATION ONLY: Project Updates

ADDRESS	COMMENTS
3358 Grimes (Berzins)	Owner put down seed nets. Grass must be established before issuing certificate of completion.
Twin Oak cul-de-sac (Beckmann)	Agreement ends if not closed by 9/30/17. <i>See Agenda Item.</i>
3811 Major (Hyland)	TIF 2000-8. Purchase agreement signed. Closing target end of July – REDA action will be required if property has not closed by the August REDA meeting.
4518 Regent (Allison)	Construction on schedule. Completion 12.31.17.
4629 France	<i>See Agenda Item.</i>
4023 Zane (Peterson)	TIF 2000-8: Construction on schedule. Completion deadline 12.31.17.
4524 Regent (Hammer)	Purchase agreement signed-listed MLS – anticipate this will be constructed 2nd
4530 Regent (Hammer)	Plans were to be submitted mid-June. Closing deadline July 10 th . <i>See Agenda Item</i>
3912 Quail & 3905 Quail	TIF 2000-9. Lot reservation on 3912 Quail (Beckmann). 3905 Quail reservation has been dropped – potential buyer had wanted to build duplex. <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 (Pendergast)	TIF Project 8: Mortgage payments for acquisition started 6/2016.
39xx W. Broadway	Property is tax exempt pending redevelopment.
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. Easement Only – 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	Closing to take place after notice that purchaser of the business operations has removed business assets.
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 (Soul Brothers)	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 delayed.
Clare Housing TIF District	Pay-as-you-go TIF agreement.
Downtown/Plaza Project	Pianos On Parade – damaged in rain end of June. Mural on hold.
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
	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