

**ROBBINSDALE**  
**ECONOMIC DEVELOPMENT AUTHORITY**  
**AGENDA**  
**TUESDAY, JULY 12, 2016**  
**7:00 P.M.**  
**COUNCIL CHAMBERS**

---

1. MEETING CALLED TO ORDER
2. MICROPHONE CHECK:
3. ROLL CALL:     Murphy, Selman, Backen, Rogan, 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 June 14, 2016 and **Special Meeting Minutes** of July 5, 2016..... **2-6**
  - B.     Motion to approve **Disbursement Requests** for period ending July 12, 2016..... **7**
  - C.     Motion to accept **4501 Orchard Ave N Update**..... **8**
  - D.     Motion to accept **Terrace Redevelopment TIF District -Term Sheet**..... **9-11**
5. CONTINUED PUBLIC HEARINGS:
  - A.     3807 Major – Disposition of Land..... **12**
  - B.     4518 Regent, 4524 and 4530 Regent – Disposition of Land..... **13**
  - C.     4629 France – Disposition of Land..... **14**
  - D.     4023 Zane – Disposition of Land..... **15**
6. OLD BUSINESS:
7. NEW BUSINESS:
8. OTHER BUSINESS:
9. INFORMATION ONLY:
  - A.     Project Update..... **16**
10. REDA GENERAL COMMUNICATIONS
11. ADJOURNMENT

*Marcia E. Glick*

\_\_\_\_\_  
Marcia Glick, Executive Director

**ROBBINSDALE  
ECONOMIC DEVELOPMENT AUTHORITY  
MEETING MINUTES  
TUESDAY, JUNE 14, 2016  
COUNCIL CHAMBERS**

---

**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: Rogan, Selman, Backen, Murphy, President Blonigan  
Members Absent: None  
Staff Present: Marcia Glick, Executive Director  
Rick Pearson, Community Development Coordinator

**#4A-D: CONSENT AGENDA:**

4. **MOTION** by Member Rogan, seconded by Member Murphy to approve the Consent Agenda Items #4A-D:
  - A. Motion to approve **Regular Meeting Minutes of May 10, 2016;**
  - B. Motion to approve **Disbursement Requests** for period ending June 14, 2016;
  - 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;
  - D. Motion to accept an update on **3912 Quail Ave N.****All voted in favor and the motion carried.**

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

5. Mr. Pearson reviewed the staff report. Have a reservation fee for the lot. An architect has been hired.
6. President Blonigan re-opened the public hearing. No one spoke to this item.

**MOTION** by Member Murphy, seconded by Member Selman to continue the public hearing until July 12, 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:**

6. Mr. Pearson reviewed the staff report. The list price for the lots are \$40,000 each.
7. President Blonigan re-opened the public hearing. No one spoke to this item.
8. **MOTION** by Member Rogan, seconded by Member Backen to continue the public hearing until July 12, 2016 at 7:00 p.m. **All voted in favor and the motion carried.**

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

9. Mr. Pearson reviewed the staff report. The list price for this 100-foot wide lot is \$74,900.
10. President Blonigan re-opened the public hearing. No one spoke to this item.
11. **MOTION** by Member Selman, seconded by Member Murphy to continue the public hearing until July 12, 2016 at 7:00 p.m. **All voted in favor and the motion carried.**

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

12. Mr. Pearson reviewed the staff report. The list price for this lot is \$50,000. Staff has received inquiries about the lot, however, no offers have been received.
13. President Blonigan re-opened the public hearing. No one spoke to this item.
14. **MOTION** by Member Selman, seconded by Member Backen to continue the public hearing until July 12, 2016 at 7:00 p.m. **All voted in favor and the motion carried.**

**#9A: INFORMATION ONLY: Project Updates:**

15. Ms. Glick noted the following updates:
  - 4145 Halifax and 3527 Grimes are completed.
  - 4318 Vera Cruz is moving along quickly. Deadline for completion is September.
  - Twin Oak cul-de-sac plat approved by the city council. Staff is working on gathering paperwork needed to get the title ready to close with MyHome Source.
  - Lions Gym will be refinancing in the next couple of months. The security of the loan will switch to a 2<sup>nd</sup> mortgage

**#10A: REDA GENERAL COMMUNICATIONS:**

16. Member Murphy attended the Open House for Habitat for Humanity home at 3527 Grimes. He met the family with 4 daughters..
17. Ms. Glick confirmed that 41 ½ pedestrian activated-flashers should be installed before Whiz Bang.

18. Member Rogan noted striping on West Broadway to maximize parking. Ms. Glick will follow-up with Richard McCoy.

**#11: ADJOURNMENT:**

19. **MOTION** by Member Murphy, seconded by Member Rogan to adjourn the meeting at 7:19 p.m. **All voted in favor and the motion carried.**

---

Marcia Glick, Recording Secretary

---

William A. Blonigan, President

**ROBBINSDALE ECONOMIC DEVELOPMENT AUTHORITY**  
**AGENDA**  
**TUESDAY, JULY 5, 2016**  
**At 7:39 p.m.**  
**COUNCIL CHAMBERS**  
**Special Meeting**

---

1. **CALL TO ORDER:**

2. **ROLL CALL:**

Present: Rogan (arrived at 7:45 pm), Selman, Backen, Murphy, President Blonigan

Absent: None

Staff Present: Marcia Glick, Executive Director

**#4A: NEW BUSINESS: Consideration of Terrace Redevelopment TIF District:**

3. Executive Director Glick presented the staff report.

4. Member Rogan arrived at 7:45 p.m.

5. Kent Carlson, Inland Development Partners, St Louis Park, indicated that they started looking at the site in 2014 after being invited to a developer discussion set up by the staff and consultants. With the indication from the city that there was interest in redevelopment of the site, they entered into negotiations with the current owner which took almost a year. After securing the purchase agreement 9 months ago they have undertaken exploration of the site, environmental studies, market conditions, and geotechnical testing. He indicated that he had identified a regional grocer interested in the site. The name of the grocer will be announced at the July 13<sup>th</sup> development open house at Hubbard Marketplace. The grocer has asked for the name not to be revealed until that date.
6. Carlson discussed the condition of the Terrace Theater building while displaying photos taken during a site investigation last winter by Mike Fischer, LHB, the consultant hired to conduct the study on the existing structures. The heat and water were shut off several years ago and there has been differential settlement, the roof has not been maintained

and has failed, rain and moisture has caused the ceilings to fall, vandals have been inside, all of the glass has been broken out.

7. Inland Development Partners has a long, successful track record working on redevelopment sites. With redevelopment comes cost of demolition, remediation, as well as soil condition challenges. Tax Increment Financing or other funding is needed to fill the gap.
8. Blonigan noted that the request for tax increment financing indicates that but for this assistance, the project would not go forward and the identified shortfall is in the \$2M to \$2.5M range. He confirmed that the project includes the mall area in addition to the theater and an estimated development investment of \$20M to \$24M. The details of the financing would be developed as the plan is prepared for the August 10 REDA meeting.
9. Carlson indicated that there are cost estimates for removal and clean up of an old heating oil tank, removal of tiles with asbestos mastic. Their early study had included looking at a multi-family development taking advantage of the theater as an amenity and they considered the option. After looking at the condition of the theater structure, particularly the settlement, it was not financially feasible.
10. Murphy asked for the market study information to be shared. Carlson said that some of the information was proprietary, but there was good general information that could be shared.
11. **MOTION** by Member Selman, seconded by Member Murphy to adopt the resolution authorizing the staff and consultants to undertake preparation of Program and Tax Increment Plan for the 36<sup>th</sup> & France Department. **Roll Call AYE: Murphy, Rogan, Selman, Backen, President Blonigan; NAY: none. The motion carried.**

#### **ADJOURNMENT**

12. **MOTION** by Member Selman, seconded by Member Backen to adjourn the meeting at 8:08 p.m. **All voted in favor and the motion carried.**

---

Marcia Glick, Recording Secretary

---

Dan Rogan, REDA President



AGENDA ITEM # **4B**  
July 12, 2016

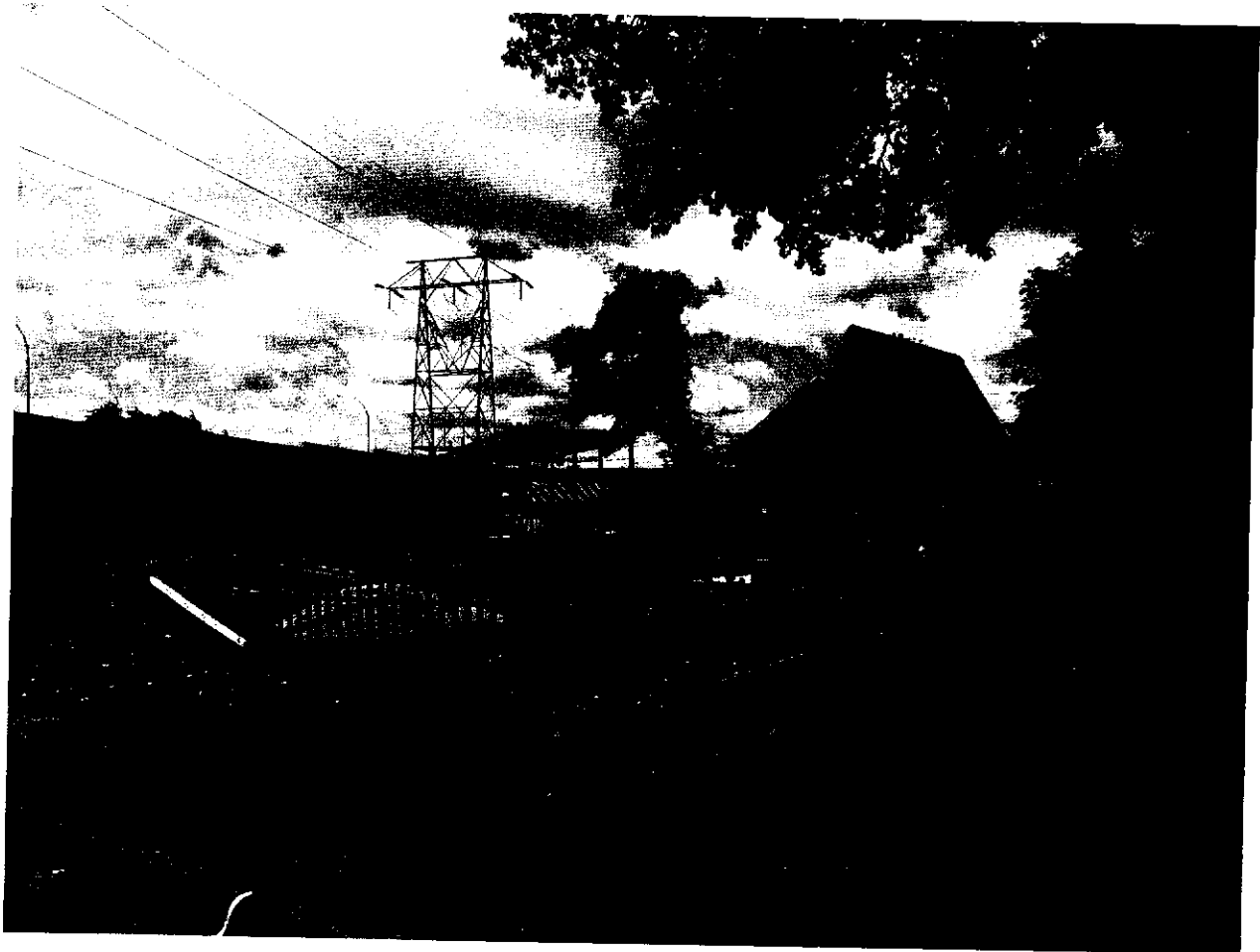
**CONSENT AGENDA: Disbursement Requests for period ending  
July 12, 2016**

This information will be distributed at the meeting.



AGENDA ITEM # 4C  
July 12, 2016

Consent: 4501 Orchard Ave N Update



Fence, garden shed, raised beds, one green house, raised beds installed.  
Pergola added to provide some shade.

Recommendation

No action required

*Marcia Glick*

---

Marcia Glick, Executive Director



AGENDA ITEM # **4D**  
July 12, 2016

**Consent: Terrace Redevelopment TIF District – Term Sheet**

**Background**

At the July 5, 2016 meeting, REDA adopted a resolution authorizing preparation of a program and TIF plan for the Terrace Redevelopment Area TIF District.

**Analysis**

Attachment 1 is the preliminary term sheet. Although the detail will evolve as the TIF Plan is developed, this document helps to confirm the expectations of the parties at the start of the plan creation.

**RECOMMENDATION:**

By motion, authorize the Executive Director to execute the term sheet shown in Attachment 1.

  
\_\_\_\_\_  
Marcia Glick, Executive Director

This Term Sheet is executed as of this \_\_\_\_ day of \_\_\_\_\_, 2016 by and between the Developer and the Robbinsdale Economic Development Authority ("REDA") and is intended to set forth the general terms upon which the parties hereto may be willing to enter into a Development Agreement. Except for Section 9 below (which shall be binding upon the Developer), this Term Sheet shall not be deemed conclusive or legally binding upon either party and neither party shall have any obligations regarding the property defined below unless and until a definitive Development Agreement is approved by REDA and executed by both parties.

1. Developer: Inland Development Partners
2. Property: 3501 West Broadway (portion) – PID: 08-029-24-22-0026  
3508 France Avenue N – PID: 08-029-24-22-0027  
3435 west Broadway (portion) – PID: 08-029-24-22-0028
3. Key Business Terms – Developer:
  - a. Execution of Development Agreement
  - b. Acquisition of Property
  - c. Preparation and Submittal of Construction Plans
4. Key Business Terms – REDA:
  - a. Creation of a Redevelopment Tax Increment Financing District
  - b. Approval of Construction Plans
  - c. Execution of Development Agreement
  - d. Determination that Developer has sufficient financial means to construct Minimum Improvements
5. Minimum Improvements: Construction of a 91,500 square foot grocery store with 4,500 square feet of gas/convenience retail.
6. Construction Schedule: Commence construction by September 30, 2016, and complete by January 1, 2018. For the purpose hereof, "Commence" shall mean beginning of physical improvement to the Property, including demolition, grading, excavation, or other physical site preparation work. "Complete" shall mean that the Minimum Improvements are sufficiently complete for the issuance of a Certificate of Occupancy.
7. Public Assistance: Subject to all terms and conditions of the Development Agreement, REDA will reimburse the Developer through tax increment financing for up to a total of \$2,060,000 (Present Value) of Qualified Costs related to the Minimum Improvements (out of an estimated total of \$8,100,000). "Qualified Costs" shall mean acquisition, site improvement and infrastructure costs incurred in connection with the construction of the Minimum Improvements. Payments will be made through a Note issued on a pay-as-you-go basis over the twenty-six year term of the district with interest at a rate of 5.5% per annum.
8. Building Value: The buildings to be constructed upon the Property are anticipated to have an assessed value of approximately \$10,140,000.

9. Fees: REDA acknowledges that the Developer submitted a \$10,000 deposit to pay for the preliminary investigation regarding the viability of the project (which sum has been fully expended) and recently made an additional \$10,000 deposit for future reasonable out-of-pocket expenses for legal and financial consultant services related to TIF district creation, drafting the Development Agreement, and administrative fees associated with this transaction.

The Developer will be required to deposit additional funds if the initial deposit is fully drawn. Any funds deposited by Developer and not expended by REDA for its legal, financial advisor, or other consultant fees on or before the date of execution of the Development Agreement will be returned to the Developer without interest. The Developer shall pay all other normal and customary REDA fees and expenses, unless otherwise specified in the Development Agreement, for the approval and construction of the Minimum Improvements.

10. Miscellaneous:

- a. No transfer of Property or Development Agreement without REDA consent.
- b. Developer covenants to pay property taxes and maintain customary insurance.

IN WITNESS WHEREOF, the parties have executed this Term Sheet as of the date first set forth above.

INLAND DEVELOPMENT PARTNERS

By: \_\_\_\_\_

Its: \_\_\_\_\_

ROBBINSDALE ECONOMIC  
DEVELOPMENT AUTHORITY

By: \_\_\_\_\_

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. They requested an extension due to a family emergency and the logistics of engaging an architect. Staff administratively extended the lot reservation to September 30.

They have met with architect Eric Hansen and have talked to a builder he recommended. They are also having the lot surveyed next week.

As previously mentioned, they would like in their house:

- 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 August 10, 2016 at 7:00 pm.

Marcia Glick, Executive Director

CONCURRENCE:

Rick Pearson, Community Development Coordinator



AGENDA ITEM # **5B**  
July 12, 2016

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

**BACKGROUND:**

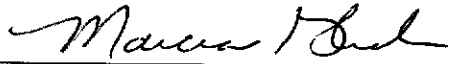
The Regent lots are available to anyone who will build houses in conformance with the Quail Ridge development standards.

**ANALYSIS/CONCLUSION:**

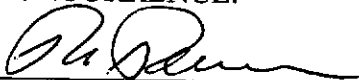
Staff occasionally receives inquiries, but no offers have been presented. The list prices for the lots are \$40,000 each, which is a reflection of the need to remove trees, a garage slab and the possibility that there could be buried foundations.

**RECOMMENDATION:**

1. Open the public hearing.
2. Continue the public hearing until 7:00 pm August 10, 2016

  
\_\_\_\_\_  
Marcia Glick, Executive Director

CONCURRENCE:

  
\_\_\_\_\_  
Rick Pearson, Community Development Coordinator



AGENDA ITEM # 5C  
July 12, 2016

**Continued Public Hearing: 4629 France Ave. N.**

**BACKGROUND:**

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

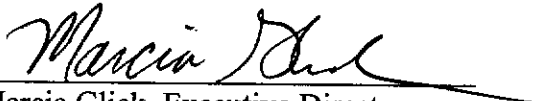
**ANALYSIS/CONCLUSION:**

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.

The storm which occurred on July 5 caused tree damage. A contractor has been engaged to clear the branches from the site.

**RECOMMENDATION:**

1. Hold the public hearing.
2. Continue the public hearing until 7:00 pm on August 10, 2016.

  
Marcia Glick, Executive Director

CONCURRENCE:

  
Rick Pearson, Community Development Coordinator



AGENDA ITEM # 5D  
July 12, 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. A builder contacted staff and paid a lot reservation fee on July 1. Demolition is complete.

**ANALYSIS/CONCLUSION:**

Glenn Hammer of Great Buy Homes has been building homes since 1995. He has built primarily in the northern suburbs, most recently in Coon Rapids and Blaine. He built custom homes up until the housing market decline. Subsequently, he has focused primarily on entry level homes as supported by the market. He does intend to adjust his focus back to the "move-up" market and like Robbinsdale's location. He is offering \$45,000 for the lot and is tentatively estimating the value for the house to be \$280,000.

He is working on plans and should have concepts available for the August meeting. In his proposal, he said there would be stone on the front elevation with vinyl siding on the sides and rear. He hopes to start construction in 4 weeks with completion in November.

**RECOMMENDATION:**

1. Open the public hearing for 4023 Zane Avenue N.
2. Continue the public hearing until 7:00 pm, August 10, 2016.

Marcia Glick, Executive Director

CONCURRENCE:

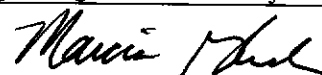
Rick Pearson, Community Development Coordinator



**AGENDA ITEM # 9A**  
**July 12, 2016**

**INFORMATION ONLY: Project Updates**

| ADDRESS                            | COMMENTS                                                                                                                                                                                                                                                                                                                            |
|------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3358 Grimes (Berzins)              | Holding Certificate of Completion until sod complete – planning to install low-mow grass – temperature needs to be consistently warmer.                                                                                                                                                                                             |
| 4318 Vera Cruz (Peterson)          | TIF 2000-8: Just a couple more final inspections needed. Listed at \$398,900. Construction completion deadline 9/15/16.                                                                                                                                                                                                             |
| Twin Oak cul-de-sac (MyHome)       | Robbins Beach 2 <sup>nd</sup> addition recorded. Working on scheduling closing with developer.                                                                                                                                                                                                                                      |
| 3807 Major                         | TIF 2000-8: Lot reservation fee received; anticipate plans 8/10. <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: Lot reservation fee received; anticipate plans 8/10. <i>See Agenda Item</i>                                                                                                                                                                                                                                             |
| 4501 Orchard (Neighbor Garden)     | <i>See Agenda Item</i>                                                                                                                                                                                                                                                                                                              |
| TCF Site (Carlyle LLC)             | Work on patio is in process. Other project requirements complete.                                                                                                                                                                                                                                                                   |
| 4131-35 W Broadway                 | Anticipate opening mid July.                                                                                                                                                                                                                                                                                                        |
| 3912 Quail                         | Closing scheduled for July 19.                                                                                                                                                                                                                                                                                                      |
| 4150 Regent – Garages (Pendergast) | TIF Project 8: Construction loan balloon coming in 2017. Then starts paying for contract for deed payments start 6/2017 (no payments 1 <sup>st</sup> 10 years)                                                                                                                                                                      |
| 39xx W. Broadway (tax forfeit)     | Property is tax exempt pending redevelopment.                                                                                                                                                                                                                                                                                       |
| MNDOT Misc. (lots to acquire)      | 1. Vera Cruz between 41 & 42. 2 buildable lots available. MNDOT reviewing appraisals.<br>2. 42xx Toledo-lot on new street/new alley – appraisal requested<br>3. <u>Easement Only</u> – aging title commitment – on hold: 38 <sup>th</sup> & 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 executed<br>Outlot C – Contract for deed executed.                                                                                                                                                                                                                                                     |
| OPEN TO BUSINESS                   | Office Hours even numbered months. 1 <sup>st</sup> Wednesday 9:30-11:30 a.m. Multi-year contract with ability to cancel.                                                                                                                                                                                                            |
| Terrace Redevelopment TIF app.     | Resolution to start process approved 7/5. LHB, Inc. is the name of the company working on the Blight Analysis report. This firm also did the study for the REDA TIF District 10 (downtown Robbinsdale) REDA to review plan 8/10 meeting. Public hearing City Council 8/23 special topic meeting. <i>See agenda item- term sheet</i> |
| Lions Gym                          | Projects completed – forgiven after 10 years (January 2022)                                                                                                                                                                                                                                                                         |
| EMI Rehab                          | Projects completed – forgiven after 10 years (January 2022)                                                                                                                                                                                                                                                                         |
| Wicked Wort – Façade grant         | Project completed – forgiven after 10 years (December 2025)                                                                                                                                                                                                                                                                         |
| Clare Housing TIF District         | Project completed. Pay-as-you-go TIF agreement.                                                                                                                                                                                                                                                                                     |
| Golden Age Design                  | Touched base in July. They are working on other projects, will be in touch.                                                                                                                                                                                                                                                         |
| Downtown/Plaza Project             | Info request – Mural cost was \$8000 including paint                                                                                                                                                                                                                                                                                |
| Downtown Shared Parking Lot        | Grant funded discussion with Lions/Strait Stuff/Performance Meals/Wuollet and Home Options scheduled with consultant 7/11.                                                                                                                                                                                                          |
| Business District Initiative       | Ace Hardware awning replacement approved. Lions Gym, P & D Mechanical, Straight Stuff, Nonna Rosa's, 4180 W Broadway, Performance Meals have indicated interest. Difficulty finding contractor for tuck pointing numerous small jobs.                                                                                               |

  
Marcia Glick, Executive Director