

ROBBINSDALE
ECONOMIC DEVELOPMENT AUTHORITY
AGENDA
7:00 P.M.
TUESDAY, JULY 12, 2022
COUNCIL CHAMBERS

-
1. MEETING CALL TO ORDER:
 2. MICROPHONE CHECK:
 3. ROLL CALL: Webb, Blonigan, Backen, President Selman
 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, 2022**..... **2-3**
 - B. **Motion** to approve Disbursement Requests for period ending July 12, 2022..... **4**
 5. OLD BUSINESS:
 - A. 4614 41 ½ Ave N Lease..... **5**
 6. NEW BUSINESS:
 - A. None scheduled
 7. OTHER BUSINESS:
 - A. Discussion: Broadway Court Memo..... **6**
 8. INFORMATION ONLY:
 - A. Project Update..... **7-9**
 9. REDA GENERAL COMMUNICATIONS
 10. ADJOURNMENT

Tim Sandvik, Executive Director

ROBBINSDALE
ECONOMIC DEVELOPMENT AUTHORITY
MEETING MINUTES
TUESDAY, JUNE 14, 2022
COUNCIL CHAMBERS

CALL TO ORDER:

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

MICROPHONE CHECK:

2. Complete.

ROLL CALL:

3. Members Present: Blonigan, Kline, Webb, Backen, President Selman
Members Absent: None
Staff Present: Tim Sandvik, Executive Director
Rick Pearson, Community Development Coordinator

#4A-C CONSENT AGENDA:

4. **MOTION** by Member Backen, seconded by Member Webb, 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 10, 2022;**
 - B. **Motion** to approve Disbursement Requests for period ending June 14, 2022

#5: DESIGNATION OF THE EXECUTIVE DIRECTOR

5. Sandvik reviewed the official description of the executive director position.
Motion by Member Backen, seconded by Member Webb to designate Tim Sandvik as Executive Director.
The vote was unanimous and the motion carried.

6. Pearson provided an update to The Reeves project at 4600 Lake Road.

#9: REDA GENERAL COMMUNICATIONS:

7. Backen noted the post cards regarding yard waste. Thanked staff and Waste Management for getting the cards out and hopes it reduces the calls into city hall. Thanked all for their patience.
8. Member Selman noted a resident was very excited for a citywide cleanup.
9. Member Webb acknowledged the Juneteenth Holiday to all the communities that celebrated. Continuing to answer emails and appreciates resident's patience.
10. President Selman noted the EDA Work Session following the meeting.

#10: ADJOURNMENT:

11. **MOTION** by Member Blonigan, seconded by Member Backen to adjourn the meeting at 7:08 p.m.

Tim Sandvik, Executive Director

George B. Selmán, REDA President



AGENDA ITEM #4B
July 12, 2022

CONSENT AGENDA: Disbursement Requests for period ending
July 12, 2022

This information will be distributed at the meeting.



City of Robbinsdale

AGENDA ITEM #5A
July 12, 2022

TO: Mayor and City Council
FROM: Tim Sandvik, City Manager
DATE: July 12, 2022
RE: 4614 41 ½ Ave N Lease

Background:

Going back to the summer and fall of 2020, the City received an unsolicited request to lease space at 4614 41 ½ Ave N. An agreement was reached with Mike Mitchell of Mitchell Realty, including the potential of him subleasing space to other tenants.

The City ultimately agreed, with the understanding the property has a variety of potential, future uses, that would consider final alignment of the proposed light rail.

As the current lease is set to expire in the coming months, Executive Director Sandvik is requesting approval to negotiate an additional twelve (12) month lease that would expire in the summer of 2023. Staff would also recommend the REDA will discuss long-term plans for the site in early 2023, to allow for any proper notice for all parties involved.

Recommendation:

Authorize Executive Director Sandvik to negotiate a lease extension with Mr. Mitchell for 4614 ½ Ave N

Tim Sandvik, City Manager

CONCURRENCE:



OTHER BUSINESS: Discussion: Broadway Court Memo



June 29, 2022

To: Broadway Court Residents

From: Camille Ritter, Portfolio Director
Todd Brunier, Community Manager

Re: Smoke Free Exterior, Effective January 1, 2023

Dear Residents,

Thank you for residing at Broadway Court. This memo is being sent to all households at Broadway Court to share with you that effective January 1, 2023 the exterior grounds of the property shall become smoke free.

The organization, Live Smoke Free, along with Hennepin County Public Health have provided a resident meeting in 2022 at Broadway Court where it was shared that studies show that providing a smoke free environment supports the property air quality and cleanliness of the property. Management promotes and encourages safety and healthy practices.

This memo serves as a notification to residents, the retail, and the community that the grounds and exterior property of Broadway Court become smoke free as of January 1, 2023.

Broadway Court provides two outdoor sitting areas in spring and summer that are smoke free: one is at the entry, and another is in the patio.

The bench that is at the trash container area at the underpass shall be removed as of January 1, 2023.

Thank you,
Camille Ritter
Portfolio Director

AGENDA ITEM #8A
July 12, 2022

INFORMATION ONLY: Project Updates

ADDRESS	COMMENTS
3359 Halifax (TIF 2000-9) (Peterson/Coastland)	Home title transfer closed April 29, 2022. Title company holds escrow for completion of landscaping and driveway.
4600 Lake Road	Progress continues <i>see Attachment</i>
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.
42nd/W Broadway	Parking lot pending development.
3600 France –Parker Station Flats	Final report has been submitted to DEED. There will be 1-year post completion follow up on the TBRA grant from Met Council.
3760 Lee – sale to city	Property will be conveyed to the City this month.
3108-12 Grimes; 4212 Grimes	Holding.
4614 41 ½ Ave N (Mitchell Realty)	2 year lease; month to month starting August 2022 to 12/31/2022 – no lease extension in the document. Tenant hasn't responded to market rate lease offer.
4165 Hubbard NSide Oriental Mkt	Lease through 4/30/2023 – payments on schedule.
4501 Orchard	REDA has right to review plans for 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 12/31/2022. Automatic 1 year renewals unless either gives the other 90 days written notice of intent not to renew.
• 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. 1 st note expected to be paid off in 2024 for Nouvelle Brewing location, at that time all TIF funds go to 2 nd 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 after project completion. Completion est. 12/31/2022.
OPEN TO BUSINESS	By appointment only. Multi-year contract with ability to cancel.

Tim Sandvik, Executive Director

The Reeve Lakeside - Investor Update

Update #24

Progress Report for Week Ending July 1, 2022

Drywall, taping, painting, flooring and millwork installations are progressing inside the building.
Exterior siding continues to make good progress and all utilities are complete with work on the retaining walls now underway.

Framing: 100%
Waterproofing: 100%
Backfill: 98%
MEP Rough-Ins: 90%
Roofing: 85%
Retaining walls: 85%
Insulation: 50%
Drywall and Taping: 45%
Painting: 35%
Flooring: 30%
Siding: 15%
Cabinetry/Millwork: 10%
MEP Finishes: 5%



Siding progress



Main lobby framing and insulation



Unit kitchen sink



Site view

What's to come?

2 Week Outlook

- Continue retaining walls
- Continue interior finishes
- Continue MEP rough-ins in Zone 3
- Parking lot curb/gutter and asphalt