ROBBINSDALE
ECONOMIC DEVELOPMENT AUTHORITY
AGENDA
7:00 P.M.
TUESDAY, JULY 14, 2020
VIA WEBEX

THE PUBLIC MAY PARTICIPATE IN THIS MEETING BY EMAILING JTINGLEY@CI.ROBBINSDALE.MN.US OR CALLING JOHN TINGLEY, ASSISTANT TO CITY MANAGER AHEAD OF TIME AT 763-531-1253. THE PUBLIC WILL ALSO BE ABLE TO PARTICIPATE BY CALLING +1-312-535-8110 AND ENTERING ACCESS CODE 133-895-9189. IF PROMPTED, HIT #. THE PUBLIC MAY ALSO VIEW AND HEAR THE MEETING ON CCX TV.

1. MEETING CALLED TO ORDER

2. MICROPHONE CHECK:

3. ROLL CALL: Rogan, Backen, Murphy, Selman, 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 9, 2020**.......................... **2-4**

   B. **Motion** to **Disbursement Requests** for period ending July 14, 2020.... **5**

5. CONTINUED PUBLIC HEARINGS:
   A. 3359 Halifax Ave N – Disposition of Land.................................. **6**

6. PUBLIC HEARINGS:
   A. None scheduled.

7. OLD BUSINESS:
   A. Birdtown Flats Authorization of TIF Note.................................. **7-14**
   B. 3917 Vera Cruz Ave N – Purchase Price Request.......................... **15**

8. NEW BUSINESS:
   A. None scheduled.

9. OTHER BUSINESS:
   A. None scheduled.

10. INFORMATION ONLY:
   A. Project Update.. **16**

11. <u>REDA GENERAL COMMUNICATIONS</u>

12. <u>ADJOURNMENT</u>

Marcia E. Glick

Marcia Glick, Executive Director

ROBBINSDALE
ECONOMIC DEVELOPMENT AUTHORITY
MEETING MINUTES
TUESDAY, JUNE 9, 2020
VIA WEBEX

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: Selman, Rogan, Backen, Murphy, President Blonigan
   Members Absent: None
   Staff Present: Marcia Glick, Executive Director
   John Tingley, Assistant to the City Manager/City Clerk
   Rick Pearson, Community Development Coordinator

#4A-B CONSENT AGENDA:

4. **MOTION** by Member Selman, seconded by Member Rogan 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 12, 2020;

   B. Motion to approve **Disbursement Requests** for period ending June 9, 2020;
      ROLL CALL:
      AYE: Selman, Rogan, Backen, Murphy, President Blonigan
      NAY: None
      The vote was unanimous and the motion carried.

#5: CONTINUED PUBLIC HEARING: 3359 Halifax Ave N – Disposition of Lot

5. Pearson presented the staff report for this lot that is priced at $55,000. Review the EDA performance standards with all inquiries. Stated that the Board discussed other housing styles but no specific style was identified. No inquiries have been received.

6. Member Backen stated that he would be flexible to other home style options but does not want to create barriers.

7. Member Selman addressed signage on the lot and would like to see updated, eye-catching 'For Sale' signs. Would like to see the marketing of this lot increased. Yard signs can become EDA branding.

8. The Board agreed with Member Selman.

9. Glick stated that more information about the EDA could be put out on social media and the Green Sheet.

10. President Blonigan opened the public hearing. Tingley replied no one is in attendance to address this item.

11. **MOTION** by Member Rogan, seconded by Member Selman to continue the public hearing to 7 pm, July 14, 2020.
ROLL CALL:
AYE: Selman, Rogan, Backen, Murphy, President Blonigan.
NAY: None
The vote was unanimous and the motion carried.

#8A: NEW BUSINESS: 3917 Vera Cruz – Encroachment Agreement

12. Pearson presented the staff report for this lot purchased by Beckman Homes. Pearson presented a survey identifying the location of the concrete pad. The surveyor did not note the concrete pad when the lot was surveyed last winter. EDA Attorney suggested an encroachment agreement be executed.

13. Member Rogan asked if the slab was all concrete. Pearson replied yes it is concrete and was probably poured at the same time the garage was built.

14. President Blonigan asked if the surveyor will redo the survey affecting the legal description to be redone by the surveyor. Pearson replied that our Engineering Department wrote the legal description and Staff does not think the lot needs to be resurveyed.

15. **MOTION** by Member Murphy, seconded by Member Backen to authorize the Executive Director to execute and encroachment agreement for 3917 Vera Cruz Ave N being prepared by the REDA Attorney.
ROLL CALL:
AYE: Selman, Rogan, Backen, Murphy, President Blonigan
NAY: None
The vote was unanimous and the motion carried.

#10: Information Only: Project Updates

16. No action required.

#11: REDA General Communications

17. Pearson reported a brief conversation with Bill Beard. Birdtown Flats is almost finished. He would like to see the finished landscaping.

18. Member Murphy reported a Zoom call with Captain Foley, city manager, 2 members of the Human Rights Commission, 2 members of the Citizens League and one resident Kelly Graylor. The purpose of the call was to make contact with the Human Rights Commission to guide discussion after the George Floyd incident. Discussion was very productive. There will be a Human Rights Commission meeting on June 11 and June 18.

19. Glick added that just the Mayor will attend the meeting on June 11 at 7 pm. The mayor is the only participant in the discussion. Residents can call in to the meeting. We will learn more at the City Council meeting on June 16. Will get a report regarding the June 11 meeting. Information is on the Green Sheet and on the website.

20. Member Backen requested that this information be added to the agenda that residents can watch and listen to meetings via CCX. Tingley replied that residents can call in ahead of time about anything on the agenda or they can send him an email that they want to speak at the meeting.

21. Member Backen asked that information be added to the agenda that the meeting can be watched as well as listened to on the website.

22. President Blonigan asked if we see what's going on or do we just listen via CCX. Glick replied that when a caller calls in they are videoed into the meeting.

#12: ADJOURNMENT:

23. **MOTION** by Member Backen, seconded by Member Selman to adjourn the meeting at 7:25 p.m.
ROLL CALL:
AYE: Selman, Rogan, Backen, Murphy, President Blonigan
NAY: None
The vote was unanimous and the motion carried.

Marcia Glick, Recording Secretary

William A. Blonigan REDA President

AGENDA ITEM #4B
July 14, 2020

CONSENT AGENDA: Disbursement Requests for period ending July 14, 2020

This information will be distributed at the meeting.

AGENDA ITEM #5A
July 14, 2020

PUBLIC HEARING: Disposition of lot at 3359 Halifax Ave. N.

BACKGROUND:
The lot at 3359 Halifax Ave. N. is available. The asking price for the lot is $55,000.

ANALYSIS/CONCLUSION:
The corner lot is a forty foot-wide lot of record that allows side yard setbacks of 5 feet along the street side as well as the "interior" side. It has access to an alley.

Staff received an inquiry about the lot on Monday from a local builder and described the REDA's general performance expectations for the lot, recognizing that there might be some flexibility. He indicated he would look at the lot and follow up with staff. It was not expected that a proposal would be available for the July meeting.

RECOMMENDATION:
1. Open the public hearing.
2. Continue the public hearing to 7 pm, August 12, 2020.

Marcia Glick, Executive Director

CONCURRENCE:

Rick Pearson, Community Development Coordinator

AGENDA ITEM #7A
July 14, 2020

Old Business: Birdtown Flats Authorization of TIF Note

Background
On June 19, 2018, the REDA authorized execution of the development agreement with Robbinsdale Broadway Holdings, LLC for the development of Birdtown Flats Apartments. Upon completion of the project and provision of certain documents, the agreement calls for issuance of a Tax Increment Revenue Note in the amount of $2,500,000.

Analysis
The projection was that the property would have an Assessors Market Value of $26,600,000 on January 2, 2020; the actual valuation was $21,745,000 due to a delay in the construction schedule. Under the terms of the agreement 90% of TIF received is available for payment of a note. The TIF plan anticipates full 26 years is available related to market changes, although it is anticipated that repayment could be in 11 years.

In order to start this process, REDA needs to adopt a resolution authorizing the issuance of the privately financed note.

Recommendation

By Motion, waive the reading and order the adoption of the attached resolution **"RESOLUTION APPROVING THE ISSUANCE OF, AND PROVIDING THE FORM, TERMS, COVENANTS AND DIRECTIONS FOR THE ISSUANCE OF ITS TAXABLE TAX INCREMENT REVENUE NOTE, SERIES 2020A IN AN AGGREGATE PRINCIPAL AMOUNT OF $2,500,000"** **(Exhibit 1)**

Marcia Glick

Marcia Glick, Executive Director

`ROBBINSDALE ECONOMIC DEVELOPMENT AUTHORITY

RESOLUTION NO. ______

RESOLUTION APPROVING THE ISSUANCE OF, AND PROVIDING THE FORM, TERMS, COVENANTS AND DIRECTIONS FOR THE ISSUANCE OF ITS TAXABLE TAX INCREMENT REVENUE NOTE, SERIES 2020A IN AN AGGREGATE PRINCIPAL AMOUNT OF $2,500,000

BE IT RESOLVED BY the Robbinsdale Economic Development Authority ("REDA"), as follows:

Section 1. Authorization; Award of Sale.

1.01. Authorization. REDA has heretofore approved the establishment of Tax Increment Financing District No. 13 (the "TIF District") within Redevelopment Project No. 13 ("Redevelopment Project"), and has adopted a tax increment financing plan for the purpose of financing certain improvements within the Redevelopment Project.

Pursuant to Minnesota Statutes, Section 469.178, REDA is authorized to issue and sell its bonds for the purpose of financing a portion of the public development costs of the Redevelopment Project. The bonds are payable from all or any portion of revenues derived from the TIF District and pledged to the payment of the bonds. REDA hereby finds and determines that it is in the best interests of REDA that it issue and sell its taxable Tax Increment Revenue Note, Series 2020A (the "Note"), in the aggregate principal amount of $2,500,000, for the purpose of financing certain public costs of the Redevelopment Project.

1.02. Agreement Approved; Issuance, Sale and Terms of the Note. REDA has previously approved the Contract for Private Redevelopment (the "Agreement") between REDA and Robbinsdale Broadway Holdings, LLC. (the "Owner"), and authorized the Executive Director to execute the Agreement. Pursuant to the Agreement, the Note will be sold to the Owner. The Note will be dated as of the date of delivery and will bear interest at the rate of 5.5% per annum to the earlier of maturity or prepayment. In exchange for REDA's issuance of the Note to the Owner, the Owner has paid certain costs related to the Minimum Improvements (the Qualifying Costs, as defined in the Agreement) pursuant to Section 3.2 of the Agreement. The Note will be delivered in the principal amount of $2,500,000 for reimbursement of the Owner's costs in accordance with the terms of Section 3.3 of the Agreement.

Section 2. Form of Note. The Note will be in substantially the following form, with the blanks to be properly filled in and the principal amount and payment schedule adjusted as of the date of issue:

UNITED STATE OF AMERICA
STATE OF MINNESOTA
HENNEPIN COUNTY
ROBBINSDALE ECONOMIC DEVELOPMENT AUTHORITY

No. R-1 $2,500,000

TAXABLE TAX INCREMENT REVENUE NOTE
SERIES 2020A

Rate	Date of Original Issue
5.5%	________

The Robbinsdale Economic Development Authority ("REDA"), for value received, certifies that it is indebted and hereby promises to pay to Robbinsdale Broadway Holdings, LLC, or registered assigns (the "Owner"), the principal sum of $2,500,000 and to pay interest thereon at the rate of 5.5 percent per annum, as and to the extent set forth herein.

1. Payments. Principal and interest ("Payments") are estimated to be paid on August 1, 2020, and each February 1 and August 1 thereafter to and including August 1, 2045 ("Payment Dates"), in the amounts and from the sources set forth in Section 3 herein. Payments will be applied first to accrued interest, and then to unpaid principal.

Payments are payable by mail to the address of the Owner or any other address as the Owner may designate upon 30 days written notice to REDA. Payments on this Note are payable in any coin or currency of the United States of America which, on the Payment Date, is legal tender for the payment of public and private debts.

2. Interest. Interest at the rate stated herein will accrue on the unpaid principal, commencing on the date of original issue. Interest will be computed on the basis of a year of 360 days and charged for actual days principal is unpaid.

3. Available Tax Increment. Payments on this Note are payable on each Payment Date in the amount of and solely payable from "Available Tax Increment," which will mean, on each Payment Date, 90 percent of the Tax Increment attributable to the Redevelopment Property (defined in the Agreement) and paid to REDA by Hennepin County in the six months preceding the Payment Date, all as the terms are defined in the Contract for Private Redevelopment between REDA and Owner dated as of August 14, 2018 (the "Agreement"). Available Tax Increment will not include any Tax Increment if, as of any Payment Date, there is an uncured Event of Default by the Owner under the Agreement.

REDA will have no obligation to pay principal of and interest on this Note on each Payment Date from any source other than Available Tax Increment, and the failure of REDA to pay the entire amount of principal or interest on this Note on any Payment Date will not constitute a default hereunder as long as REDA pays principal and interest hereon to the extent of Available Tax

Increment. REDA will have no obligation to pay unpaid balance of principal or accrued interest that may remain after the final Payment on August 1, 2045.

4. Optional Prepayment. The principal sum and all accrued interest payable under this Note is prepayable in whole or in part at any time by REDA without premium or penalty. No partial prepayment will affect the amount or timing of any other regular payment otherwise required to be made under this Note.

5. Termination. At REDA's option, this Note will terminate and REDA's obligation to make any payments under this Note will be discharged upon the occurrence of an Event of Default on the part of the Redeveloper as defined in Section 8.1 of the Agreement, but only if the Event of Default has not been cured in accordance with Section 8.2 of the Agreement.

6. Nature of Obligation. This Note is a single note in the total principal amount of $2,500,000 issued to aid in financing certain public redevelopment costs and administrative costs of a Redevelopment Project undertaken by REDA pursuant to Minnesota Statutes, Sections 469.001 through 469.047, as amended, and is issued pursuant to an authorizing resolution (the "Resolution") duly adopted by REDA on July 14, 2020, and pursuant to and in full conformity with the Constitution and laws of the State of Minnesota, including Minnesota Statutes, Sections 469.174 to 469.179, as amended. This Note is a limited obligation of REDA which is payable solely from Available Tax Increment pledged to the payment hereof under the Resolution. This Note and the interest hereon will not be deemed to constitute a general obligation of the State of Minnesota or any political subdivision thereof, including, without limitation, REDA or the city of Robbinsdale. Neither the State of Minnesota, nor any political subdivision thereof will be obligated to pay the principal of or interest on this Note or other costs incident hereto except out of Available Tax Increment, and neither the full faith and credit nor the taxing power of the State of Minnesota or any political subdivision thereof is pledged to the payment of the principal of or interest on this Note or other costs incident hereto.

7. Estimated Tax Increment Payments. Any estimates of Tax Increment prepared by REDA or its financial advisors in connection with the TIF District or the Agreement are for the benefit of the REDA, and are not intended as representations on which the Owner may rely.

REDA MAKES NO REPRESENTATION OR WARRANTY THAT THE AVAILABLE TAX INCREMENT WILL BE SUFFICIENT TO PAY THE PRINCIPAL OF AND INTEREST ON THIS NOTE.

8. Registration and Transfer. This Note is issuable only as a fully registered note without coupons. As provided in the Resolution, and subject to certain limitations set forth therein, this Note is transferable upon the books of the REDA kept for that purpose at the principal office of the Executive Director of REDA as Registrar, by the Owner hereof in person or by the Owner's attorney duly authorized in writing, upon surrender of this Note together with a written instrument of transfer satisfactory to REDA, duly executed by the Owner. Upon the transfer or exchange and the payment by the Owner of any tax, fee, or governmental charge required to be paid by REDA with respect to the transfer or exchange, there will be issued in the name of the transferee a new Note of the same aggregate principal amount, bearing interest at the same rate and maturing on the same dates.

This Note will not be transferred to any person other than an affiliate, or other related entity, of the Owner unless REDA has been provided with an investment letter in a form substantially similar to the investment letter submitted by the Owner or a certificate of the transferor, in a form satisfactory to REDA, that the transfer is exempt from registration and prospectus delivery requirements of federal and applicable state securities laws. Notwithstanding the foregoing, Owner may grant, pledge and assign to its construction lender, to secure full payment and performance of its obligations under the loan, all of Owner's right, title and interest in and to this Note.

IT IS HEREBY CERTIFIED AND RECITED that all acts, conditions, and things required by the Constitution and laws of the State of Minnesota to be done, to exist, to happen, and to be performed in order to make this Note a valid and binding limited obligation of REDA according to its terms, have been done, do exist, have happened, and have been performed in due form, time and manner as so required.

IN WITNESS WHEREOF, the board of commissioners of the Robbinsdale Economic Development Authority, has caused this Note to be executed with the manual signatures of its President and Executive Director, all as of the Date of Original Issue specified above.

ROBBINSDALE ECONOMIC DEVELOPMENT AUTHORITY

________________________	________________________
President	Executive Director

REGISTRATION PROVISIONS

The ownership of the unpaid balance of the within Note is registered in the bond register of the Executive Director of REDA, in the name of the person last listed below.

Date of Registration	Registered Owner	Signature of REDA Executive Director
July __, 2020	Robbinsdale Broadway Holdings, LLC 750 2nd Street NE, Suite 100 Hopkins, MN 55343-5540 Federal Tax ID #_________	

[End of Form of Note]

Section 3. Terms, Execution and Delivery.

3.01. Denomination, Payment. The Note will be issued as a single typewritten note numbered R-1.

The Note will be issuable only in fully registered form. Principal of and interest on the Note will be payable by check or draft issued by the Registrar described herein.

3.02. Dates; Interest Payment Dates. Principal of and interest on the Note will be payable by mail to the owner of record thereof as of the close of business on the fifteenth day of the month preceding the Payment Date, whether or not the day is a business day.

3.03. Registration. REDA hereby appoints the Executive Director to perform the functions of registrar, transfer agent and paying agent (the "Registrar"). The effect of registration and the rights and duties of REDA and the Registrar with respect thereto will be as follows:

(a) Register. The Registrar will keep at her office a bond register in which the Registrar will provide for the registration of ownership of the Note and the registration of transfers and exchanges of the Note.

(b) Transfer of Note. Upon surrender for transfer of the Note duly endorsed by the registered owner thereof or accompanied by a written instrument of transfer, in form reasonably satisfactory to the Registrar, duly executed by the registered owner thereof or by an attorney duly authorized by the registered owner in writing, the Registrar will authenticate and deliver, in the name of the designated transferee or transferees, a new Note of a like aggregate principal amount and maturity, as requested by the transferor. Notwithstanding the foregoing, the Note will not be transferred except (1) to any person other than an affiliate, or other related entity, of the Owner unless REDA has been provided with an investment letter in a form substantially similar to the investment letter submitted by the Owner or a certificate of the transferor, in a form satisfactory to REDA, that the transfer is exempt from registration and prospectus delivery requirements of federal and applicable state securities laws, or (2) to the note holder's construction lender to secure full payment and performance of its obligations under the loan. The Registrar may close the books for registration of any transfer after the fifteenth day of the month preceding each Payment Date and until the Payment Date.

(c) Cancellation. The Note surrendered upon any transfer will be promptly cancelled by the Registrar and thereafter disposed of as directed by REDA.

(d) Improper or Unauthorized Transfer. When the Note is presented to the Registrar for transfer, the Registrar may refuse to transfer the same until she is satisfied that the endorsement on the Note or separate instrument of transfer is legally authorized. The Registrar will incur no liability for her refusal, in good faith, to make transfers which she, in her judgment, deems improper or unauthorized.

(e) Persons Deemed Owners. REDA and the Registrar may treat the person in whose name the Note is at any time registered in the bond register as the absolute owner of the Note, whether the Note is overdue or not, for the purpose of receiving payment of, or on account of, the principal of and interest on the Note and for all other purposes, and all the payments so made to any registered owner or upon the owner's order will be valid and effectual to satisfy and discharge the liability of REDA upon the Note to the extent of the sum or sums so paid.

(f) Taxes, Fees and Charges. For every transfer or exchange of the Note, the Registrar may impose a charge upon the owner thereof sufficient to reimburse the Registrar for any tax, fee, or other governmental charge required to be paid with respect to the transfer or exchange.

(g) Mutilated, Lost, Stolen or Destroyed Note. In case the Note becomes mutilated or is lost, stolen, or destroyed, the Registrar will deliver a new Note of like amount, maturity dates and tenor in exchange and substitution for and upon cancellation of the mutilated Note or in lieu of and in substitution for the Note lost, stolen, or destroyed, upon the payment of the reasonable expenses and charges of the Registrar in connection therewith; and, in the case the Note lost, stolen, or destroyed, upon filing with the Registrar of evidence satisfactory to it that the Note was lost, stolen, or destroyed, and of the ownership thereof, and upon furnishing to the Registrar of an appropriate bond or indemnity in form, substance, and amount satisfactory to it, in which both REDA and the Registrar will be named as obligees. The Note so surrendered to the Registrar will be cancelled by her and evidence of the cancellation will be given to REDA. If the mutilated, lost, stolen, or destroyed Note has already matured or been called for redemption in accordance with its terms, it will not be necessary to issue a new Note prior to payment.

3.04. Preparation and Delivery. The Note will be prepared under the direction of the Executive Director and will be executed on behalf of REDA by the signatures of its President and Executive Director. In case any officer whose signature appears on the Note ceases to be the officer before the delivery of the Note, the signature will nevertheless be valid and sufficient for all purposes, the same as if the officer had remained in office until delivery. When the Note has been so executed, it will be delivered by REDA to the Owner following the delivery of the necessary items delineated in Section 3.3 of the Agreement.

Section 4. Security Provisions.

4.01. Pledge. REDA hereby pledges to the payment of the principal of and interest on the Note all Available Tax Increment as defined in the Note. Available Tax Increment will be applied to payment of the principal of and interest on the Note in accordance with the terms of the form of Note set forth in Section 2 of this resolution.

4.02. Bond Fund. Until the date the Note is no longer outstanding and no principal thereof or interest thereon (to the extent required to be paid pursuant to this resolution) remains unpaid, REDA will maintain a separate and special "Bond Fund" to be used for no purpose other than the payment of the principal of and interest on the Note. REDA irrevocably agrees to appropriate to the Bond Fund in each year Available Tax Increment. Any Available Tax Increment remaining in the Bond Fund will be transferred to REDA's account for the TIF District upon the payment of all principal and interest to be paid with respect to the Note.

Section 5. Certification of Proceedings.

5.01. Certification of Proceedings. The officers of REDA are hereby authorized and directed to prepare and furnish to the Owner of the Note certified copies of all proceedings and records of REDA, and the other affidavits, certificates, and information as may be required to show the facts relating to the legality and marketability of the Note as the same appear from the books and records under their custody and control or as otherwise known to them, and all the certified copies, certificates, and affidavits, including any heretofore furnished, will be deemed representations of REDA as to the facts recited therein.

Section 6. Effective Date. This resolution will be effective upon full execution of the Agreement.

Adopted by the board of commissioners of the Robbinsdale Economic Development Authority, this 14th day of July, 2020.

____
President

____
Executive Director

AGENDA ITEM #7B
July 14, 2020

OLD BUSINESS: 3917 Vera Cruz Ave. N., Purchase Price Request

BACKGROUND:

At the April 14, 2020 meeting, REDA authorized staff to finalize the purchase agreement with Beckmann Custom homes for development of a 2-story, 3-bedroom home, with 3-car garage with anticipated value of $500,000 and lot purchase price of $65,000. The purchase agreement was signed on May 14, 2020.

ANALYSIS/CONCLUSION:

At the last REDA meeting an issue of an encroachment on the NW corner of the lot was addressed and an access easement in favor of the neighbor has been executed.

The current concern is that in order to set the house elevation similar to the adjacent neighbors, the first floor elevation needs to be set at a point a couple of feet lower than what is common in outer suburbs. This part of town is very flat. Even with the larger lot, the excavation of materials for the basement needs to be trucked away vs. spread on the site.

When this extra excavation for lower starting point was encountered at the other homes Beckmann constructed, the extra fill was able to be hauled to where fill was needed at the Robbins Beach development. Without that opportunity, Beckmann reports an unexpected cost of $6,000 to haul 35 loads of fill to the nearest dumping site 22 miles each way. He also reports unexpected costs of $3,000 related to tree & stump removal. A request has been received to change the purchase price of the property from $65,000 to $56,000 in order to build the home proposed and keep the purchase price just under $500,000.

A previous builder with similar home value did not move forward with a $60,000 purchase price.

RECOMMENDATION:

Consider the request.

Marcia Glick, Executive Director

AGENDA ITEM #10A
July 14, 2020

INFORMATION ONLY: Project Updates

ADDRESS	COMMENTS
Twin Oak cul-de-sac *(Beckmann)*	4317 Twin Oak Lane – Temporary certificate of completion noted that the final grade which showed a retaining wall was not completed. 4313 Twin Oak Lane – Final plumbing complete-getting ready to finish interior. Exterior final grade requires major work.
4629 France *(Carlyle)*	Work on driveway and landscaping as well as some punch list items needed for clean certificate of occupancy. Certificate of Completion being held until final inspections pass.
3359 Halifax (TIF 2000-9)	Lot for sale. ***See Agenda Item***
3917 Vera Cruz (TIF 2000-10)	Purchase agreement signed with Beckmann approved. Requesting change in purchase price. ***See Agenda Item***
4217 Ewing Ave (TIF 2000-10)	Working on framing and roof trusses.
3606 Lake Drive	Sale to City in process- discovered title issue in sale from County to REDA.
4136 Regent – Garages *(Pendergast)*	TIF Project 8: Mortgage payments for acquisition started 6/2016.
39xx W. Broadway	Property is tax exempt pending redevelopment. Inquiries have been received. $150,000 recommended sale price. Contact made with Royal Pet.
3730 W Broadway- Birdtown Flats *(Bill Beard)*	Project complete. TIF Note authorization requested. ***See Agenda Item***
3600 France -Parker Station Flats	May 2021 occupancy. TIF note when completed. Working on foundation and parking levels. Second grant payment request will be final – anticipating this will come late July/early August.
Parker Village Bonds	Bond refinanced Final payment 2/1/2032 – decertify 12/31/2031.
Broadway Court	Final bond payment 2/1/2029. Opportunity to call in 2026. Waiting for MPCA to approve Vapor Remedial Action Plan and then anticipate ~$40,000 for the system and post-mitigation testing.
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:38th & Vera Cruz
3760 Lee – sale to city	7.9.19-authorized sale to the city with conditions. Sale to city in 2021 once ready for conversion to park.
3108-12 Grimes; 4212 Grimes	Holding.
OPEN TO BUSINESS	Office Hours with pre-scheduled appointments even numbered months. 1st Wednesday 9:30-11:30 a.m. Also by appointment other days and times. Multi-year contract with ability to cancel.
4614 41 ½ Ave N *(Soul Brothers)*	Building leased month to month. Streetscape discussion at council work session.
4165 Hubbard *NSide Oriental Mkt*	2 year lease signed with new tenant approved with 6 month lease reduction. Tenant connected with NEON –no results. COVID impacts.
4501 Orchard	REDA has right to review plans for through 2028. Lot owned by neighbor to north.
4131-35 W Broadway (Travail)	Project complete. Was to open 3/17. Opening patio service.
Embrace The Wobble	Exercised extension through 3/31/2021. 180 day notice for new lease. April & May rent amortized 1st three months 2021.
Salon HALO	Exercised extension through 6/30/2024. April & May rent amortized for 2021.
GO Health	Lease through 12/31/2021 then option to give notice by 7/1/21 for 5 more years.
Lions Gym Façade loan	Projects completed–forgiven after 10 years (January 2022)
EMI Rehab Façade loan	Projects completed –forgiven after 10 years (January 2022)
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)
Hy-Vee TIF District	Pay-as-you-go TIF agreement.
Clare Housing TIF District	Pay-as-you-go TIF agreement.

Marcia Glick

Marcia Glick, Executive Director