

ROBBINSDALE ECONOMIC DEVELOPMENT AUTHORITY

AGENDA

7:00 P.M.

TUESDAY, AUGUST 8, 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 July 11, 2017..... 1
 - **Special Meeting Minutes** of July 31, 2017..... 2
 - **Executive Session Minutes** of July 31, 2017..... 3
 - B. Motion to approve **Disbursement Requests** for period ending August 8, 2017..... 4
 5. CONTINUED PUBLIC HEARINGS:
 - A. 3905 Quail and 3912 Quail – Disposition of Land..... 5-13
 - B. 4629 France – Disposition of Land..... 14
 6. OLD BUSINESS:
 - A. Proposed Homes for Robbins Beach Lots 1 and 2..... 15
 - B. 4614 41-1/2 Ave N. – Dentist Office 23
 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..... 24-25
 10. REDA GENERAL COMMUNICATIONS
 11. ADJOURNMENT

Marcia E. Glick

Marcia Glick, Executive Director

**ROBBINSDALE
ECONOMIC DEVELOPMENT AUTHORITY
MEETING MINUTES
TUESDAY, JULY 11, 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, Blonigan, Rogan, President Backen
Absent: Rogan
Staff: Marcia Glick, Executive Director

#4A-B: CONSENT AGENDA

4. **MOTION** by Member Blonigan, seconded by Member Murphy to approve and place on file the Consent Agenda Items #4A-C. **The vote was 4-0, Rogan absent.**

- A. Motion to approve and order placed on file minutes of the following:
 - **Regular Meeting** Minutes of June 13, 2017;
- B. Motion to approve **Disbursement Requests** for period ending July 11, 2017;
- C. Motion to receive updated information on Robbins Beach development.

#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 chose to speak.
7. **MOTION** by Member Murphy, seconded by Member Selman to continue the public hearings until August 8, 2017 at 7:00 p.m. **The vote was 4-0, Rogan absent.**

#6A: Old Business: 4530 Regent Avenue – Extension of Deadline

8. Glick reviewed the staff report noting that Mr. Hammer had contacted staff and is still waiting on his draft person to submit the plans. The proposed extension should provide ample time.

**ROBBINSDALE
ECONOMIC DEVELOPMENT AUTHORITY
SPECIAL MEETING MINUTES
TUESDAY, July 31, 2017
COUNCIL CHAMBERS**

CALL TO ORDER:

1. The Robbinsdale Economic Development Authority (REDA) meeting was called to order by President Backen at 7:04 p.m.

ROLL CALL:

2. Members Present: Selman, Murphy, Rogan, President Backen
Members Absent: Blonigan
Staff Present: Marcia Glick, Executive Director
Rick Pearson, Community Development Coordinator

NEW BUSINESS A: 4518 Regent Ave N. – Reimbursement for Well Sealing

3. Ms. Glick reviewed the staff report.
4. Selman spoke in support of the request.
5. Motion by Rogan, second by Selman to authorize payment for well sealing at 4518 Regent Ave N in the amount of \$785. **The motion was adopted 4-0; Blonigan absent.**

NEW BUSINESS B: 4205 West Broadway – Consider Acquisition

6. Ms. Glick reviewed the staff report noting that the property owner had offered to sell the property to REDA for \$500,000. Hennepin County anticipates a fall TOD Grant funding round which may provide funds for acquisition and/or site clearance.
7. **MOVED** by Murphy, second by Rogan to recess to closed session. **The motion was adopted 4-0; Blonigan absent.**

[Recess to closed meeting at 7:07 p.m. for the purpose of providing negotiation instruction for property purchase.]

[Returned to regular meeting at 7:14 p.m.]
8. Backen reported that the REDA Board had provided negotiation instruction to the Executive Director for purchase of 4205 West Broadway.

ADJOURNMENT:

9. **MOTION** by Member Rogan, seconded by Member Murphy to adjourn the meeting at 7:16 p.m. **The vote was 4-0, Blonigan absent.**

Marcia Glick, Recording Secretary

Pat Backen, President

**ROBBINSDALE
ECONOMIC DEVELOPMENT AUTHORITY
Executive Session MEETING MINUTES
TUESDAY, July 31, 2017**

CALL TO ORDER:

1. The Board Executive Session was called to order at 7:08 p.m.

ROLL CALL:

2. Members Present: Selman, Rogan, Murphy, President Backen
Members Absent: Blonigan
Staff Present: Marcia Glick, Executive Director

3. The purpose of the meeting was to discuss a purchase proposal for 4205 W Broadway.

[NOTE: A tape recording of this meeting will be available after the property has been acquired.]

4. The meeting was adjourned at 7:12 pm.

Marcia Glick, Recorder

Pat Backen, President



AGENDA ITEM # **4B**
August 8, 2017

CONSENT AGENDA: Disbursement Requests for period ending August 8, 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.

8/8/2017 - 8/8/2017

<u>Company</u>	<u>Amount</u>
02005 Housing Development	1,284.02
02546 TIF District 2000-8	74.25
02547 TIF District 2000-9	173.26
Report Totals	1,531.53

Council Check Register by GL

Council Check Register and Summary

8/8/2017 - 8/8/2017

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
192308	8/8/2017		100045 ALLEN PROPERTY SERVICES LLC							
		123.76	3108/10/12/14 GRIMES		123921	55436	2005.6340	00005012	Repair & Maintenance	Business & Housing Development
		99.00	4524-30 REGENT		123922	55436	2005.6340	00005340	Repair & Maintenance	Business & Housing Development
		123.75	TWIN OAK LANE-ROBBINS BEACH		123923	55436	2005.6340	00005370	Repair & Maintenance	Business & Housing Development
		74.25	3807 MAJOR		123924	55436	2546.6340	00005379	Repair & Maintenance	TIF District 2000-8
		98.00	4629 FRANCE		123925	55436	2005.6340	00005361	Repair & Maintenance	Business & Housing Development
		61.88	3912 QUAL		123926	55436	2547.6340	00005383	Repair & Maintenance	TIF District 2000-9
		111.38	3905 QUAL		123927	55436	2547.6340	00005384	Repair & Maintenance	TIF District 2000-9
		74.26	3937/39 W BRDWAY		123928	55436	2005.6340	00005381	Repair & Maintenance	Business & Housing Development
		787.28								
192309	8/8/2017		113134 BACKEN, PAT							
		60.00	REG MEETING 07/11/2017		123919	20170808	2005.6139		Commissioner Stipend	Business & Housing Development
		60.00	SPECIAL MEETING 07/31/2017		123920	20170808	2005.6139		Commissioner Stipend	Business & Housing Development
		120.00								
192310	8/8/2017		100505 BLONIGAN, WILLIAM							
		45.00	REG MEETING 07/11/2017		123915	20170808	2005.6139		Commissioner Stipend	Business & Housing Development
		45.00								
192311	8/8/2017		100530 KENNEDY & GRAVEN, CHARTERED - REDA							
		173.00	ADMINISTRATION		123929	138127	2005.6311		Legal Fees - General Counsel	Business & Housing Development
		201.25	4814 41 1/2 AVE		123930	138127	2005.6311	00005401	Legal Fees - General Counsel	Business & Housing Development
		374.25								
192312	8/8/2017		113921 MURPHY, REGAN							
		45.00	REG MEETING 07/11/2017		123913	20170808	2005.6139		Commissioner Stipend	Business & Housing Development
		45.00	SPECIAL MEETING 07/31/2017		123914	20170808	2005.6139		Commissioner Stipend	Business & Housing Development
		90.00								
192313	8/8/2017		108789 ROGAN,DANIEL P							
		45.00	SPECIAL MEETING 07/31/2017		123916	20170808	2005.6139		Commissioner Stipend	Business & Housing Development
		45.00								
192314	8/8/2017		110208 SELMAN, GEORGE							
		45.00	REG MEETING 07/11/2017		123917	20170808	2005.6139		Commissioner Stipend	Business & Housing Development
		45.00	SPECIAL MEETING 07/31/2017		123918	20170808	2005.6139		Commissioner Stipend	Business & Housing Development
		90.00								
		1,531.53	Grand Total						Payment Instrument Totals	

City of Robbinsdale
Council Check Register by GL
Council Check Register and Summary

8/8/2017 -- 8/8/2017

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
		1,531.53	Grand Total							
							Checks	1,531.53		
							Total Payments	1,531.53		



CONTINUED PUBLIC HEARINGS: Disposition of 3905 and 3912 Quail Ave. N.

BACKGROUND:

3905 and 3912 Quail Avenue N. are available for \$49,000. Chuck Beckmann paid lot reservation fees for the lots:

- May 16 for 3912 Quail Ave. N.
- July 7 for 3905 Quail Ave. N.

He has provided concept plans for the lots. **Plan A** is a spec home that could be built on both lots. **Plan B** would be intended for 3912 Quail Ave. N. but is very conceptual and still being negotiated.

ANALYSIS/CONCLUSION:

Plan A (possibly both lots) is included as **Attachment A**. A 2-story house with a full-width front porch and attached 3-car garage. The exterior materials consist of lap siding with board & baton detailing under the second story gable.

Main floor - 964 finished sq. ft.

- Entry foyer with closet opens up to open floor plan with great room, kitchen & dining.
- Fireplace with build-ins.
- Kitchen island.
- ½ bath powder room.
- Mud/laundry room leading to garage.

Second floor – 992 finished sq. ft.

- Owner's suite with walk-in closet & full bathroom.
- 2nd & 3rd bedrooms with shared full bathroom.

Basement (full) – 768 sq. ft. unfinished

- Egress window for a 4th Bedroom.
- Rough-in for full bathroom.

The Hennepin County Appraiser provided a range of estimated market value from \$320,000. To \$370,000 given the conceptual nature of the drawings.

Plan B is a concept for a prospective purchaser of 3912 Quail Ave. N., who would share the house with his mother. The plans are included as **Attachment B** and are sketchy. The 2-story house would be approximately 2,000 sq. ft. combined with a main floor and 2nd story loft. The great room would have a 2-story window as a prominent feature of the house.

Main Floor – 1,200 sq. ft. (estimated)

- Recessed covered front entry.
- Open floor plan with a 2-story great room blending into the dining/kitchen area with island.
- Main level bedroom with a ¾ bathroom for the mother
- ½ bath powder room.
- Fireplace.

- Attached 2-car garage with additional storage space filling the remaining house width.

Second floor – loft 840 sq. ft. (estimated) for the son.

- Loft – living area.
- Bedroom with walk-in closet.
- $\frac{3}{4}$ bathroom.

A basement is contemplated, however, no details are available and it might not be intended to be finished. The Hennepin County Appraiser estimated the market value of the proposed house in the low \$300,000 range. The plans were very sketchy and there is no indication that the basement would be finished.

Staff feels that it is premature to award 3912 Quail Ave. N. to Chuck Beckmann at this time, because he is uncertain which house would be built. However, the lot reservation which will expire on August 16 could be extended.

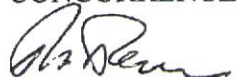
The design of the spec house proposed for 3905 Quail Ave. N. does have enough detail that the REDA could take action awarding the lot.

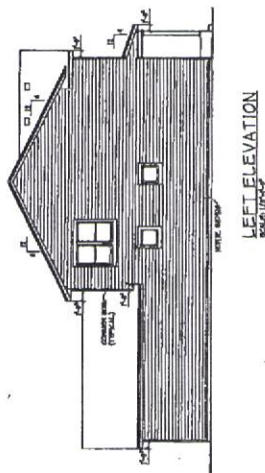
RECOMMENDATION:

1. Open the public hearings for 3905 and 3912 Quail Avenue. North.
2. Motion to extend the lot reservation for Chuck Beckmann for 3912 Quail Ave. N. to October 12, 2017.
3. If the REDA finds the house design for 3905 Quail Ave. N. to be acceptable, then adopt the resolution shown in Attachment C awarding the lot to Chuck Beckman and authorizing the Executive Director to execute a development agreement.
4. Continue the public hearing for 3912 Quail Ave. N. until September 12, 2017 at 7:00 pm.

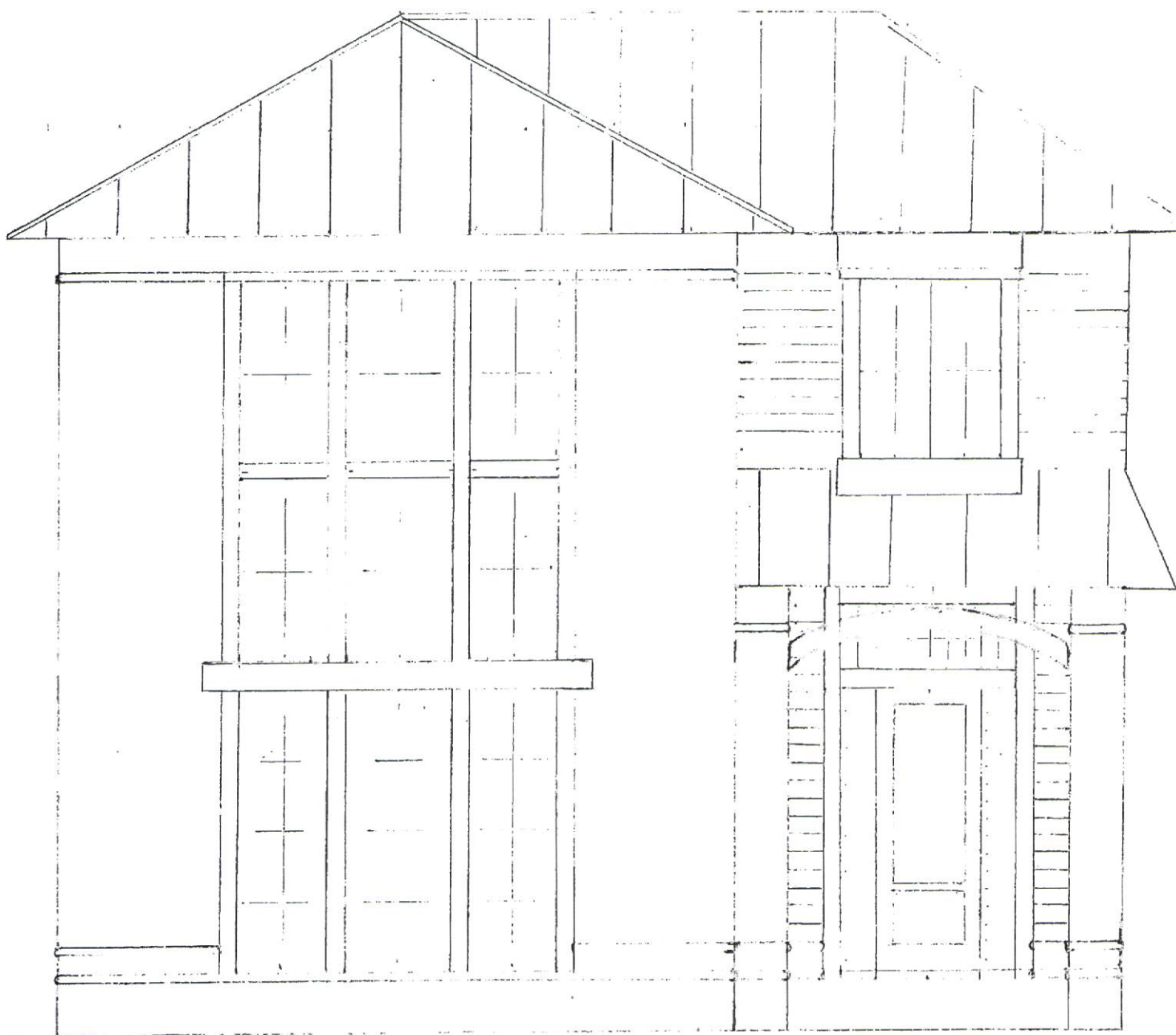

 Marcia Glick, Executive Director

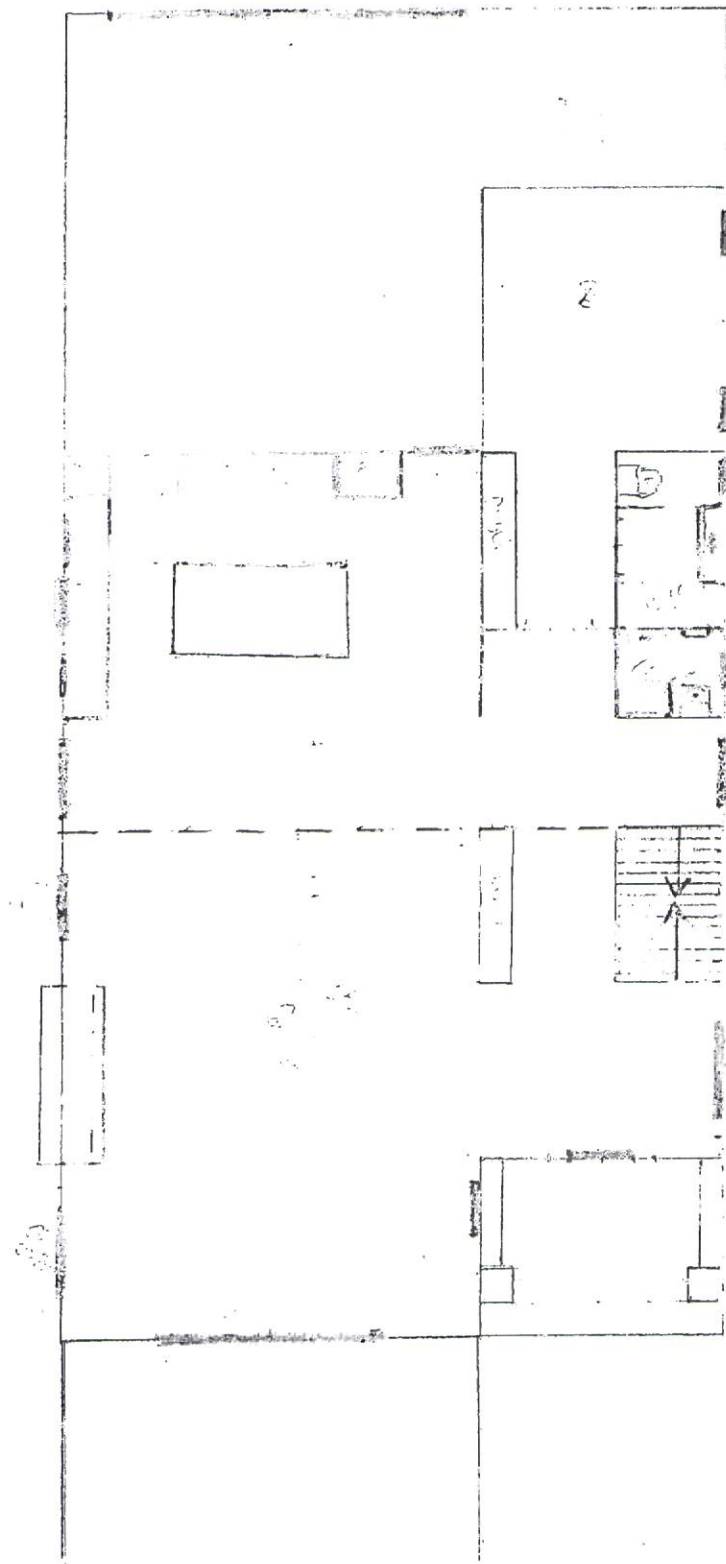
CONCURRENCE:

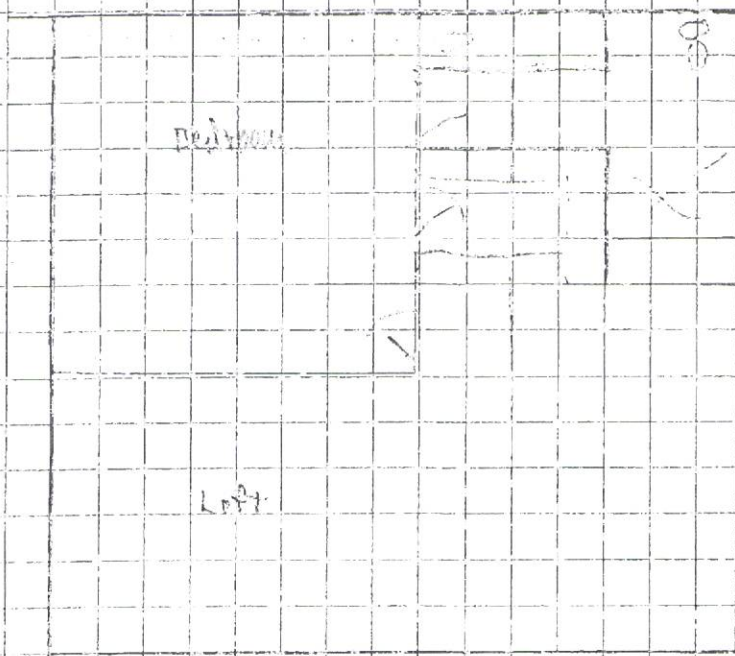

 Rick Pearson, Community Development Coordinator

[illegible]

Attachment B







Member _____, and Member _____ seconded a motion that the following resolution be read and adopted this 8th day of August, 2017

REDA RESOLUTION NO. 2017 -

**A RESOLUTION APPROVING THE DISPOSITION OF PROPERTY
LOCATED AT 3905 QUAIL AVENUE NORTH BY THE
ROBBINSDALE ECONOMIC DEVELOPMENT AUTHORITY TO
CHARLES BECKMANN**

WHEREAS, the Robbinsdale Economic Development Authority (the "Authority") has acquired the property legally described as follows:

Lot 014, Block 004, BRIMHALL'S 2ND ADDITION TO ROBBINSDALE PARK
Hennepin County, Minnesota

WHEREAS, the Authority desires to convey the Property to Charles Beckmann (the "Buyer"), in accordance with the terms and conditions of a purchase agreement (the "Agreement"), a copy of which agreement has been presented to the Authority for its consideration; and

WHEREAS, the Authority has determined that conveyance of this single family lot is consistent with the purpose and program of the Project 2000-8 redevelopment area (the "Plan"); and

WHEREAS, the Authority has determined that conveyance and of the Property is in the best interest of the public and is necessary to further the objectives of the Plan;

NOW THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Robbinsdale Economic Development Authority:

1. That the terms and conditions of the Purchase and Development Agreement by and between the Authority and the Buyer are hereby approved in substantially the form presented to the Authority and modifications made thereto;
2. That the Executive Director of the Authority is hereby authorized to execute the Agreement on behalf of the Authority;
3. That in determining the purchase price of the Property set forth in the Agreement, the Authority has taken into consideration what it feels is the fair market value of the Property and incentive upgrades to the home; and
4. That the sale of the Property to the Buyer in accordance with the terms and conditions set forth the purchase agreement is hereby approved, and the Executive Director, is hereby authorized to execute a deed conveying the Property to the Buyer at the time, and upon the terms set forth in the Agreement.

The question was on adoption of the resolution and upon a vote being taken thereon, the following voted in favor thereof:

And the following voted against the same:

**WHEREUPON SAID RESOLUTION WAS DECLARED DULY PASSED AND
ADOPTED THIS 8TH DAY OF AUGUST, 2017.**

Pat Backen, President

ATTEST:

Marcia Glick, Executive Director



AGENDA ITEM # **5B**

August 8, 2017

CONTINUED PUBLIC HEARING: Disposition of 4629 France Avenue North

BACKGROUND:

4629 France Avenue. North is available for \$74,900.

On August 1, 2017, Steve & Tracy Carlyle paid a lot reservation fee. They are excited about the possibilities the larger lot provides and its convenience for downtown Robbinsdale.

RECOMMENDATION:

1. Open the public hearing for 4629 France Avenue. North.
2. Continue the public hearings until September 12, 2017 at 7:00 pm.

Marcia Glick, Executive Director

CONCURRENCE:

Rick Pearson, Community Development Coordinator



August 8, 2017

OLD BUSINESS: Proposed Homes for Robbins Beach Lots 1 and 2

BACKGROUND:

Chuck Beckmann has presented staff with updated house plans for the two homes on the cul-de-sac (without lake access). The development agreement requires the REDA to respond in writing if there are objections when the plan details are updated.

ANALYSIS/CONCLUSION:

Both houses are two-story houses with attached three-car garages.

Lot 1, Block 1, (first house on the left – garage left) included as **Attachment A:**

Main level 1,107 finished sq. ft.

- Study, Split stairway.
- Open floor plan connecting great room, kitchen & dining.
- Main floor laundry, ½ bath powder room.
- Fireplace with 10 ft. ceiling height.

Second level 802 finished sq. ft.

- Owner's suite with full bath, 2 sinks, walk-in closet.
- 2nd & 3rd bedrooms with shared full bathroom.

No information is available for the basement, but it is assumed there would be an egress window for a future 4th bedroom and rough-in for a bathroom.

Lot 2, Block 1, (second home from the left - garage right) included as **Attachment B:**

Main level 1,028 finished sq. ft.

- 2 story entry, Den, entry closet.
- Open great room with gas fireplace, dining, kitchen with island.
- ½ bath powder room, pantry and main floor laundry.

Second level 1,063 sq. ft.

- Owner's suite with full bathroom & walk-in closet.
- 2nd & 3rd bedrooms with shared bathroom.
- Loft space overlooking entry.

Basement 970 sq. ft. unfinished.

- Egress window for future 4th bedroom.
- Rough-in for future bathroom.

The plans have been sent to the Hennepin County Appraiser for estimated market values.

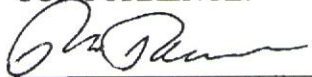
RECOMMENDATION:

Determine if the plan updates are acceptable or articulate objections.

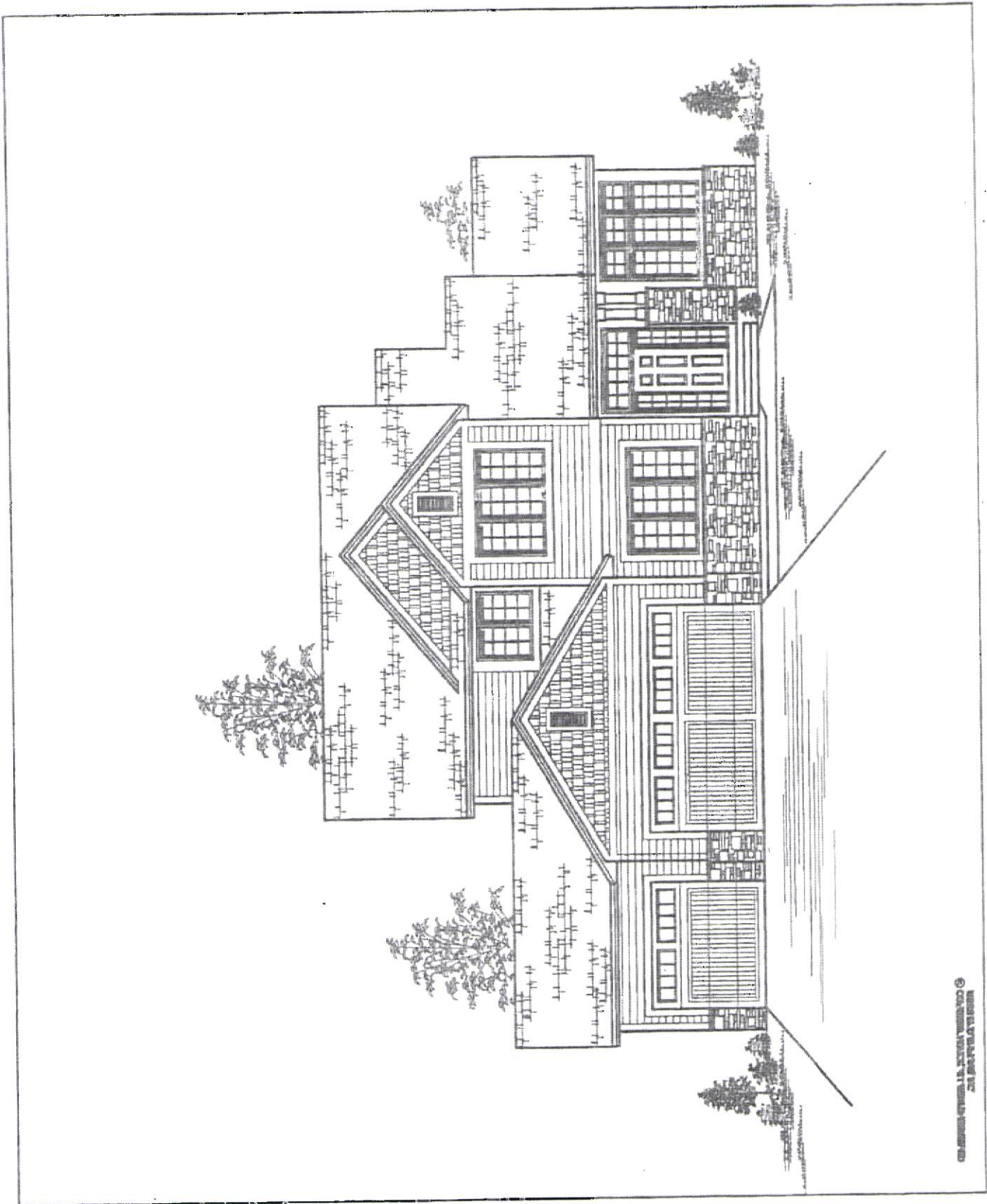


Marcia Glick, Executive Director

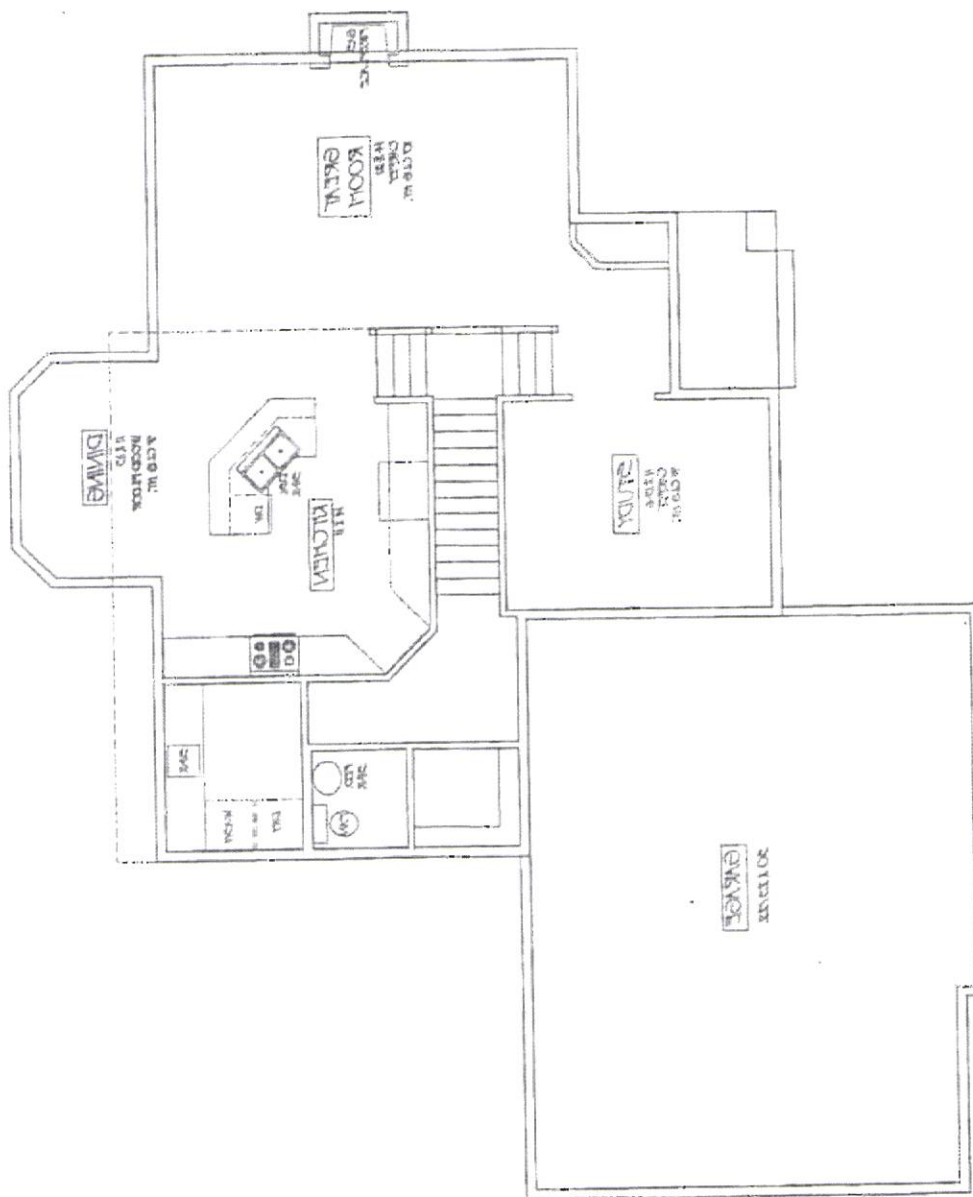
CONCURRENCE:



Rick Pearson, Community Development Coordinator



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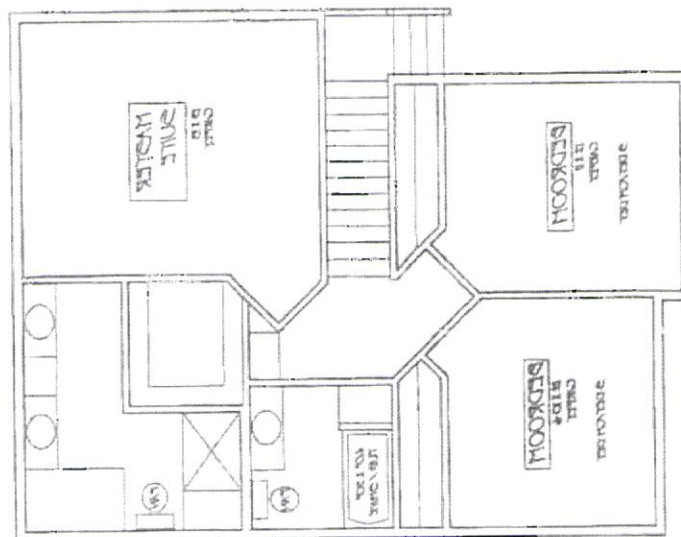


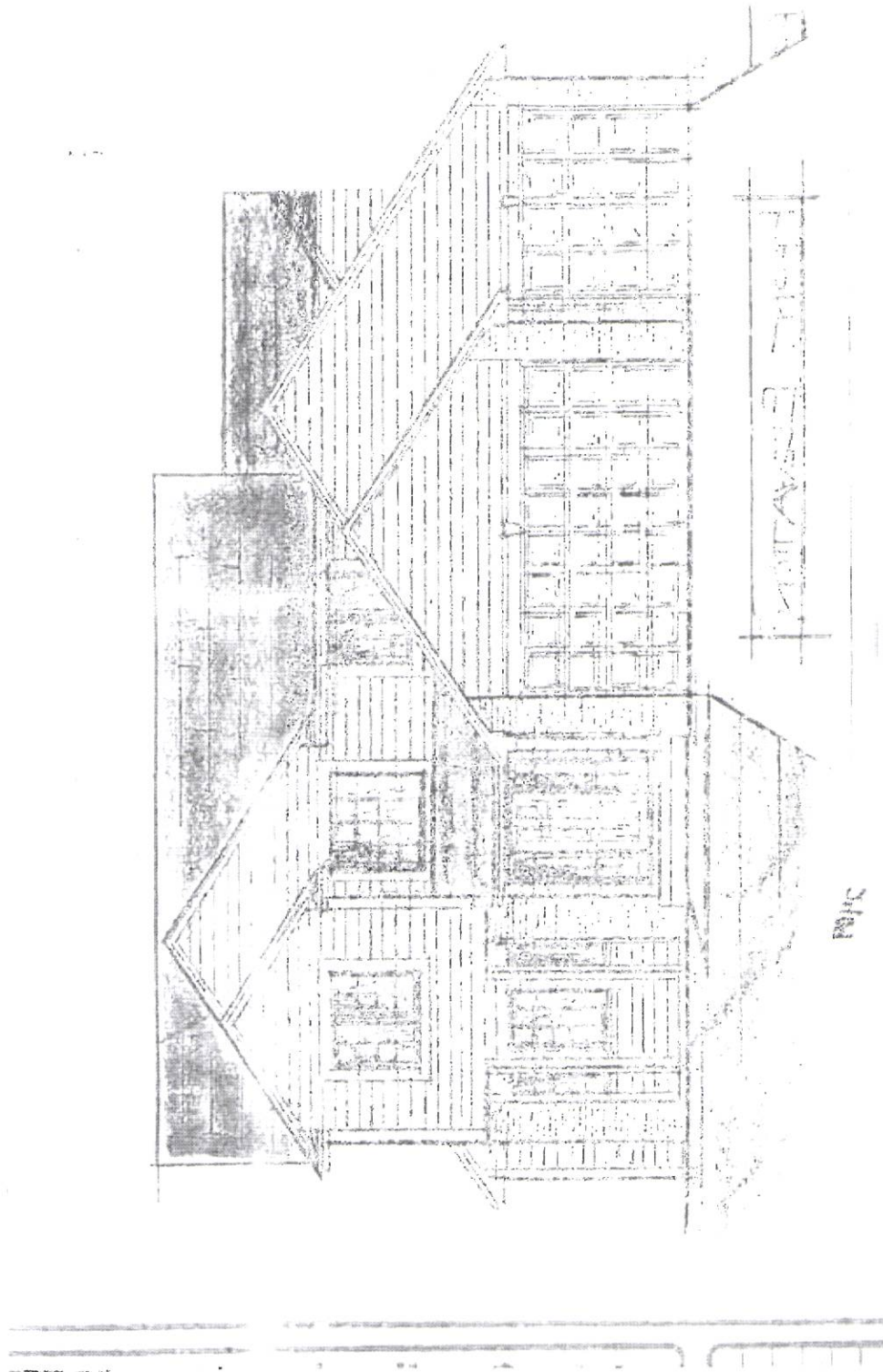
20122222
FIRST FLOOR PLAN
20122222

20122222
20122222
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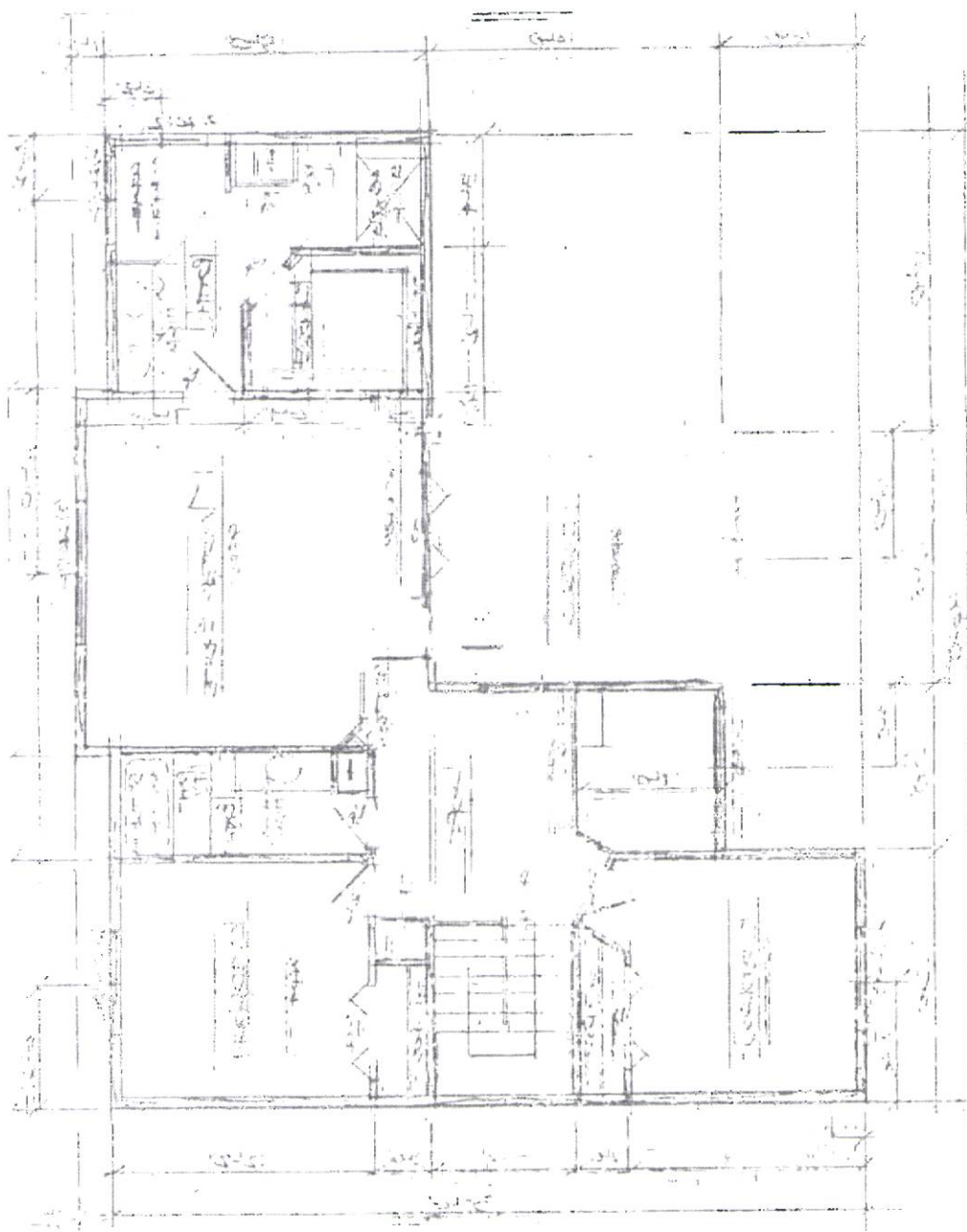
ONE SOLID
SECOND FLOOR PLAN
SCHEDULE 10

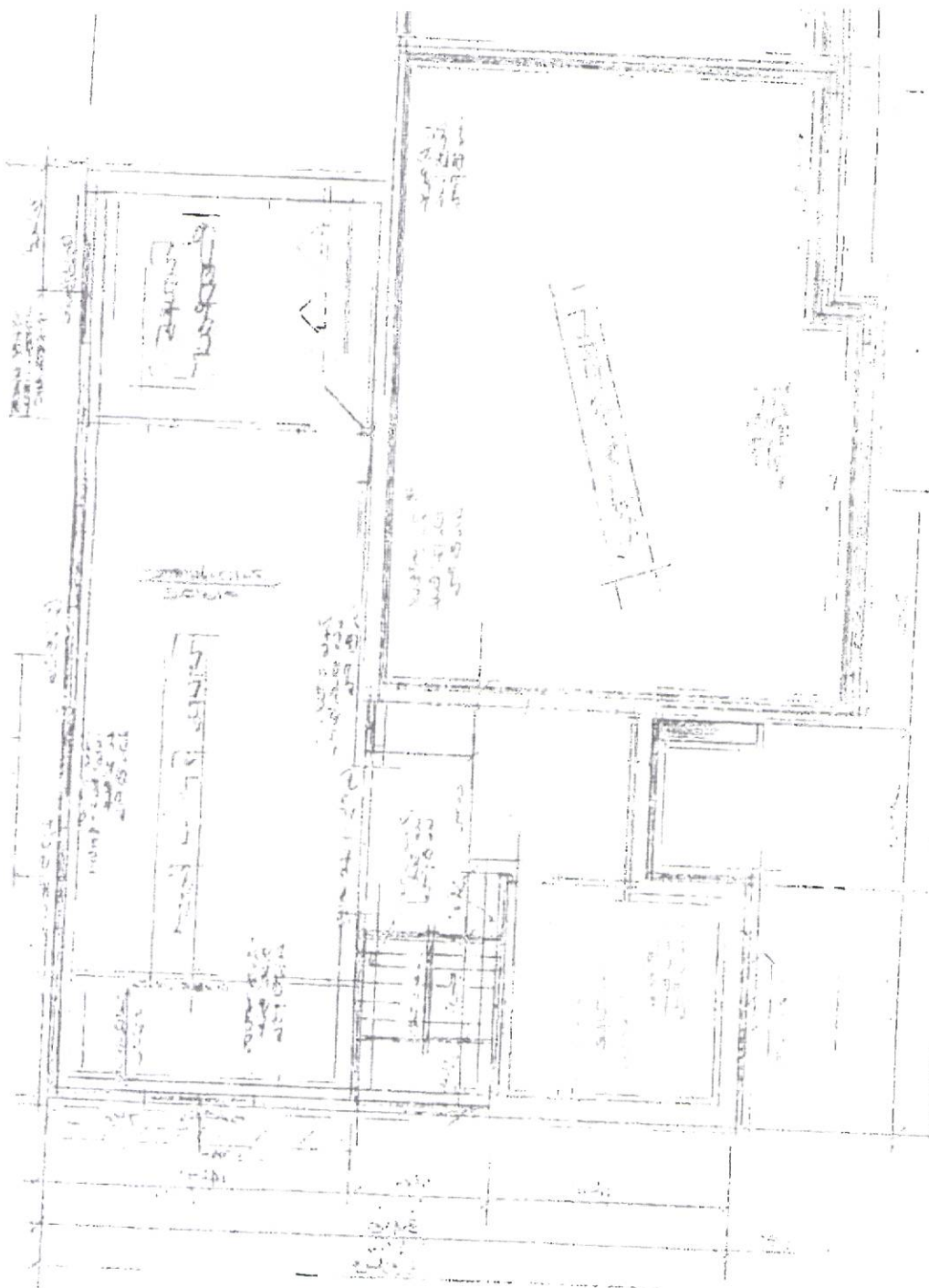
BRNVS
2nd
FLOOR
PLAN













AGENDA ITEM # **6B**

August 8, 2017

Old Business: 4614 41-1/2 Ave N – Dentist Office

BACKGROUND:

The Closing for acquisition of this property is scheduled to take place on August 10, 2017. There has been an inquiry regarding leasing the building for office space – with the understanding that it would be a short term arrangement until the work was ready to start on the promenade.

ANALYSIS/CONCLUSION:

REDA also has commercial leases at Broadway Court averaging \$9/sq. ft. plus CAM and Taxes. The proposed lease for this space would be “as is” with the tenant paying for all utilities and property taxes as well as responsibility for all needed maintenance in and around the building. The soonest opening day for light rail is currently 2021. A 2 year lease with month-to-month thereafter would provide adequate time to determine when the site is needed.

Property taxes are currently \$5900/year. The main floor is about 2000 sq. ft.

RECOMMENDATION:

Provide direction to the Executive Director regarding leasing this property pending redevelopment.

Marcia Glick, Executive Director



INFORMATION ONLY: Project Updates

ADDRESS	COMMENTS
3358 Grimes (<i>Berzins</i>)	Owner abandoning effort to plant special grass seeds. Will be installing sod – waiting for cooler weather. Grass must be established before issuing certificate of completion.
Twin Oak cul-de-sac (<i>Beckmann</i>)	Agreement ends if not closed by 9/30/17. <i>See Agenda Item.</i>
3811 Major (<i>Hyland</i>)	TIF 2000-8. Purchase agreement signed. Property sold 8.2.2017
4518 Regent (<i>Allison</i>)	Owners expecting to move in 8/20. Completion 12.31.17.
4629 France	Lot Reservation Received. (<i>Carlyle</i>) <i>See Agenda Item.</i>
4023 Zane (<i>Peterson</i>)	TIF 2000-8: Next step final inspections. Completion deadline 12.31.17.
4524 Regent (<i>Hammer</i>)	Purchase agreement signed-listed MLS – anticipate this will be constructed 2nd
4530 Regent (<i>Hammer</i>)	Closing deadline extended to 9.13.17.
3912 Quail & 3905 Quail	TIF 2000-9. Lot reservation on both lots (<i>Beckmann</i>). <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 (<i>Pendergast</i>)	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. <u>Easement Only</u> – 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 scheduled 8/10/17. Local business interested in office lease prior to redevelopment. <i>See Agenda Item.</i>
Terrace Redevelopment TIF Agt.	Site grading and utility work underway. Site clean up grant payment amended request submitted to DEED 8/3/17. Future action on TIF Note, etc.
4165 Hubbard N Side Oriental Mkt	Lease payments on schedule.
4501 Orchard (<i>Soul Brothers</i>)	3 pear trees being replaced. Planning to harvest burdock root. Planting lettuce and radishes last week. Contract for deed payments on schedule.
4131-35 W Broadway	Performance Meals open. Contract for Deed Payments on schedule. Working on financing for a number of improvements which would include paying off contract. Discussion planned for September 12 th meeting.
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. Robin Center would be open to mural N side of lower center.
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. Private funding being pursued.
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 (early 2018) - Confirmed interest in N side stucco		
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 complete
	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) \$140,000
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 \$ 244,654