

ROBBINSDALE
ECONOMIC DEVELOPMENT AUTHORITY
AGENDA
7:00 P.M.
TUESDAY, AUGUST 8, 2023
COUNCIL CHAMBERS

1. MEETING CALL TO ORDER:
2. MICROPHONE CHECK:
3. ROLL CALL: Wagner, Blonigan, Murphy, Webb, President Parisian
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, 2023**..... **2-4**
 - B. **Motion** to approve **Disbursement Requests** for period ending **August 8, 2023**..... **5**
5. PUBLIC HEARINGS:
 - A. None scheduled.
6. OLD BUSINESS:
 - A. Letter of Intent with the Minnesota Assistance Council for Veterans... **6-11**
7. NEW BUSINESS
 - A. Motion to adjourn to a closed session, under MN Statutes Section 13D.05, to consider the purchase of a property. -----
8. OTHER BUSINESS:
 - A. None scheduled.
9. INFORMATION ONLY:
 - A. Project Updates..... **12**
10. REDA GENERAL COMMUNICATIONS
11. ADJOURNMENT

ROBBINSDALE
ECONOMIC DEVELOPMENT AUTHORITY
MEETING MINUTES
TUESDAY, JULY 11, 2023
COUNCIL CHAMBERS

CALL TO ORDER:

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

MICROPHONE CHECK:

2. Complete.

ROLL CALL:

3. Members Present: Webb, Wagner, Blonigan, Murphy, President Parisian
Members Absent: None
Staff Present: Tim Sandvik, Executive Director
Rick Pearson, City Planner

#4A-B CONSENT AGENDA:

4. **MOTION** by Member Blonigan, 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 June 13, 2023**
 - B. **Motion** to approve Disbursement Requests for **period ending July 11, 2023.****The vote was 5-0 and the motion carried.**

#6A: OLD BUSINESS: Home improvement Rebate Program with CE&E:

5. Pearson presented the staff report for this home improvement and rebate program with CE&E. Introduced income guidelines. Hennepin County and Minnesota are a little higher than the country standards. Program guidelines have been updated to reflect the EDA directions. Some eligible items have been added and some have been removed. Eligible properties receive up to \$4,000 grant, not to exceed \$8,000 in one year. Grant amount to receive 20% of eligible project expenses. Comments from EDA attorney included. Staff recommends additional language for home occupations.
6. Member Blonigan asked if air BnB, VRBO, etc. is there something in the standards that prevent these types of properties getting an advantage from this program.
7. Pearson replied that the EDA could tighten up the language to make sure those properties are excluded from receiving grants from the program. Limit on trusts that apply for the program.
8. Member Wagner asked how a trust could be an ineligible applicant. Pearson stated that a member of the trust might be living in the property.

9. Member Blonigan prioritizes those residents with lower income.
10. Member Blonigan addressed about ineligible expenses of attached appliances. He addressed sweat equity and what expenses are included. Miscellaneous documents...would like documents to reflect statistics. Executive Director Sandvik noted that Partners in Energy, we can capture this information.
11. Member Blonigan asked what is the budget for this program. Executive Director Sandvik replied \$57,500 budget.
12. Member Wagner inquired as to when will updates be provided to Staff. Pearson replied it could be quarterly or monthly but they are billing us monthly so they could give us an update then.
13. Member Webb asked if the wording could be changed from legal resident to United States citizen out of respect. Pearson replied that staff can look into striking the passage. Member Webb stated that it would be more respectful. Pearson stated that we do not have the resources to figure out who is legal or illegal.
14. Executive Director recommended getting property language from our attorney.
15. Member Webb clarified that the EDA should be clear on what we mean. Want people to know who qualifies and who does not.
16. President Parisian agreed with Member Webb that language does matter and the intent is to be clear and inclusive.
17. **MOTION** by Member Wagner, seconded by Member Blonigan to authorize the Executive Director to execute the Home Improvement Program Origination Agreement with the Center for Energy & Environment on behalf of the Authority with the EDA lawyer consultation on language used.
The vote was 5-0 and the motion carried.

#9A: INFORMATION ONLY: Project Update

18. Pearson reported that The Reeve is 95.8% leased and 75.4% occupied.

#10: REDA GENERAL COMMUNICATIONS:

19. Member Webb was pleased with the accessible ramp installed at City Hall. It is very nice.
20. Member Wagner thanked all the Whiz Bang volunteers, staff and all involved that participated.
21. Member Blonigan thanked the Whiz Bang volunteers. The car show, parade were all well attended. City Band, Ambassador Program and fireworks were all very nice.
22. Member Murphy asked where the tables and chairs in the plaza went. Executive Director Sandvik replied that there has been other events in the plaza, so they were removed. Member Murphy would like to see them returned.

Whiz Bang weekend was awesome. Thanked all the volunteers.

Recognized The Gerding Family that was involved in a terrible car accident. Police Department response was amazing.

#11: ADJOURNMENT:

23. **MOTION** by Member Murphy, seconded Member Webb to adjourn the meeting at 7:36 p.m.
The vote was 5-0 and the motion carried.

Mia Parisian, REDA President

Tim Sandvik, Executive Director



AGENDA ITEM #4B
Augusts 8, 2023

CONSENT AGENDA: Disbursement Requests for period ending
August 8, 2023

This information will be distributed at the meeting.



Old Business: Letter of Intent with the Minnesota Assistance Council for Veterans

BACKGROUND:

The City Attorney has put together a letter of intent between the Robbinsdale Economic Development Authority and the Minnesota Assistance Council for Veterans (MACV). The letter outlines the general terms of an agreement concerning the use of [arts of the Broadway Court site by MACV for parking and a dumpster enclosure.

ANALYSIS/CONCLUSION:

The site plan (**Attachment A**) for 4628 41st Ave. N. (former Robin Hotel) has gone through a number of revisions to the point where staff feels it provides as many parking spaces as it can and conforms with dimensional standards.

The letter of Intent is provided as **Attachment B**. It includes:

- The license is revocable at any time at the sole discretion of the REDA with three months' notice.
- The MACV must improve and maintain the parking area with paving, curb and gutter in conformance with city standards.
- The agreement will require that additional parking be secured (6 or 7 spaces) on land owned by Hennepin County Regional Rail Authority.
- Landscaping on the perimeter must be provided and maintained.
- The REDA needs to decide on terms for rent.
- The letter emphasizes that the nuisance ordinance applies to the property and it will be enforced. A rent reduction system could be created based upon the frequency of Police Calls.
- The MACV will have to hire a surveyor to legally describe the parcels of land being "shared" by the REDA.

The REDA should provide direction regarding the rent for the property, and any other issues of concern.

RECOMMENDATION:

If the REDA is in support of the terms in the letter of intent, then Motion to authorize the Executive Director to execute a license agreement with the Minnesota Assistance Council for Veterans for use of land at Broadway Court for parking and a dumpster enclosure.



Tim Sandvik, Executive Director

CONCURRENCE:

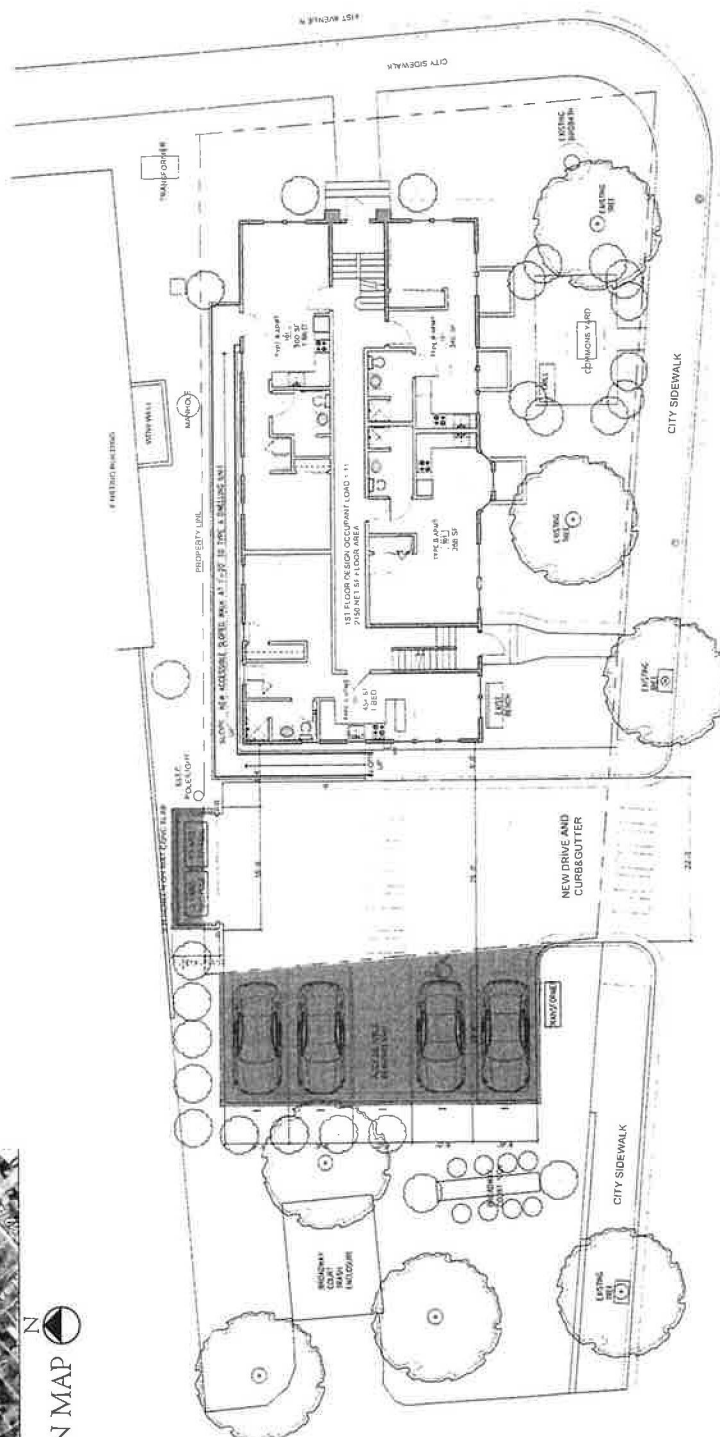


Rick Pearson, Community Development Coordinator

SHEET INDEX

- A0.0A SITE PLAN - OPTION A
A0.0B SITE PLAN - OPTION B
A1.0 BASEMENT LEVEL PLAN
A1.1 FIRST FLOOR PLAN
A1.2 SECOND FLOOR PLAN
A2.0 EAST EXTERIOR ELEVATION

GENERAL BUILDING INFORMATION

[illegible]PROJECT
SITE

DRAFT
July 27, 2023

LETTER OF INTENT

This letter of intent (the "LOI") is between the Robbinsdale Economic Development Authority ("REDA") and the Minnesota Assistance Council for Veterans ("MACV").

MACV owns property at 4628 41st Avenue N. The property includes a building which MACV is renovating to include apartments and single-room occupancy units (the "Project"). The property is very small and does not provide room for the on-site parking which will be required for the necessary land use approvals from the city of Robbinsdale (the "City") for the Project. REDA owns property adjacent to MACV's site which includes a small unused area which could be devoted to meet some of the parking deficiency. The parties are negotiating the terms of an agreement regarding use of space on REDA's property to provide additional parking and trash storage for the benefit of MACV. The following is a general outline of the terms which may be included in such an agreement.

REDA agrees as follows:

1. REDA will grant a license to MACV to utilize the area on REDA's property depicted on Exhibit A and legally described in a definitive agreement.
2. The Area may be utilized for four parking stalls and waste receptacles for trash and recycling for the Project.
3. The license will be revocable at any time or for any reason at REDA's sole discretion following three months' written notice to MACV.
4. The area will be for the exclusive of MACV for the Project during the term of the license.
5. REDA's willingness to license the area is contingent on MACV's ability to secure other off-site parking sufficient to meet City requirements.
6. Failure by MACV to secure and maintain all approvals from the City and all other governmental entities required for the establishment and operation of the Project shall result in the immediate termination of the license from REDA.

MACV agrees as follows:

1. The parking area and access drive must be improved with paving and curb and gutter to City standards at MACV's expense.
2. Areas around the parking space and waste receptacles must be landscaped in accordance with a plan approved by REDA. All landscape materials must be appropriate for the

location, maintained during the term of the license and replaced by MACV if they die or become damaged or diseased.

3. MACV must demonstrate where the additional parking necessary to meet City requirements will be located and it must be obtained under terms satisfactory to REDA.

4. MACV must pay REDA rent under the following terms: (Options could include a flat monthly rate or a rate which is reduced or eliminated, depending on the number of police calls to the property.)

5. MACV must maintain adequate insurance which includes coverage for the improvements on the licensed area.

6. MACV must indemnify REDA against claims related to the licensed area and ensure that REDA's property is not damaged through use of the licensed area.

7. MACV must acknowledge that the City's nuisance ordinance applies and will be enforced.

8. MACV agrees to remove the improvements constructed by MACV on the licensed area upon termination of the license at REDA's discretion. If the improvements are not removed within the period determined by REDA, REDA shall have the right but not the obligation to remove the improvements and recover the cost of removal against MACV, including by requesting that the City specially assess the cost against MACV's property.

The terms of this LOI are intended as a summary of the understanding between the parties but are not binding on either party until and unless there is a definitive license agreement executed by the parties. This LOI must be executed by both parties by no later than _____. The parties must enter into a definitive license agreement within ____ days of the date this LOI is executed by the second party to sign. If either of the above deadlines is missed, this LOI shall be considered null and void.

ROBBINSDALE ECONOMIC
DEVELOPMENT AUTHORITY

President

Executive Director

Dated: _____

MINNESOTA ASSISTANCE COUNCIL
FOR VETERANS

Dated: _____

EXHIBIT A

[Site plan or other depiction of licensed area to be attached]

AGENDA ITEM #9A
August 8, 2023

INFORMATION ONLY: Project Updates

ADDRESS	COMMENTS
The Reeve	Building is finished working through landscaping issues for CO
4136 Regent – Garages <i>(Pendergast)</i>	TIF Project 8: Mortgage payments for acquisition started 6/2016. Last mortgage payment 6/27/2036.
3933-39 W. Broadway	Green space pending development. Community gardens
42nd/W Broadway	Parking lot pending development.
Parker Station Flats	Final report has been submitted to DEED. The 1-year post completion follow up on the TBRA grant from Met Council has been completed. The follow up audit with DEED has also been completed.
3108-12 Grimes; 4212 Grimes	Holding.
4614 41 ½ Ave N <i>(Mitchell Realty)</i>	12 month lease agreement signed which expires August 2024
4165 Hubbard <i>NSide Oriental Mkt</i>	Lease continues as discussed with REDA this spring
4501 Orchard	REDA has right to review plans 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 12/31/2027.
• 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
The Reeve TIF#15	Pay-as-you-go TIF was executed in early 2023.
ELEVATE BUSINESS	New updated business counseling program. Working with Hennepin County to identify and promote services.



Tim Sandvik, Executive Director