

**ROBBINSDALE
ECONOMIC DEVELOPMENT AUTHORITY
AGENDA
7:00 P.M.
WEDNESDAY, AUGUST 10, 2022
COUNCIL CHAMBERS**

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

ROBBINSDALE
ECONOMIC DEVELOPMENT AUTHORITY
MEETING MINUTES
TUESDAY, JULY 12, 2022
COUNCIL CHAMBERS

AGENDA ITEM #4A
August 10, 2022

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

#4A-B 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 June 14, 2022;**
 - B. **Motion** to approve Disbursement Requests for period ending July 12, 2022

#5: OLD BUSINESS: 4614 41½ Ave N Lease

5. Sandvik reviewed the staff report with Mr. Mitchell. Seeking confirmation to allow staff to review the lease for this property. Operation temporary. Staff is recommending extending the lease into next summer.
6. President Selman asked if there have been any parking challengers with this business being there. Sandvik stated that there has been none to date.
7. Member Backen agreed that there should be a long-term plan for the use of the property.
8. Member Blonigan stated that supports a one-year lease extension.
9. **Motion** by Member Blonigan, seconded by Member to authorize the Executive Director to negotiate a lease extension with Mr. Mitchell for 4614 41½ Ave N.
The vote was unanimous and the motion carried.

#7: OTHER BUSINESS: Discussion of Broadway Court Memo:

10. Sandvik reported that he is looking for feedback. Current leasing agents have asked for a smoke free facility including the exterior of the property. The interior of the building is currently smoke-free.

There is a bench that is unofficially used by smokers. Staff and the residents support the initiative. Would like to get this letter out to residents as soon as possible.

11. Member Webb asked if the removal of the bench is to encourage people not to smoke in that area. Sandvik replied that there is a bench and some ashtrays. Businesses have been notified that this is coming.
12. Member Webb asked how this would be enforced. Concerned about people that could loose their homes. Sandvik stated that there are few residents in the building that smoke. On-site management will address enforcement.
13. Member Backen inquired as to where will the smokers go to smoke. Concerned about where residents can smoke. Would like to know how many residents in the building that smoke.
14. Member Blonigan would like to see how it all works out. In favor of trying it out.
15. President Selman noted that there should be a place provided to smoke. Any leases after January 1, 2023 will know that the exterior and interior are smoke-free.
16. Sandvik noted that this item would be back on the agenda next month.

#8: INFORMATION ONLY: Project Update:

17. Pearson reviewed the progress on The Reeve Lakeside project at 4600 Lake Rd. Trying to set up a tour of the site with the EDA.

#9: REDA GENERAL COMMUNICATIONS:

18. Member Webb asked Sandvik for an update on Waste Management services. Sandvik stated that EDA will go into a work session and we will get that information out, have figured out liquidated damages. 4601 Toledo Ave N will still be available as a yard waste drop site on Tuesdays and Thursdays from 7:00 am to 7:00 pm. until further notice.
19. Member Blonigan offered congratulations to the Whiz Bang Committee. Attended numerous events. Great for our community. Thanked the many volunteers.
20. Member Backen also thanked the Whiz Bang Committee. Had a wonderful time. Looks forward to next year's Whiz Bang.
21. President Selman was unable to attend the Whiz Bang activities. He was out of time. Followed on social media and looked like everyone enjoyed themselves. Proud of the people on the committee.

22. ADJOURNMENT:

MOTION by Member Backen, seconded by Member Blonigan, to adjourn the meeting at 7:28 p.m.

George B. Selman, REDA President

Tim Sandvik, Executive Director



AGENDA ITEM #4B
August 10, 2022

CONSENT AGENDA: Disbursement Requests for period ending
August 10, 2022

This information will be distributed at the meeting.

AGENDA ITEM #8A
August 10, 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.
42 nd /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. Executive Director is negotiating with the Tenant for market rate terms.
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

Attachment for 4600 Lake Road

REUTERWALTON

The Reeve Lakeside - Investor Update

Update #26

Progress Report for Week Ending July 29, 2022

Zone 1 interior finishes are tracking on schedule. Zone 2 has started painting and LVT flooring installation while Zone 3 is wrapping up insulation and drywall. Exterior siding continues to progress around the backside of the building and is making its way up to the courtyard. Pool structure is in and the base layer of asphalt has been placed.

Roofing: 100%
MEP Rough-Ins: 95%
Retaining walls: 85%
Insulation: 75%
Drywall and Taping: 65%%
Painting: 50%
Asphalt: 50%
Siding: 45%
Flooring: 40%
Cabinetry/Millwork: 30%
MEP Finishes: 20%

What's to come?

2 Week Outlook

- Continue exterior siding
- Continue interior finishes throughout all zones



First lift of asphalt



Unit kitchen



Pool progress



Site view