

**ROBBINSDALE
ECONOMIC DEVELOPMENT AUTHORITY
MEETING MINUTES
TUESDAY, AUGUST 20, 2019
COUNCIL CHAMBERS**

CALL TO ORDER:

1. The Robbinsdale Economic Development Authority (REDA) meeting was called to order by President Rogan at 6:00 p.m.

MICROPHONE CHECK:

2. Complete.

ROLL CALL:

3. Members Present: Selman, Murphy, Backen, Blonigan, President Rogan
Members Absent: None
Staff Present: Marcia Glick, Executive Director
Rick Pearson, Community Development Coordinator

#4A-B CONSENT AGENDA:

4. **MOTION** by Member Murphy, seconded by Member Backen to approve and place on file the Consent Agenda Items #4A-B:
 - A. Motion to approve and order place on file minutes of the following:
 - Regular Meeting Minutes and Executive Session Meeting Minutes of July 9, 2019;
 - B. Motion to approve **Disbursement Requests** for period ending August 20, 2019;**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. The lot has recently been cleared. This 40 foot lot is ideal for a walkout. Some interest in the lot but no lot reservations yet.
6. **MOTION** by Member Backen, seconded by Member Murphy to continue the public hearing to 6:00 p.m. on September 17, 2019.
The vote was unanimous and the motion carried.

#7A: OLD BUSINESS: Hy-Vee TIF Note

7. Glick presented the staff report for the TIF Note for Hy-Vee. Project is complete. They have provided all documentation. Project was very close to the assessors estimated market value.
8. Member Rogan requested information on what the assessed market value was before being sold to Hy-Vee.

9. **MOTION** by Member Selman, seconded by Member Backen to approve **RESOLUTION NO 2019-08 APPROVING THE ISSUANCE OF, AND PROVIDING THE FORM, TERMS, COVENANTS AND DIRECTIONS FOR THE ISSUANCE OF ITS TAXABLE TAX INCREMENT REVENUE NOTE, SERIES 2019A IN AN AGGREGATE PRINCIPAL AMOUNT OF \$2,060,000.**
The vote was unanimous and the motion carried.

#7B: OLD BUSINESS: 4614 41-1/2 Ave N - Costs

10. Glick presented the staff report on this property currently being leased for office space by the Travail collective through September. The EDA asked staff to obtain cost to demolish the building and extend the plaza across the entire space. An estimate was received from a demo contractor for \$42,000. This would assume that they would leave some of the basement walls in place for shoring up the sidewalk and adjacent building, and backfill to be used as a patio.

The new Travail building is expected to be available in October. They are asking to extend the lease at least until the end of the year to get organized.

In discussion with the restaurant operator looking at the Canton Garden space. They have hired an architect but nothing to show the city council yet regarding request for windows, door and plaza use.

11. President Rogan asked if a concept drawing could be provided at the next meeting.
12. Member Selman asked if the lease extension needs to be decided soon. Glick replied they are aware of something is going to be done on the lot.
13. Member Blonigan would like to know what to tell people about what is going in the Canton Garden space. Glick replied the branding will change but not the people who have met with REDA and City Council.

#7C: OLD BUSINESS: 3917 Vera Cruz Ave N – Consider Acquisition:

14. Glick presented the staff report noting that a proposal was received to purchase the property for \$80,000. She asked for more information regarding the costs that were put into the property. Received a sworn construction statement from the sellers but not sure all work was completed. Need more information to recommend the purchase price. There is an interested buyer if acquisition goes forward.
15. Member Blonigan asked if we could ask the city attorney if we can appeal assessors' estimated market value. Glick commented that a request has been submitted to the assessor.
16. Staff will proceed with negotiations per earlier instruction.

#8A: NEW BUSINESS: 4217 Ewing Ave N – Consider Acquisition

17. Pearson presented the staff report for this property at Ewing and France. He presented pictures of the house/lot. This property is located where the front yard is on Ewing and part of the backyard is on France with substantial grade change. Mr. Rood is in the audience and is interested in selling the house. It is a 1924 vintage house with a large garage addition. Noticed a sag in the roof line and a concern that water could be entering at this point. Mr. Rood is asking \$120,000 for the property.
18. Glick stated that the house is a good candidate for starting over.
19. Pearson presented pictures of the interior of the house.
20. President Rogan asked what is the size of the lot and if a garage could be built entering from France. Pearson replied it is 7,300 square feet and about 45 feet across the front and it would be a tuck under garage but could be expensive to build.
21. Member Rogan asked the assessed value of the property. Pearson stated that it was \$177,500. He has asked assessor to the lower price but no reply yet.

Recessed to Executive Session at 6:20 pm

Returned from Executive Session at 6:39 pm

22. The Board provided direction to the Executive Director.

#10: Information Only: Project updates

23. No action required.

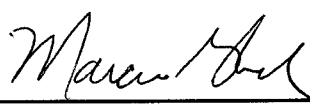
#11: REDA General Communications

24. Member Blonigan noted that at the end of his block there is a house that is about to receive the Certificate of Occupancy. All four of the homes on the block are close to completion.
25. Member Selman stated that they would like to have the opportunity to tour the homes when they are done.

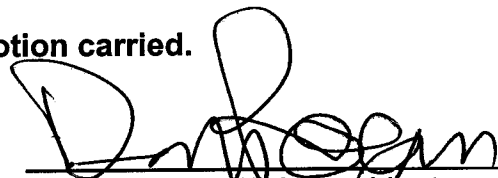
#12: ADJOURNMENT:

26. **MOTION** by Member Selman, seconded by Member Murphy to adjourn the meeting at 6:41 p.m.

The vote was unanimous and the motion carried.



Meagan Donahue, Recording Secretary



Dan Rogan, REDA President

**ROBBINSDALE
ECONOMIC DEVELOPMENT AUTHORITY
Executive Session MEETING MINUTES
TUESDAY August 20, 2019**

CALL TO ORDER:

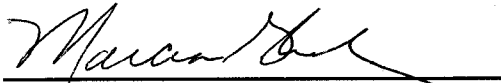
1. The Board Executive Session was called to order at 6:24 p.m.

ROLL CALL:

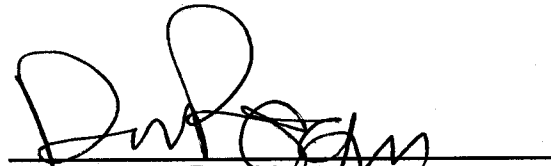
2. Members Present: Murphy, Backen, Selman, Blonigan, President Rogan
Members Absent: None
Staff Present: Marcia Glick, Executive Director;
Rick Pearson, Community Development Coordinator
3. The purpose of the meeting was to discuss negotiation strategy for the purchase of 4217 Ewing Ave N. Board members provided instruction to the Executive Director.

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

4. The meeting was adjourned at 6:38 pm.



Marcia Glick, Recorder



Dan Rogan, President