

**ROBBINSDALE
ECONOMIC DEVELOPMENT AUTHORITY
AGENDA
7:00 P.M.
TUESDAY, SEPTEMBER 13, 2022
COUNCIL CHAMBERS**

1. MEETING CALL TO ORDER:
2. MICROPHONE CHECK:
3. ROLL CALL: Webb, Backen, Blonigan, 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 August 10 2022**..... 2
 - B. **Motion** to approve Disbursement Requests for period ending
September 13, 2022..... 3
5. OLD BUSINESS:
 - A. **Graeser Park Discussion:**
Pursuant to attorney-client privilege, the REDA will recess to an executive, closed session, to discuss property acquisition. Afterwards, the REDA will reconvene for the remainder of the meeting. -
6. NEW BUSINESS:
 - A. None scheduled.
7. OTHER BUSINESS:
 - A. None scheduled.
8. INFORMATION ONLY:
 - A. Project Update..... 4-7
9. REDA GENERAL COMMUNICATIONS
10. ADJOURNMENT

**ROBBINSDALE
ECONOMIC DEVELOPMENT AUTHORITY
MEETING MINUTES
WEDNESDAY, AUGUST 10, 2022
COUNCIL CHAMBERS**

**AGENDA ITEM #4A
September 13, 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: Blonigan, Backen, Webb, President Selman
Members Absent: None
Staff Present: Tim Sandvik, Executive Director
Rick Pearson, Community Development Coordinator

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

#8A: INFORMATION ONLY: Project Update:

5. Sandvik gave an update on Graeser Parker. This item will come before the REDA in the coming months.
6. Pearson gave an update on The Reeve Lakeside apartments at Hwy 100/Lake Road. He presented a proposed mural drawing by the developers on the sound wall. More information will be provided at the Work Session.

#9A: REDA GENERAL COMMUNICATIONS:

7. President Selman inquired about the property at 40th and West Broadway, is it vacant. Pearson stated that he believes so, status uncertain.
8. Member Backen thanked all who voted. Thanks to staff. Saturday, August 13th, is Public Safety Open House.
9. Member Webb thanked all who voted.
10. President Selman thanked all of the election judges and staff.

#10 ADJOURNMENT:

11. **MOTION** by Member Backen, seconded by Member Webb, to adjourn the meeting at 7:11 p.m.

George B. Selman, REDA President

Tim Sandvik, Executive Director

REDA Meeting Minutes
August 10, 2022
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AGENDA ITEM #4B
September 13, 2022

CONSENT AGENDA: Disbursement Requests for period ending
September 13, 2022

This information will be distributed at the meeting.

AGENDA ITEM #8A
September 13, 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 (completed).
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)	12 month lease agreement signed which expires August 2023
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

REUTERWALTON

Update #28

Progress Report for Week Ending August 26, 2022

Drywall is substantially complete in all zones. Zone 1 has started the punch process and Zone 3 painting is well underway. Exterior siding continues to progress around the entire building with exterior paint chasing right behind. Work at the spa, back patio and lake storage shed has also begun.

Drywall and taping: 95%

Retaining walls: 85%

Siding: 75%

Painting: 65%

Flooring: 60%

Asphalt: 50%

Cabinetry/Millwork: 50%

MEP Finishes: 40%



Main Entry



Corridor carpeting



Spa in slab heating system



Site view

What's to come?

2 Week Outlook

- Start punchlist process
- Continue exterior siding
- Continue interior finishes throughout all zones