

**ROBBINSDALE
ECONOMIC DEVELOPMENT AUTHORITY
MEETING MINUTES
TUESDAY, OCTOBER 9, 2018
COUNCIL CHAMBERS**

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

#4A-C CONSENT AGENDA:

4. **MOTION** by Member Blonigan, seconded by Member Rogan to approve and place on file the Consent Agenda Items #4A-C:
 - A. **Motion** to approve and order place on file minutes of the following:
 - Regular Meeting Minutes of September 11, 2018;
 - B. **Motion** to approve **Deadline Extension for 4131-35 West Broadway Redevelopment Project;**
 - C. **Motion** to approve **Disbursement Requests** for period ending October 9, 2018;
All voted in favor and the motion carried. (Murphy Absent)

Glick noted the addition of 3359 Halifax under New Business to the agenda.

#5A: PRESENTATION: Broadway Court – Annual Rental Rate Adjustment

5. **Lorien Mueller, Great Lakes Management.**
Introduced Camille Ritter, Property Manager and Todd Renier, Resident Manager.
Noted the number of units that have turned over during the year, currently one vacancy with an application pending. The majority of new residents come from Robbinsdale, New Hope and Minneapolis. Addressed LED lighting upgrade to building. One year savings of nearly \$6,000. Property has had some major capital costs. Has 21 units of residents aged 81+ and expect to have costs for unit turnover.
6. Normally provides survey data with annual report. However, the company is using an independent survey company and the results will include benchmarking with other senior living housing. Results should be in by the end of the year. Ultimately will have year over year analysis. Currently on phase 2 of parapet

repair. The second parapet is being repaired also. It is preventative and there wasn't water penetration issues. October rain and temps are impacting the current project. In order to complete without delays change the order by \$11,625 to provide temporary heat to construction site.

7. **MOTION** by Member Rogan, seconded by Member Backen to approve change order. **All were in favor and the motion carried. (Murphy absent)**
8. Mueller noted recent 3% rent increase similar to other properties Great Lakes manages. If true market rate, the increase would be 5%. Mueller noted the rating in the comparable rent handouts was based on amenities.
9. Member Blonigan noted the success of the LED project and noted other components of savings. He asked for additional statistics. He reported on a recent resident meeting he had attended. He suggested information on the 3% versus the market support for a 5% increase. Thanked Ms. Mueller for their service.
10. Mr. Renier confirmed that 10 of 11 residents either passed away or moved to a facility with greater care services.

Member Backen confirmed the usual turnover is 30 days with a 60 day notice requirement.

President Selman confirmed that some residents transfer to other units and this results in a slightly larger turnover time but the unit transfer fee helps. He suggested a meeting with residents once the survey results are in.

11. Member Rogan thanked Great Lakes for the really good report. Good to know it is a well-run property we can be proud of.
12. **MOTION** by Member Rogan, seconded by Member Blonigan to authorize Great Lakes Management to increase 2019 market rents by up to a maximum of 3% for Broadway Court Apartments. **All were in favor and the motion carried.**

#6A: CONTINUED PUBLIC HEARING – 3650 France Ave N – Disposition of Land:

13. Glick noted that she spoke with the developer today but no conclusion was reached regarding the purchase price. Recommending continuing the public hearing to November 13, 2018 at 7 p.m.
14. President Selman opened the public hearing. No one spoke to this item.
15. **MOTION** by Member Blonigan, seconded by Member Backen to continue the public hearing to November 13, 2018 at 7:00 p.m.
All were in favor and the motion carried. (Murphy absent).

#8A: OLD BUSINESS: Downtown Mural Proposal:

16. Glick reviewed the staff report noting the GoFundMe donations for the mural were at \$355.00.
17. Member Backen noted he has an interview set up with the SunPost Newspaper regarding the mural.

#9A: NEW BUSINESS: 3359 Halifax Ave N – Acquisition:

Member Blonigan asked to recuse himself from this item as he is the attorney for the estate of the seller. He left the dais during discussion of this item.

18. Glick presented the staff report. Home damaged in fire last year. Daughter interested in renovating the property. Explained the EDA would not renovate but clear the site for a new home with at least 3 bedrooms with a 2 car garage for a family with children. This seemed to a good option according to the seller. She felt this would be a fair offer with the REDA paying closing costs, special assessments to be determined. Staff is recommending acquiring the property for \$50,000.
19. **MOTION** by Member Backen, seconded by Member Rogan to concur with the REDA President and Executive Director to proceed with the acquisition of 3359 Halifax Ave N for \$50,000. **All were in favor and the motion carried. (Murphy absent).**

Member Blonigan returned to the dais.

#11A: Information Only: Project updates

20. No action required.
 - Glick reported that the ProMeals/Travail site has no set time for closing.

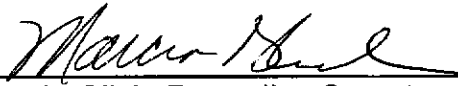
#12: REDA General Communications

21. Member Rogan noted a fire on Natureview Ave. No one was hurt. One home destroyed and one significantly damaged. Peace Lutheran Church is accepting donations for the family.
22. Member Blonigan noted the nameplates on the dais were out of order.
23. President Selman noted the ribbon cutting ceremony at Hollingsworth Park for the Hollingsworth Memorial at 6 pm on Thursday rain or shine.

#13: ADJOURNMENT:

24. **MOTION** by Member Backen, seconded by Member Rogan to adjourn the meeting at 7:45 p.m.

All voted in favor and the motion carried. (Murphy Absent)


Marcia Glick, Recording Secretary


George B. Selman, REDA President