

**ROBBINSDALE
ECONOMIC DEVELOPMENT AUTHORITY
AGENDA**

TUESDAY, OCTOBER 18, 2016

Immediately following the City Council meeting which starts at 7:00 p.m.

COUNCIL CHAMBERS

1. MEETING CALLED TO ORDER
2. MICROPHONE CHECK:
3. ROLL CALL: Backen, Murphy, Rogan, Selman, President Blonigan
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 September 13, 2016;
 - Closed Meeting Minutes of September 13, 2016;
 - Meeting Minutes of September 8, 2016 and
 - Meeting Minutes of September 20, 2016..... 2-9
 - B. Motion to approve Disbursement Requests for period ending October 18, 2016..... 10
5. CONTINUED PUBLIC HEARINGS:
 - A. 3807 Major – Disposition of Land..... 11-21
 - B. 4518 Regent - Disposition of Land..... 22-28
 - C. 4524 and 4530 Regent – Disposition of Land..... 29
 - D. 4629 France – Disposition of Land..... 30
 - E. 4023 Zane – Disposition of Land..... 31
6. PUBLIC HEARING:
 - A. Robbins Beach – Disposition of Land..... 32
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 - A. Business District Initiative Update..... 33-34
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REDA MEETING AGENDA

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11. REDA GENERAL COMMUNICATIONS

12. ADJOURNMENT

Marcia E. Glick

Marcia Glick, Executive Director

ROBBINSDALE
ECONOMIC DEVELOPMENT AUTHORITY
MEETING MINUTES
TUESDAY, SEPTEMBER 13, 2016
COUNCIL CHAMBERS

AGENDA ITEM # 4A
October 18, 2016

CALL TO ORDER:

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

MICROPHONE CHECK:

2. Complete.

ROLL CALL:

3. Members Present: Selman, Backen, Murphy, Rogan (arrived at 7:01), President Blonigan
Members Absent: None
Staff Present: Marcia Glick, Executive Director
Rick Pearson, Community Development Coordinator

(Rogan Arrived 7:01 p.m.)

#4A-C: CONSENT AGENDA:

4. **MOTION** by Member Selman, seconded by Member Backen to approve and place on file the Consent Agenda Items #4A-C:
 - A. Motion to approve **Regular Meeting Minutes** of August 10, 2016;
Executive Session Meeting Minutes of August 16, 2016;
Work Session Meeting Minutes of August 16, 2016;
Closed Meeting Minutes of September 1, 2016;
Special Meeting Minutes of September 1, 2016;
Closed Meeting Minutes of September 6, 2016; and
Special Meeting Minutes of September 6, 2016.
 - B. Motion to approve **Disbursement Requests** for period ending September 13, 2016;
 - C. Motion to designate **3905 Quail and 3912 Quail as blighted** and indicating intent to place the homes in a future TIF district.**All voted in favor and the motion carried.**

#5A: CONTINUED PUBLIC HEARING – 3807 Major – Disposition of Land:

5. Mr. Pearson reviewed the staff report with a review of the plans. The home will have 1,024 square feet per floor, 2-story with full basement. The assessor estimated the value at \$280K without details on finishings.
6. President Blonigan declared the public hearing open.
7. **Derek & Erica Hyland, 2142 Tamarind Trail, Golden Valley:** Kept detached garage to respect spacing of neighbor on the north with 9 foot setback and open area with a similar detached garage. Planning on hardwood floors, custom built cabinets with granite counter tops. Budget to build is \$300K to \$325K. They haven't decided on siding or exterior details yet.

8. Commissioners indicated support of the concept but needs more details.
9. The Hylands expressed concern over starting construction to include winter construction. Commissioners confirmed that a start date would be needed, but did not need to be before winter.
10. **MOTION** by Member Murphy, seconded by Member Backen to continue the public hearing to October 18, 2016 immediately following the city council meeting that starts at 7:00 p.m. **All voted in favor and the motion carried.**
11. **MOTION** by Member Selman, seconded by Member Backen to continue the lot reservation to October 18, 2016. **All voted in favor and the motion carried.**
12. President Blonigan asked staff to share information on the home built on the REDA lot across the street.

#6A: OLD BUSINESS: Golden Age Design – Downtown Loan:

13. Ms. Glick reviewed the staff report. Commissioners supported both the use of the grant and expanding the guidelines.
14. **MOTION** by Member Rogan, seconded by Member Selman to approve the requested Downtown Commercial Rehabilitation Loan in the amount of \$5,660 for Golden Age Design and direct staff to submit for a business grant. **All were in favor and the motion carried.**

#5B: CONTINUED PUBLIC HEARING: 4518 Regent, 4524 & 4530 Regent – Disposition of Land:

15. Mr. Pearson reviewed the staff report noting there is a lot reservation fee on 4518 Regent.
16. President Blonigan re-opened the public hearing.
17. **Patrick Bibro, 3320 46th Ave N:** Asked if there would be a public hearing on items not on the agenda. He had a question about notices for the special REDA meetings held September 1 and September 6.
18. **MOTION** by Member Backen, seconded by Member Selman to continue the public hearing to October 18, 2016 immediately following the City Council meeting beginning at 7:00 p.m. **All voted in favor and the motion carried.**

#5C: CONTINUED PUBLIC HEARING: 4629 France – Disposition of Land:

19. Mr. Pearson reviewed the staff report for this lot priced at \$74,900.
20. President Blonigan re-opened the public hearing. No one spoke to this item.
21. **MOTION** by Member Murphy, seconded by Member Backen to continue the public hearing to October 18, 2016 immediately following the City Council meeting which begins at 7:00 p.m. **All voted in favor and the motion carried.**

#5D: CONTINUED PUBLIC HEARING: 4023 Zane – Disposition of Land:

22. Mr. Pearson presented the staff report.
23. President Blonigan re-opened the public hearing. No one spoke to this item.
24. **MOTION** by Member Rogan, seconded by Member Selman to continue the public hearing until to October 18, 2016 immediately following the City Council meeting that begins at 7:00 p.m. **All voted in favor and the motion carried.**

9A: INFORMATION ONLY: Project Updates:

25. No action required.
26. REDA Attorney Batty answered the question related to closed meetings. Both were special meetings were noted in accordance with the law. Both meetings were closed for attorney-client privilege. The subject of the meeting was announced and there is no tape recording required. Glick noted the meeting notices were posted on the official meeting board at city hall (inside the Lakeview entrance) and also sent out with weekly media release.
27. Ms. Glick reviewed updates on:
3358 Grimes – some of the plantings have been completed; sod and seed are expected this week. The certificate of completion will be held until the lawn comes in next spring.
3905 Quail – closing scheduled on September 16th.
Terrace Redevelopment – there was a hearing at Hennepin County Court today. Recommended that an update be provided in a closed session for attorney communication.

#10A: REDA GENERAL COMMUNICATIONS:

28. Member Murphy shared a request from Pig Ate My Pizza to paint pig feet on the path from their restaurant to Wicked Wort. Glick suggested this item would be added to the October 4th City Council work session.
29. Member Murphy reminded people about the diaper drive through HUGS at City Hall this month.
30. Member Selman acknowledged the large turnout at the Main Street Meet & Greet and thanked the Robbinsdale Chamber for a great event.
31. Member Backen also thanked everyone for attending the Meet & Greet.
32. Selman noted Twin Cities Live visit tomorrow (September 15th)

33. President Blonigan noted interviews indicated several segments involving various businesses in Robbinsdale will likely be available on youtube and other outlets.

#10B: CLOSED SESSION:

34. **MOTION** by Member Rogan, seconded by Member Selman to go into Closed Session to discuss pending litigation involving the redevelopment of the Terrace Mall and Terrace Theatre based on attorney-client privilege.
All voted in favor and the motion carried.

RECESS TO CLOSED SESSION AT 8:02 P.M.

RETURN FROM CLOSED SESSION AT 8:29 P.M.

35. President Blonigan noted that during the closed session the Board had received information from the REDA attorney.

#11: ADJOURNMENT:

36. **MOTION** by Member Rogan, seconded by Member Murphy to adjourn the meeting at 8:30 p.m.
All voted in favor and the motion carried.

Marcia Glick, Recording Secretary

William A. Blonigan, President

ROBBINSDALE ECONOMIC DEVELOPMENT AUTHORITY
TUESDAY, SEPTEMBER 13, 2016
Closed Meeting Minutes

1. **CALL TO ORDER:** Meeting was called to order at 8:07 p.m.
2. **ROLL CALL:**
Present: Selman, Rogan, Backen, Murphy, President Blonigan
Absent: None
Staff Present: Marcia Glick, Executive Director
Ron Batty, REDA Attorney
3. The purpose of the meeting was to discuss pending litigation involving redevelopment of the Terrace Mall and Terrace Theater. There is no recording of the meeting which was for the purpose of attorney-client privilege.
4. MOVED by Selman, second by Rogan to adjourn the closed session at 8:29 p.m.. All voted in favor and the motion carried.

Marcia Glick, Recording Secretary

William A. Blonigan, REDA President

**ROBBINSDALE
ECONOMIC DEVELOPMENT AUTHORITY
MEETING MINUTES
TUESDAY, SEPTEMBER 8, 2015
COUNCIL CHAMBERS**

CALL TO ORDER:

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

MICROPHONE CHECK:

2. Complete.

ROLL CALL:

3. Members Present: Selman (arrived at 7:07 p.m.), Blonigan, Murphy, Backen, President Rogan
Members Absent: None
Staff Present: Marcia Glick, Executive Director

#4A-C: CONSENT AGENDA:

4. **MOTION** by Member Murphy, seconded by Member Blonigan to approve the Consent Agenda Items #4A-C:
 - 4A Motion to approve **Regular and Work Session Meeting Minute of August 11, 2015 and Special Meeting Minutes of September 1, 2015:**
 - 4B Motion to approve **Disbursement Requests** for period ending September 8, 2015:
 - 4C Motion to receive update on **TOD Sale** proceeds.
The vote was 4-0 and the motion carried.

**#5A: Continued Public Hearings: 4518 Regent, 4524 and 4530 Regent –
Disposition of Land:**

5. Glick reviewed the staff report. Revered Construction is marketing these lots and they have not found a buyer yet. Continue the public hearing until 7:00 pm. October 13, 2015.
6. President Rogan opened the public hearing. No one present addressed this item.
7. Member Murphy suggested promoting the lots on Facebook.
8. **MOTON** by Member Blonigan, seconded by Member Backen to continue the public hearings for the disposition of land at 4318 Regent, 4524 and 4530 Regent until October 13, 2015 at 7:00 pm. **All were in favor and the motion carried.**

#5B: Continued Public Hearing: 4629 France Ave N – Disposition of Home:

9. Glick presented staff report. The sale price is listed at \$74,900. Construction in the area does not allow for a lot of traffic.
10. President Rogan opened the public hearing. No one present addressed this item.
11. **MOTION** by Member Backen, seconded by Member Murphy to continue the public hearing until October 13, 2015 at 7:00 pm. **All were in favor and the motion carried.**

#10A: Information Only: Double to Single Conversion Example:

12. No action required. REDA spoke in favor of moving forward.

#10B: Information Only: Robbins Beach Development Area:

13. No action at this time. Glick reported that she was in contact with Amy Hanson from My Home Source. They are reviewing the option agreement.

#10C: Information Only: Project Updates

14. No action required. Glick reviewed a number of updates. 4145 Halifax moving forward with interior work.

#11: REDA GENERAL COMMUNICATIONS:

15. None

#12: ADJOURNMENT:

16. **MOTION** by Member Blonigan, seconded by Member Selman to adjourn the meeting at 7:19 pm. **All were in favor and the motion carried.**

Marcia Glick, Recording Secretary

Dan Rogan, REDA President

**ROBBINSDALE
ECONOMIC DEVELOPMENT AUTHORITY
MEETING MINUTES
TUESDAY, SEPTEMBER 20, 2016
COUNCIL CHAMBERS**

CALL TO ORDER:

1. The Robbinsdale Economic Development Authority (REDA) meeting was called to order by President Blonigan at 9:22 p.m.

ROLL CALL:

2. Members Present: Selman, Backen, Murphy, Rogan, President Blonigan
Members Absent: None
Staff Present: Marcia Glick, Executive Director

#3A: NEW BUSINESS: Refinancing Cunningham Apartment – Subordination Agreement Request

3. Ms. Glick reviewed the updated staff report noting that the refinancing would provide funds to repair and modernize the elevator and some other minor repairs as well as setting up a replacement reserve account regulated by HUD in the initial amount of over \$500,000. In addition to the subordination agreement, REDA would require an agreement preserving and acknowledging the Equity Participation Agreement. Information is also needed on how the \$68,000 expected from land sale to Hennepin County was spent to improve the building.
4. **MOTION** by Member Selman, seconded by Member Rogan to authorize the Executive Director to execute the Subordination Agreement and additional documents determined necessary by the REDA Attorney. **All were in favor and the motion carried.**

#3B: NEW BUSINESS: 4165 Hubbard Acquisition/Grant Funding

5. Ms. Glick reviewed the staff report regarding a Hennepin County grant opportunity which could be used for the acquisition of 4165 Hubbard located in the future Blue Line station area.
6. **MOTION** by Member Rogan, seconded by Member Murphy to adopt REDA Resolution "A RESOLUTION SUPPORTING APPLICATION FOR TRANSIT ORIENTED DEVELOPMENT GRANT FROM HENNEPIN COUNTY." **All voted in favor and the motion carried.**

#4: ADJOURNMENT:

7. **MOTION** by Member Selman, seconded by Member Rogan to adjourn the meeting at 9:32 p.m.
All voted in favor and the motion carried.

Marcia Glick, Recording Secretary

William A. Blonigan, President



AGENDA ITEM # 4B
October 18, 2016

**CONSENT AGENDA: Disbursement Requests for period ending
October 18, 2016**

This information will be distributed at the meeting.



CONTINUED PUBLIC HEARING: Disposition of land at 3807 Major Ave. N.

BACKGROUND:

The 80 ft. lot at 3807 Major is available for \$50,000. The REDA tabled action on September 13 to provide Erica and Derek Hyland more time to refine their plans. Staff provided details of the project at 3828 Major for comparison. The Hylands are offering \$40,000 for the lot. Their lot reservation was extended to October 18.

ANALYSIS/CONCLUSION:

Refined plans have now been received along with a detailed list of features in the plans included as **Attachment A**. As before, the plans show a two-story house with three covered porches and a 2-car detached garage with an upper level future storage space shown oriented towards the alley. Elevations are also included with LP smart siding (or equivalent).

Main floor – 1,030 sq. ft. Hardwood floors everywhere except carpeting in bedroom and tile in the mud/bath rooms.

- Front entry porch, Side yard 13 x 16 screened porch
- Living room (with fireplace) connected to an open dining and kitchen area with 9 ft. ceiling height.
- Rear porch overlooking back yard.

Upper level – 936 sq. ft. All carpeted except bath & laundry (tile).

- Owner's bedroom with $\frac{3}{4}$ bath and walk-in closet.
- Two smaller bedrooms with a common full-bath.

Lower level – 940 sq. ft. unfinished

- Future bedroom – egress window.
- $\frac{3}{4}$ bathroom rough-in.

The house is 26 feet wide without the screened in porch, 42 feet wide including the porch. The space between the house and the south property line would be used for vegetable gardens. The driveway area would be fenced from the rear yard and include a future area for a chicken coop.

The Hennepin County Appraiser reviewed the refined house plans and increased his estimated market value to \$300,000.

RECOMMENDATION:

1. Open the public hearing.
2. Discuss the plans, and if they are acceptable, then close the public hearing and MOTION to authorize the Executive Director to execute a development agreement with Derek and Erica Hyland and adopt the resolution shown in **Attachment B** APPROVING THE DISPOSITION OF PROPERTY LOCATED AT 3807 MAJOR AVENUE NORTH BY THE ROBBINSDALE ECONOMIC DEVELOPMENT AUTHORITY TO DEREK AND ERICA HIGHLAND

CONCURRENCE:

Rick Pearson, Community Development Coordinator

Marcia Glick, Executive Director

Attachment A

**Robbinsdale Economic Development Authority
Development Proposal for:**

3807 Major Ave. N. 80 x 127.75 Survey: completed ☒ ordered ☐

Name: Erica and Derek Hyland

Address: 2142 Tamarin Trail Golden Valley, MN 55427

Daytime Phone/Fax/Pager Numbers: 651-226-7007

Description of the home you would like to build on this lot:

How many square feet of finished living space or "rough in" improvements would there be?

1,030 936 0 finished (rough-in for 940)
First Level Second Level Basement

What rooms would there be (number of bedrooms, formal dining room?)

4 bedrooms, main floor office/bedroom, blended kitchen and dining area, mudroom, laundry room, 3 baths (1 full, 2-3/4)

Would the garage be attached or detached and how many stalls would it have? Indicate size.

Detached 2 car plus 22' x 26' (572 sq. feet)

future bonus space above

What exterior materials would be used? (brick, steel siding, window type, roofing, foundation, etc.)

LP Smart Siding (or equivalent), Marvin Integrity Windows (or equivalent), CertainTeed Architectural Shingles

* What special features/upgrades would the home have? (gas fireplace, built-ins, WIC, 3 season porch, deck, lighting, etc.)

Three covered porches, 9 foot ceilings, hardwood flooring on main level, tile floors, custom cabinets, granite counter tops, fireplace, center island

What price would you pay for the lot? (asking price is \$ 50,000 , \$40,000)

What would the final market value of the home be? \$ 320,000 - 325,000

When would you be able to start construction? April 2017 (or once road restrictions are lifted)

When would the home be completed? September/October 2017

Please attach the following:

1. A scaled map showing how the home would sit on the lot (use the survey attached).
2. Dimension elevations (picture of how the home would look from all sides-must at least include the front of the house).
3. Dimensioned floor plans for all levels of the home.

* Please see complete list of features in the email sent to Rick Pearson on October 11th

Rick Pearson

From: Hyland, Erica [REDACTED]
Sent: Tuesday, October 11, 2016 2:35 PM
To: Rick Pearson
Cc: [REDACTED]
Subject: 3807 Major Ave. N. Hyland Proposal
Attachments: 3807 Major Ave. N. Hyland Proposal.pdf; Hyland 101116.pdf

Rick,

Attached you will find the completed proposal form, a scaled map showing the house and garage locations on the lot, the elevations, and floor plans.

We are proposing to build a two-story house on the lot of 3807 Major Ave. N. The proposed house is a craftsman style home with a detached two-car-plus garage (with foundation) and a future bonus space. The home will also have three covered porches and in the future we plan on adding a patio as shown in the drawings.

The estimated market value of the lot is \$48,000. We would like to offer \$40,000 for the lot. If the offer is accepted the we would like to use the money to put towards the future plans that have been shown in the drawings (e.g., landscaping, hardscaping) and/or further upgrading the home finishes.

Below is a more complete list of the information on the proposal.

Exterior

- LP Smart Siding (or equivalent)
- Marvin Integrity Windows (or equivalent)
- Certainteed Architectural Shingles
- 9 foot height poured wall concrete foundation system
- Dual drain tile / radon system

Features/upgrades

- Three covered porches
- 9 foot ceiling heights (min 8 foot lower level ceiling)
- Hardwood flooring at main level and tile floors
- Mudroom
- Pantry
- Custom cabinets
- Granite counter tops
- Kitchen island
- Fireplace
- 2nd floor laundry room
- Master bath and walk-in closet
- Master Custom Shower
- Main level bedroom and 3/4 bath
- Basement bathroom rough-in and egress windows
- Two-car-plus garage with future bonus room above

We are really excited for this opportunity. We lived in Robbinsdale for nearly 11 years, and in the short time that we have been gone, we have really missed the community. Please consider this proposal to build a home we want to raise our children in and to continue to engage in this wonderful community.

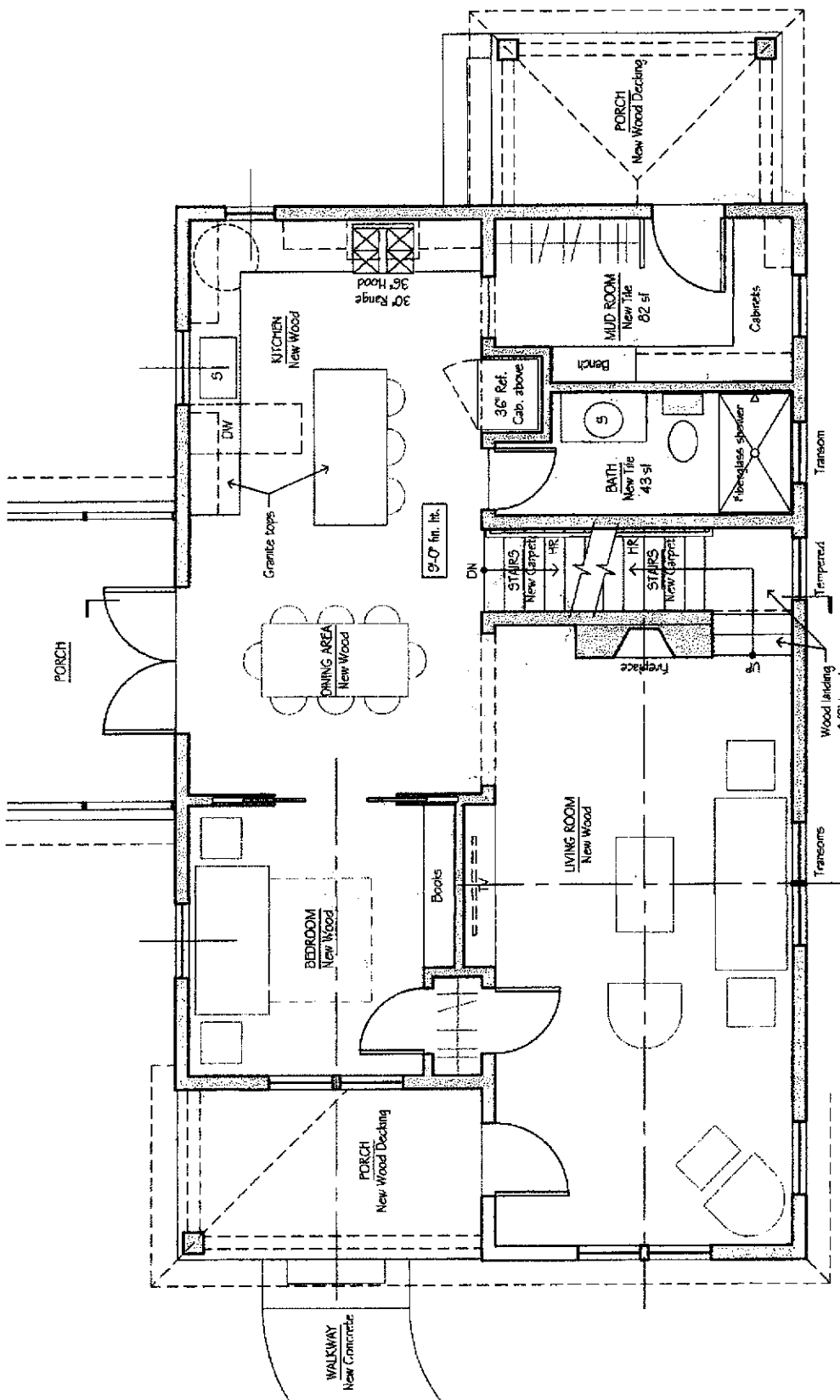
Rick, please let us know that you received the proposal and all necessary documentation at your earliest convenience.

Sincerely,

Erica and Derek

These Documents are instruments
of service and are each signed, the
property of, E. J. Hansen, All
Use or publication requires the
written approval of
E. J. Hansen, All.

Proposed Site Plan
3/32" = 1'-0"



1
A1

Proposed Main Level Plan

1/4" = 1'-0"

1,030 SF

A1

ISSUE / REVISIONS

02/01/2016

02/01/2016

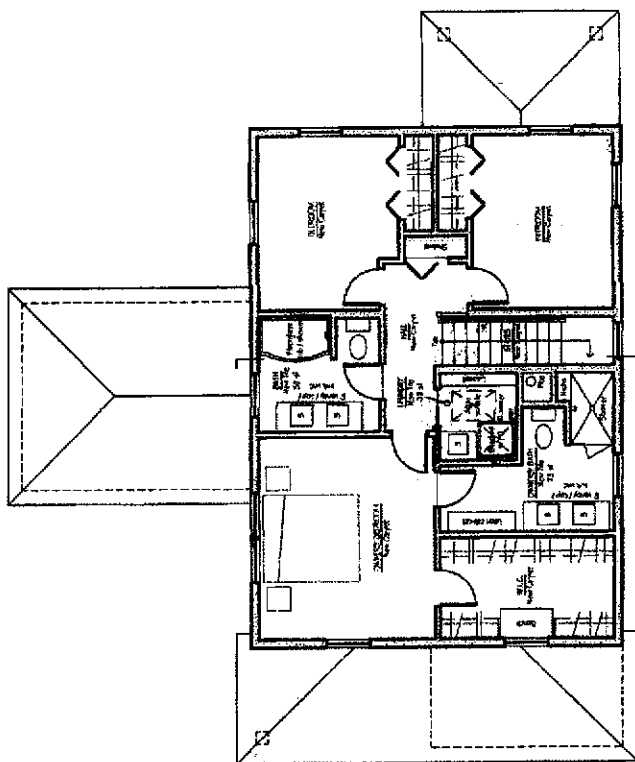
02/01/2016

Hyland Residence

3807 Major Avenue North

Robbinsdale, MN 55422



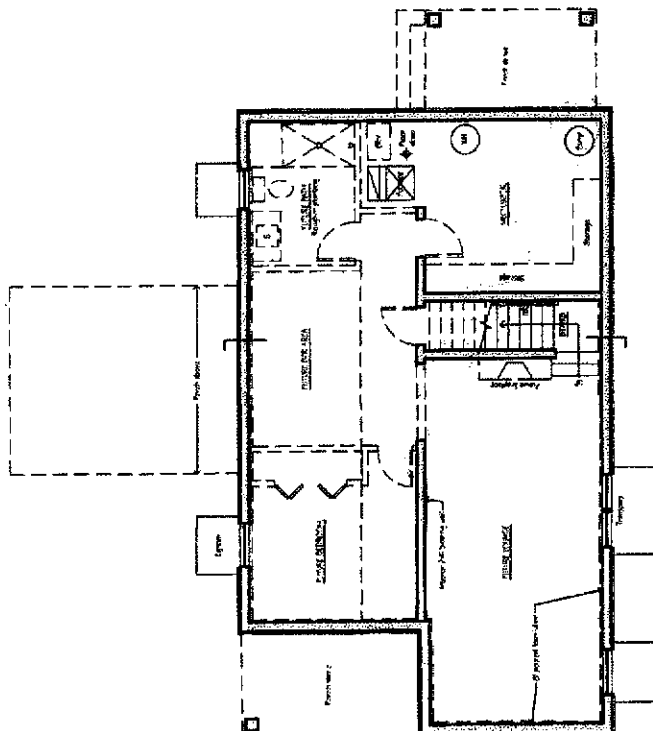


2 Proposed Upper Level Plan

936 SF

1/8" = 1'-0"

A2



1 Proposed Lower Level Plan

940 SF

1/8" = 1'-0"

A2

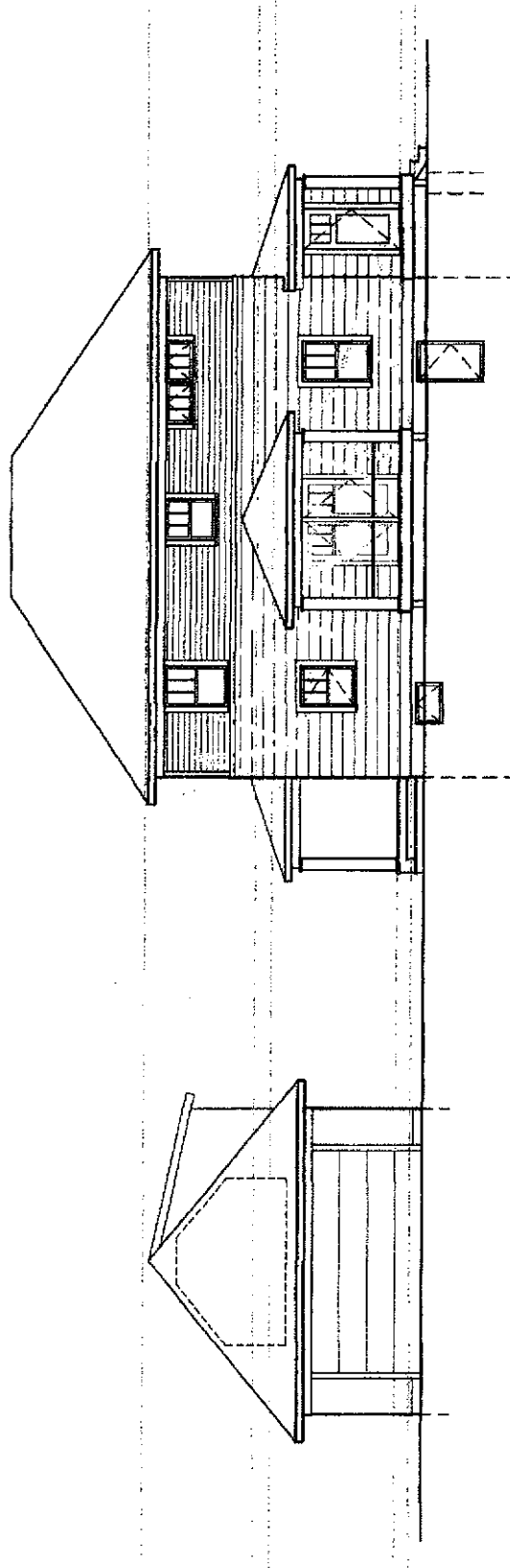


Hyland Residence
3807 Major Avenue North
Robbinsdale, MN 55422

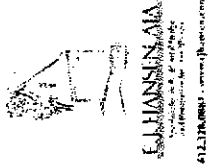
These documents are the property of the architect and are to be used only for the project and location specified. No part of these documents may be reproduced without written approval of the architect.

ISSUE / REVISIONS
October 10, 2016
Issued for Permit

A3



1 Proposed South Elevation with Garage
A3 1/8" = 1'-0"

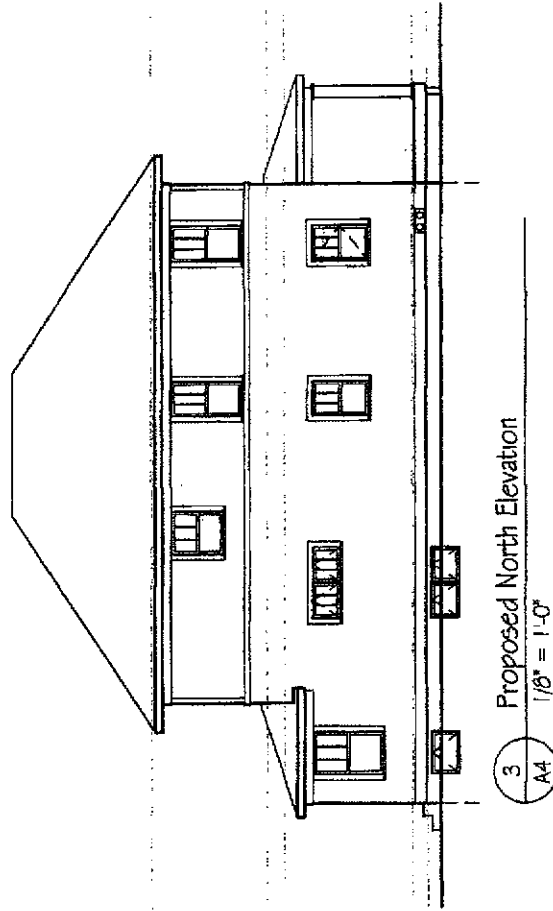
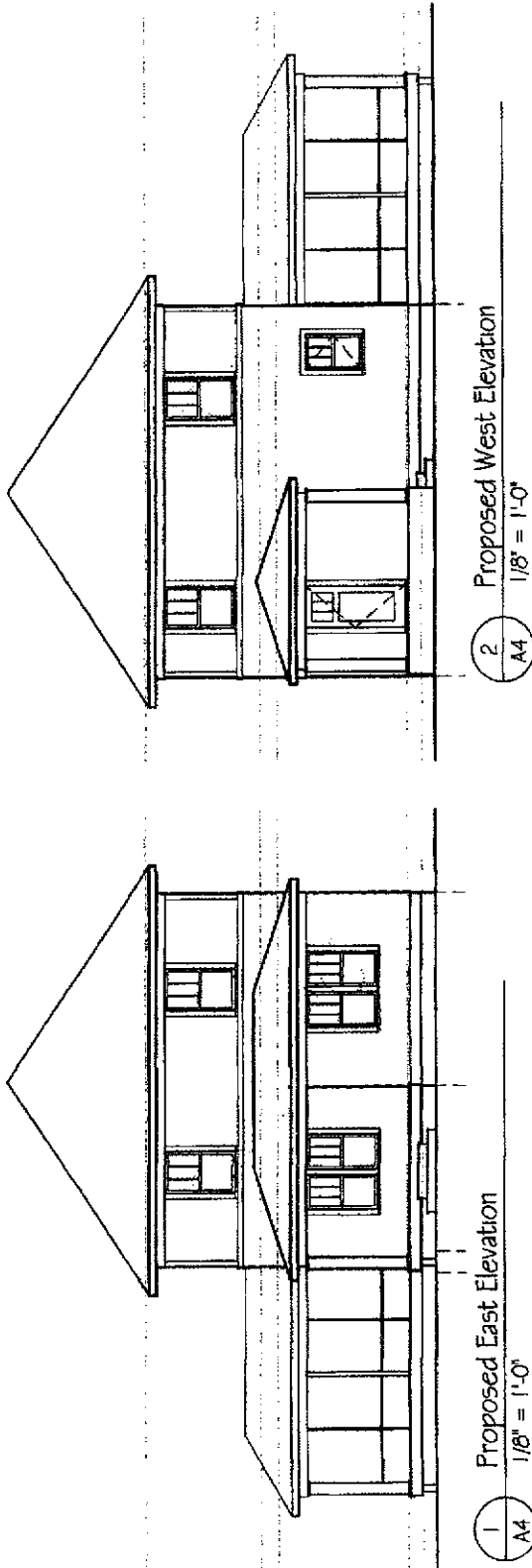


Hyland Residence
3807 Major Avenue North
Robbinsdale, MN 55422

These drawings are not to be used for any other project without the written consent of E. J. Hansen, Inc. The architect assumes no responsibility for the construction of the building.

ISSUE / REVISIONS
October 10, 2016
Revised Elevation

A4



Member _____, and Member _____ seconded a motion that the following resolution be read and adopted this 18th day of October, 2016

REDA RESOLUTION NO. 2016 -

**A RESOLUTION APPROVING THE DISPOSITION OF PROPERTY
LOCATED AT 3807 MAJOR AVENUE NORTH BY THE
ROBBINSDALE ECONOMIC DEVELOPMENT AUTHORITY TO
DEREK AND ERICA HYLAND**

WHEREAS, the Robbinsdale Economic Development Authority (the "Authority") has acquired the property legally described as follows:

**LOTS 17 AND 18, BLOCK 3 WOODWORTH AND DAVIS' ADDITION TO
ROBBINSDALE PARK, HENNEPIN COUNTY, MINNESOTA**

WHEREAS, the Authority desires to convey the Property to Derek & Erica Hyland (the "Buyer"), in accordance with the terms and conditions of a purchase agreement (the "Agreement"), a copy of which agreement has been presented to the Authority for its consideration; and

WHEREAS, the Authority has determined that conveyance of this single family lot is consistent with the purpose and program of the Project 2000-8 redevelopment area (the "Plan"); and

WHEREAS, the Authority has determined that conveyance and of the Property is in the best interest of the public and is necessary to further the objectives of the Plan;

NOW THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Robbinsdale Economic Development Authority:

1. That the terms and conditions of the Purchase and Development Agreement by and between the Authority and the Buyer are hereby approved in substantially the form presented to the Authority and modifications made thereto;
2. That the Executive Director of the Authority is hereby authorized to execute the Agreement on behalf of the Authority;
3. That in determining the purchase price of the Property set forth in the Agreement, the Authority has taken into consideration what it feels is the fair market value of the Property and incentive upgrades to the home; and
4. That the sale of the Property to the Buyer in accordance with the terms and conditions set forth the purchase agreement is hereby approved, and the Executive Director, is hereby authorized to execute a deed conveying the Property to the Buyer at the time, and upon the terms set forth in the Agreement.

The question was on adoption of the resolution and upon a vote being taken thereon, the following voted in favor thereof:

And the following voted against the same:

**WHEREUPON SAID RESOLUTION WAS DECLARED DULY PASSED AND
ADOPTED THIS 18TH DAY OF OCTOBER, 2016.**

William A, Blonigan, President

ATTEST:

Marcia Glick, Executive Director



**CONTINUED PUBLIC HEARING: Disposition of lot 4518 Regent Avenue North
Possible Executive Session.**

BACKGROUND:

4518 Regent Ave. N. is for sale for \$40,000. Royan and Sharon Allison paid a lot reservation fee on August 4. They are working with Jeff Stalberger and Capstone Homes and have submitted concept plans. An example of the proposed home was built in Ramsey.

ANALYSIS/CONCLUSION:

The proposed house will be a 2-story craftsman style house shown in **Attachment A**. It has 2,477 finished sq. ft. (first and second levels). The house will be reversed from the example in Ramsey as shown (garage right).

First floor: 1,223 finished sq. ft. • Kitchen with island and laminate countertops. • Open floor plan - dining and living room • Flex room in front. • Mud room connecting to garage.	Second floor: 1,254 finished sq. ft. • Master bedroom with full bath and walk-in-closet. • 3 bedrooms with walk-in-closets and sharing a full bathroom. • Laundry
Lower Level: 1,133 sq. ft. unfinished full-basement. • Rough-in for ¾ bath. • Egress window for future bedroom	Exterior: Covered cedar front porch, stone wainscoting on the porch posts, vinyl siding and shakes under the roof peaks, attached 3-car garage with textured garage doors with windows.

The house will be positioned on the lot with the front elevation facing south and the side facing Regent Ave. with the driveway turning towards the alley. The proposed setback to the northern property line is about 20 feet which is intended to provide a rear yard. Setback variances for the front yard setback (to Regent Ave. N.) and rear yard setback (to the alley) have been noticed for the Oct. 20 Planning Commission meeting because the requested front setback is less than previously allowed with the 2014 variance.

The Hennepin County appraiser estimated the market value in a range of \$320-330,000. The REDA may choose to discuss the lot offer in executive session.

RECOMMENDATION:

1. Open the public hearing for 4518 Avenue N.
2. If the REDA finds the lot offer acceptable, then close the public hearing and adopt the resolution shown in **Attachment B** to convey the lot to Royan and Sharon Allison subject to the approval of the variance and authorize the Executive Director to execute a development agreement for 4518 Regent Ave. N. Or,
3. Continue the public hearing until 7:00 pm, November 9, 2016.

CONCURRENCE:

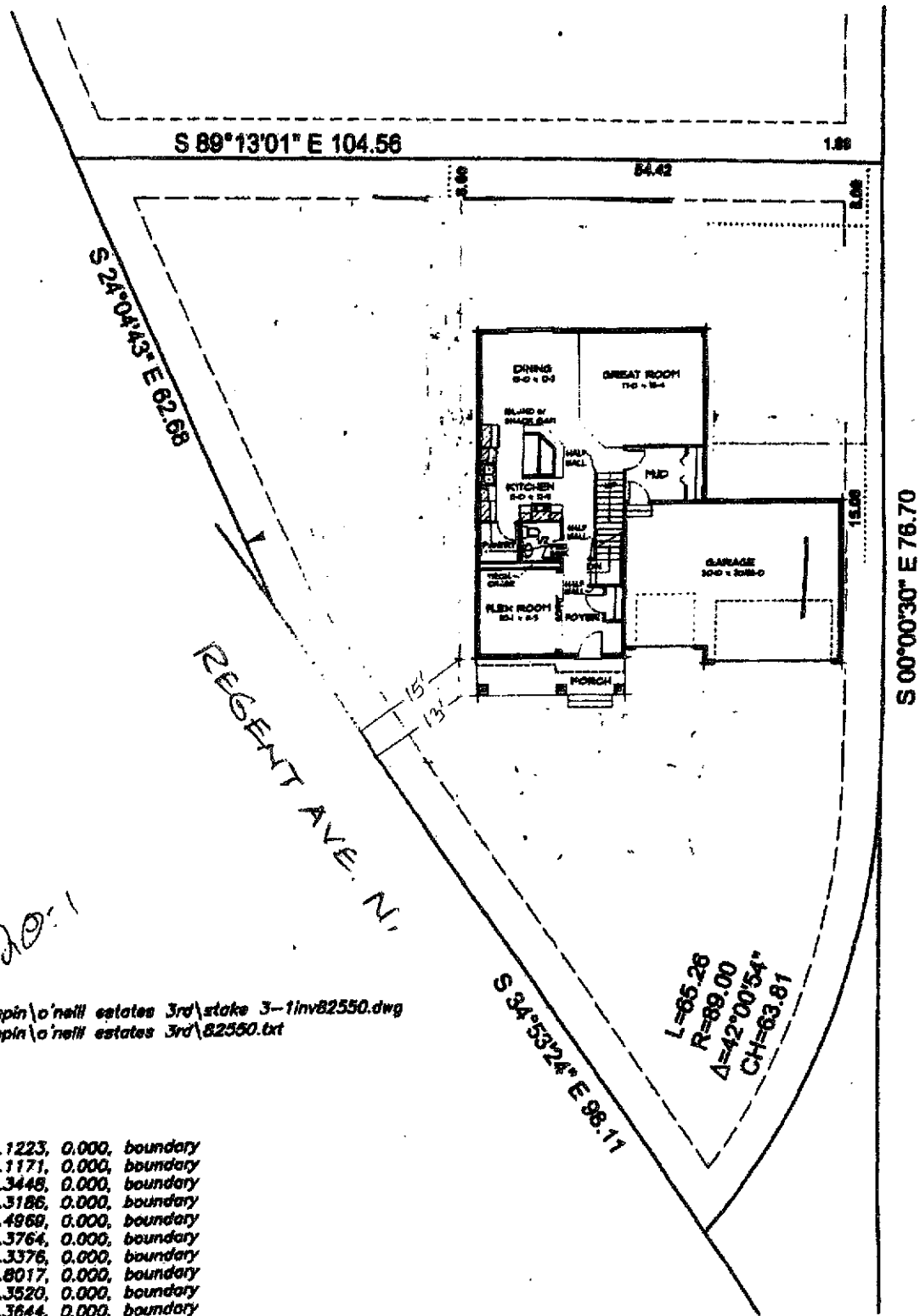

Rick Pearson, Community Development Coordinator


Marcia Glick, Executive Director

Attachment A



BUILT IN RAMSEY - REVERSE PLAN



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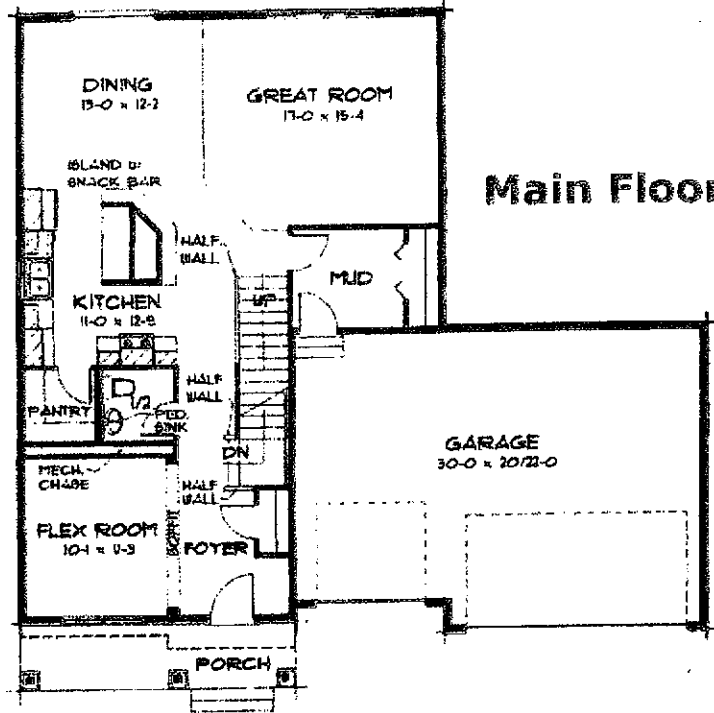
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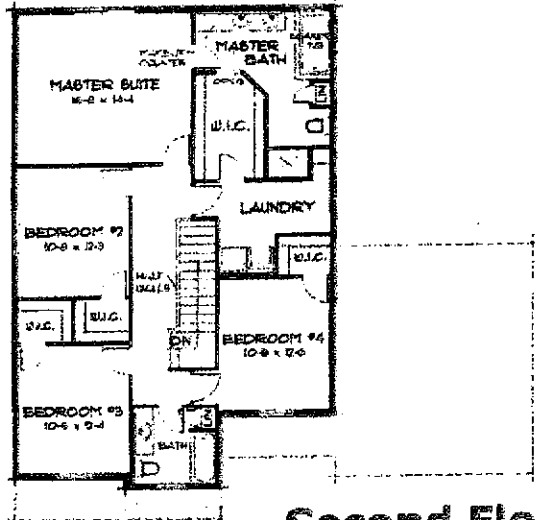
The Meadow Stone

Two Story | 4 Bedrooms | 3 Bathrooms | 3 Stall Garage
2,477 Finished Sq. Ft. | 50'0" Wide x 49'0" Deep

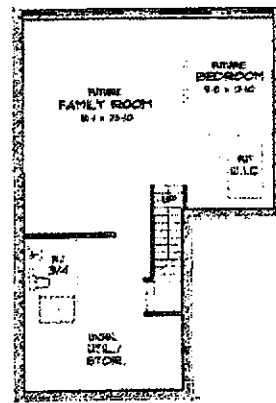
Floor Plan Option



Main Floor



Second Floor

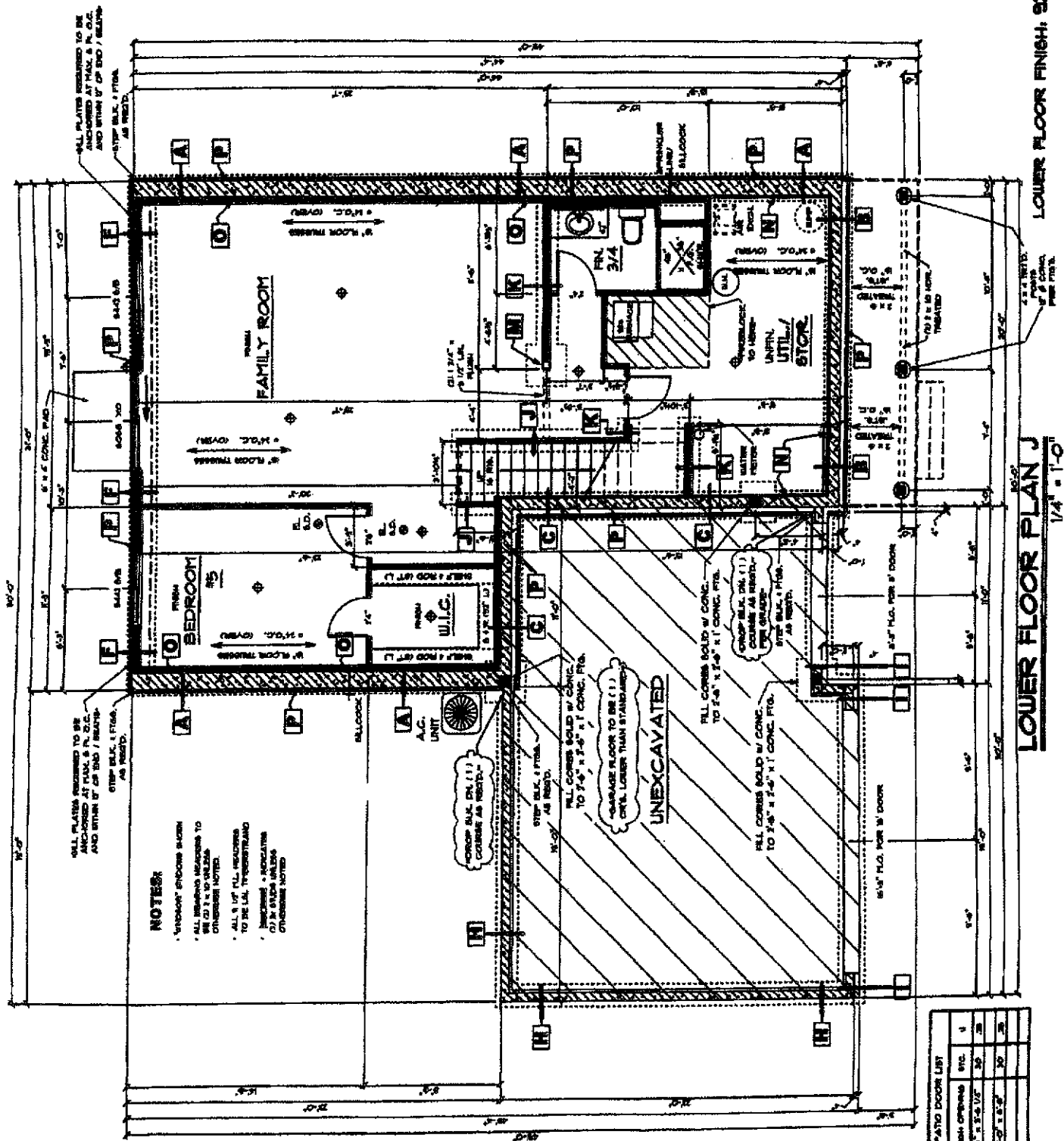


Lower Floor

These illustrations are the artist's concept and were created to provide a visual idea of what the home could look like and may not accurately portray the homes as they are built. These illustrations may include options that are not standard on every home but are available for an additional cost and are subject to construction schedule deadlines. All square footage, exterior treatments, windows locations and room configuration is approximate and may vary with elevations. Model interior decorating, landscaping, sprinkler systems and other amenities are for display purposes only and not standard on every home. This Floor Plan Book is for marketing purposes only and is not a legal contract. Capstone Homes, Inc. reserves the right to make changes or modifications to plans, specs, materials, features, options, colors, etc without notice.

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WINDOW AND PATIO DOOR LIST			
NO.	DESCRIPTION	SIZE	TYPE
1	FRONT DOOR	3'-0" x 7'-0"	DOOR
2	BACK DOOR	3'-0" x 7'-0"	DOOR
3	PATIO DOOR	3'-0" x 7'-0"	DOOR
4	WINDOW	3'-0" x 7'-0"	WINDOW

Member _____ and Member _____ seconded a motion that the following resolution be read and adopted this 18th of October, 2016

REDA RESOLUTION NO. 2016-

**A RESOLUTION APPROVING THE DISPOSITION OF PROPERTY
LOCATED AT 4518 REGENT AVENUE NORTH BY THE
ROBBINSDALE ECONOMIC DEVELOPMENT AUTHORITY TO
ROYAN AND SHARON ALLISON**

WHEREAS, the Robbinsdale Economic Development Authority (the "Authority") has acquired the property legally described as follows:

Lot 3, Block 1, O'Neill Estates 3rd Addition,
Hennepin County Minnesota (the "Property"); and

WHEREAS, the Authority desires to convey the Property to Royan and Sharon Allison, (the "Buyer"), in accordance with the terms and conditions of a purchase agreement (the "Agreement"), a copy of which agreement has been presented to the Authority for its consideration; and

WHEREAS, the Authority has determined that conveyance of this single family lot is consistent with the purpose of the Quail Ridge Development area; and

WHEREAS, the Authority has determined that conveyance and of the Property is in the best interest of the public;

NOW THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Robbinsdale Economic Development Authority:

1. That the terms and conditions of the Purchase and Development Agreement by and between the Authority and the Buyer are hereby approved in substantially the form presented to the Authority and modifications made thereto;
2. That the Executive Director of the Authority is hereby authorized to execute the Agreement on behalf of the Authority;
3. That in determining the purchase price of the Property set forth in the Agreement, the Authority has taken into consideration what it feels is the fair market value of the Property and incentive upgrades to the home; and
4. That the sale of the Property to the Buyer in accordance with the terms and conditions set forth the purchase agreement is hereby approved, and the President, Executive Director, or any two Members of the Authority are hereby authorized to execute a deed conveying the Property to the Buyer at the time, and upon the terms set forth in the Agreement.

The question was on adoption of the resolution and upon a vote being taken thereon, the following voted in favor thereof:

And the following voted against the same:

**WHEREUPON SAID RESOLUTION WAS DECLARED DULY PASSED AND
ADOPTED THIS 18th DAY OF OCTOBER, 2016.**

William A. Blonigan, President

ATTEST:

Marcia Glick, Executive Director



AGENDA ITEM # 5C
October 18, 2016

CONTINUED PUBLIC HEARING: 4524 and 4530 Regent Ave. N. Disposition of Lots

BACKGROUND:

The Regent lots are available to anyone who will build houses in conformance with the Quail Ridge development standards.

ANALYSIS/CONCLUSION:

Staff has sent out plat information to several people. There is a separate item is on this agenda for 4518 Regent Ave. N.

The list prices for the lots are \$40,000 each, which is a reflection of the need to remove trees, a garage slab and the possibility that there could be buried foundations.

RECOMMENDATION:

1. Open the public hearing.
2. Continue the public hearing until November 9, 2016 at 7 pm.

Marcia Glick, Executive Director

CONCURRENCE:

Rick Pearson, Community Development Coordinator



Continued Public Hearing: 4629 France Ave. N.

BACKGROUND:

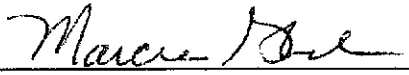
4629 France Ave. N. is for sale with a list price of \$74,900.

ANALYSIS/CONCLUSION:

There are no offers currently pending for this lot. A builder recently indicated he had a rambler design with a 70 ft. wide footprint and a walk-out basement. Staff pointed out this lot and the builder said he was going to look at it.

RECOMMENDATION:

1. Hold the public hearing.
2. Continue the public hearing until November 9, 2016 at 7:00 pm.



Marcia Glick, Executive Director

CONCURRENCE:



Rick Pearson, Community Development Coordinator



AGENDA ITEM # 5E
October 18, 2016

CONTINUED PUBLIC HEARING: Disposition of lot 4023 Zane Avenue North.

BACKGROUND:

4023 Zane Ave. N. is for sale for \$50,000.

ANALYSIS/CONCLUSION:

There are no offers pending for the lot.

RECOMMENDATION:

1. Open the public hearing for 4023 Zane Avenue N.
2. Continue the public hearing until for November 9, 2016 at 7:00 pm.

Marcia Glick, Executive Director

CONCURRENCE:

Rick Pearson, Community Development Coordinator



AGENDA ITEM # 6A
October 18, 2016

PUBLIC HEARING: Disposition of land: Robbins Beach

BACKGROUND:

The Robbins Beach area is now available, now that My Home Source has dropped out.

ANALYSIS/CONCLUSION:

The preliminary plat contains 4 lots for single family development. The final plat should be ready for recording.

RECOMMENDATION:

1. Open the public hearing for Robbins Beach.
2. Continue the public hearing until 7:00 pm, November 9, 2016.

A handwritten signature in cursive script, appearing to read "Marcia Glick", written over a horizontal line.

Marcia Glick, Executive Director

CONCURRENCE:

A handwritten signature in cursive script, appearing to read "Rick Pearson", written over a horizontal line.

Rick Pearson, Community Development Coordinator



AGENDA ITEM #7A
October 18, 2016

Old Business: Business District Initiative Update

Background

REDA received a \$35,000 Business District Initiative grant from Hennepin County. The owner is required to pay 2/3 of the project costs; REDA will provide a match for the County grant dollars for projects over \$15,000. Targeted improvements include replacing awning material, tuck point, worn out door replacements, or other enhancements to business facades.

Update

The completed Performance Meal/Travail Mercantile project included installing new awning material. They are considering window/door replacement – next year or 2018.



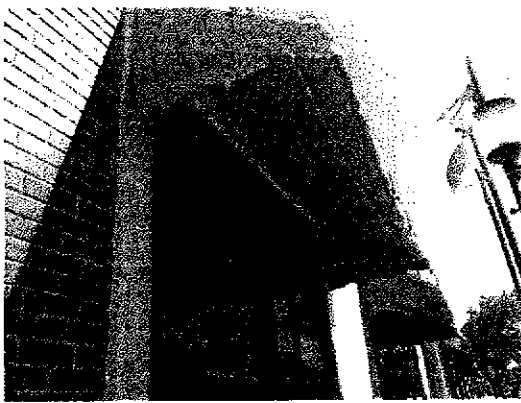
Before



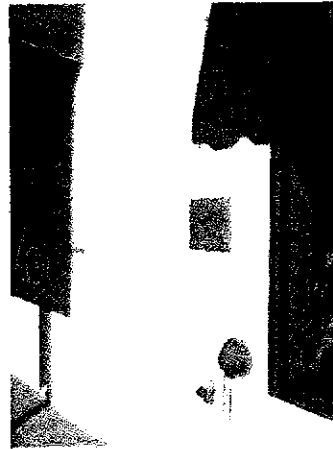
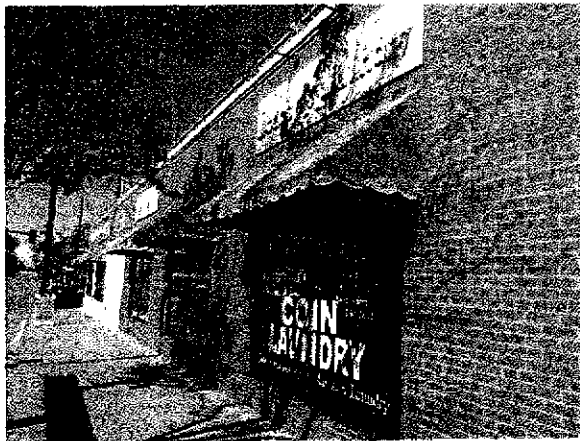
After

Grant Investment \$966.77

The completed 4180 Building (Finds on Broadway/Loads of Laundry/etc.) included new awnings on all 3 sides and fresh paint on the front stucco. The grant only covered W Broadway.



Before



After new awnings and freshened up stucco.

Grant investment \$ 973.30 (16% of total project)

Lions Gym will be replacing their Hubbard Side door and window estimated grant \$1923.
Wickedly Charming Boutique and coffee is getting bids for their front window and door.
Golden Age Design is working on their paperwork for paint, lights and signage for W Broadway and Hubbard.
Nonna Rosa's is considering awning replacement and possibly front windows in 2017-18.

Recommendation

No action required.

Marcia Glick, Executive Director



AGENDA ITEM # 8A

October 18, 2016

New Business: Consideration of Project 2000-9 TIF District

The REDA established Project 2000 on September 12, 1995. This established the Redevelopment Plan for spot redevelopment of single family home sites. Within this framework, a series of Tax Increments have been created 2000-1 through 2000-8. In the interim the REDA acquires blighted properties, certifies by resolution the intent to include those properties in a future TIF district so that the sites may be cleared.

Once a group of lots are ready to develop, a Tax Increment District is set up. For a site to be eligible for inclusion in the district, the district must be adopted prior to issuance of a building permit.

Tonight two lots are being discussed both of which could be part of a new Project 2000 TIF District: 3905 Quail and 3912 Quail. A resolution was adopted allowing demolition prior to district creation.

Location	Current Value 2016	Expected Value	Acquisition/Demo
3905 Quail	\$107,000	\$250,000 (guess)	\$95,000/\$10,000
3912 Quail	\$ 88,000	\$250,000 (guess)	\$83,000/\$10,000

There appears to be potential to include these two properties in a TIF district with the aim of certifying the district by June 30, 2017. Exhibit 1 shows a preliminary schedule for creation of the district. Exhibit 2 is a resolution calling for preparation of the TIF District plan. Additional sites with blighted homes may be added to the district at a future date.

The previous Project was certified in 2014 with first tax increment received in 2015. REDA could choose to add these two properties to the previous project 2000-8 under the same timeline.

Creating a new district, certified in 2017 with first tax increment expected in 2019 would provide two additional years under which tax increment can be collected from these sites to reimburse costs.

RECOMMENDATION:

Consider the resolution authorizing the REDA Attorney and staff to prepare the TIF plan for Project 2000-9.

Marcia Glick, Executive Director

EXHIBIT 1

TENTATIVE SCHEDULE FOR MODIFICATION OF PLAN FOR
SCATTERED SITE REDEVELOPMENT TIF DISTRICT
No. 2000-9

October 18, 2016	REDA adopts resolution authorizing creation of Plan for TIF district No. 2000-9
December 1, 2016	Letter sent to county commissioner explaining project and inviting comments
	(Planning Commission has already reviewed Project 2000)
December 16, 2016	TIF plan sent to county and school district (at least 30 days prior to hearing)
December 28, 2016	Notice of public hearing sent to newspaper (must include map)
January 5, 2017	Notice of public hearing published in official newspaper
January 10, 2017	REDA approves TIF plan
January 17, 2017	City council holds public hearing and adopts modified TIF plan

EXHIBIT 2

Member _____ moved and Member _____ seconded a motion that the following resolution be read and adopted this 18th day of October, 2016

RESOLUTION NO. __

**A RESOLUTION AUTHORIZING PREPARATION OF A
TAX INCREMENT FINANCING PLAN FOR A
SCATTERED SITE REDEVELOPMENT TAX INCREMENT
FINANCING DISTRICT 2000-9**

WHEREAS, the Robbinsdale Economic Development Authority ("REDA") is authorized to prepare programs and operate projects designed to combat blight and the spread of blight within the city of Robbinsdale; and

WHEREAS, REDA is authorized to utilize tax increment financing when it appears necessary and appropriate to do so to accomplish the above goal; and

WHEREAS, REDA has determined that it is in the vital best interests of the residents of Robbinsdale that REDA use tax increment financing in connection with a program to replace blighted single family housing with new single family housing; and

WHEREAS, REDA has previously established Redevelopment Project 2000 and eight scattered site redevelopment tax increment financing districts therein; and

WHEREAS, REDA has determined to establish a ninth scattered site redevelopment tax increment financing district to advance the goals and objectives of Project 2000.

NOW, THEREFORE, BE IT RESOLVED by the Robbinsdale Economic Development Authority as follows:

1. Staff and Kennedy & Graven, Chartered are hereby authorized and directed to prepare a tax increment financing plan (the "Plan") for a new scattered site redevelopment tax increment financing district.
2. The executive director of REDA is authorized and directed to schedule a meeting to consider adoption of the Plan and the establishment of the tax increment financing district and to notify the county and school district thereof.

3. The staff and consultants are authorized and directed to take all steps necessary to bring the Plan before REDA at the scheduled meeting.
4. REDA urges the city council of the city of Robbinsdale to schedule a public hearing on the proposed Plan and TIF District to be held as soon after consideration of these matters by REDA as reasonably practicable.

The question was on adoption of the resolution and upon a vote being taken thereon, the following voted in favor thereof:

And the following voted against the same:

WHEREUPON SAID RESOLUTION WAS DECLARED DULY PASSED AND ADOPTED
THIS 18TH DAY OF OCTOBER, 2016

William A. Blonigan, President

ATTEST:

Marcia Glick, Executive Director



NEW BUSINESS: MnDOT Lots and possible Habitat for Humanity projects

BACKGROUND:

There are several parcels of MnDOT owned land on the west side of Highway 100 that could be developable for residential use. Staff met with Chad Dipman of Habitat for Humanity to discuss possible projects.

ANALYSIS/CONCLUSION:

Chad indicated the Habitat has funding for a single family house project in 2017. However, there seems to be enough land for several projects, depending on the availability of the land, and support by the REDA and City Council.

Vera Cruz Ave. – West between the Hwy 100 noise wall and alley (Attachment A):

There is enough land for at least two single family lots, however street frontage is limited to the very end of the Vera Cruz cul-de-sac and the sidewalk that extends north to 42nd Ave. N. Chad asked if a two-family home would be possible, oriented at an angle with the front entrances facing the cul-de-sac and garages towards the alley. Both units sharing a party wall would be owner-occupied.

Vera Cruz Ave. N. East of cul-de-sac (Attachment B):

There appears to be enough space for a single family house. Regrading may be needed for proper drainage.

Vera Cruz Ave. N. and 38th Ave. N. (Southeast corner – Attachment C):

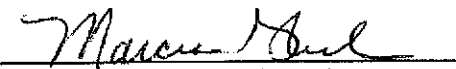
There appears to be enough land for a townhouse project. Habitat would have to partner with another agency, or a for-profit developer.

Toledo Ave. N. between 42nd and 43rd Ave. N. (east of the alley – Attachment D):

There appears to be enough space for two single family homes.

RECOMMENDATION:

Discuss and provide direction to staff.


Marcia Glick, Executive Director

CONCURRENCE:

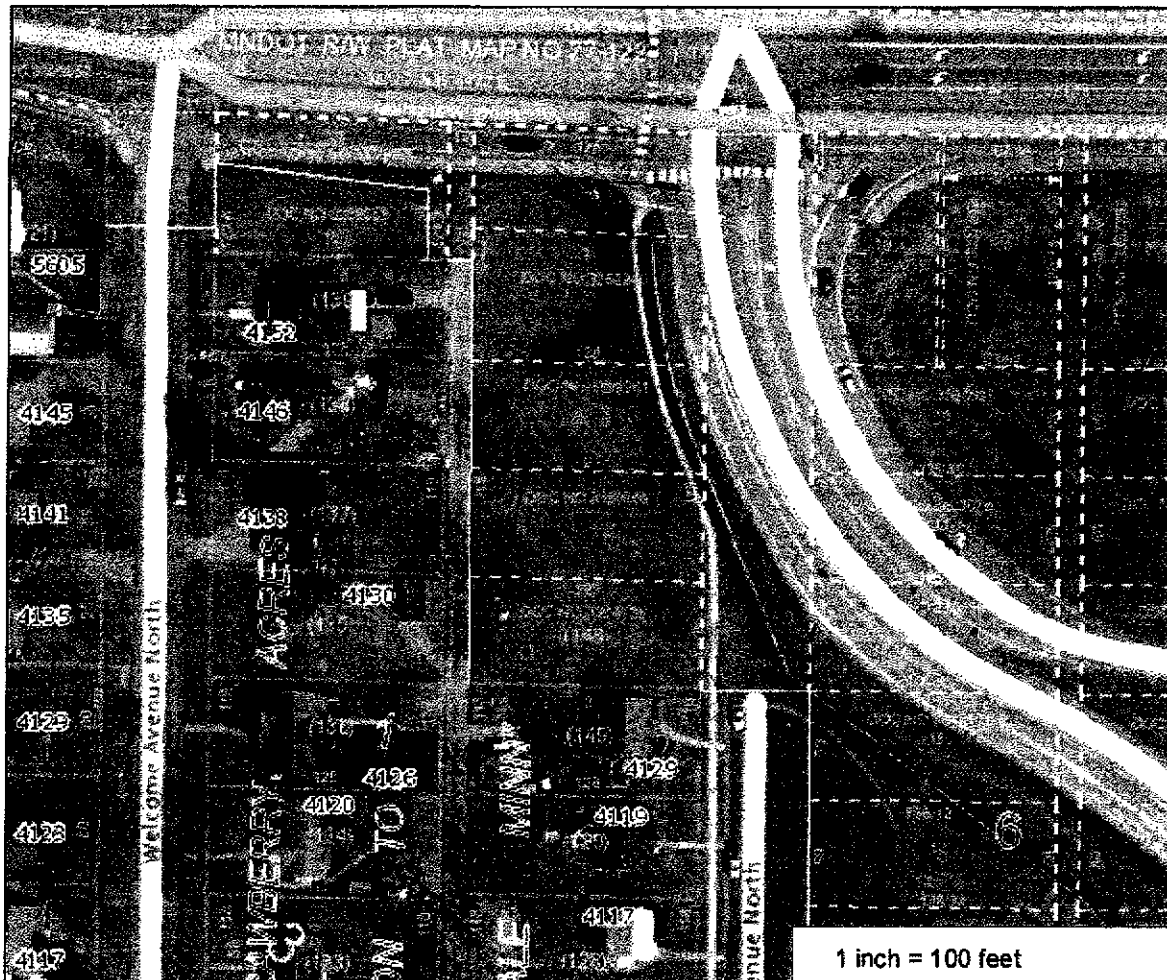

Rick Pearson, Community Development Coordinator



Hennepin County Property Map

Attachment A

Date: 10/14/2016



No results

Comments:

This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

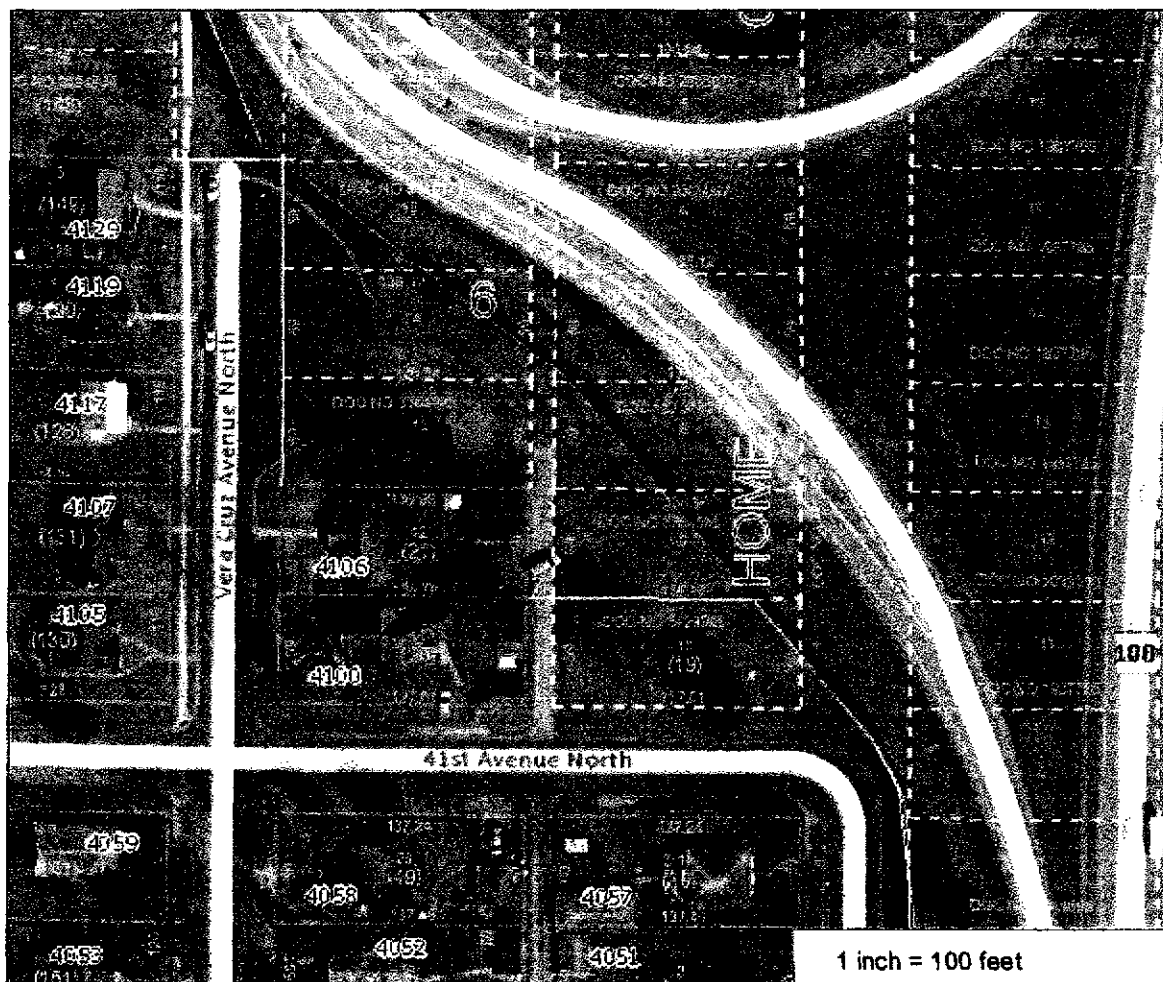
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Hennepin County Property Map

Attachment B

Date: 10/14/2016



No results

Comments:

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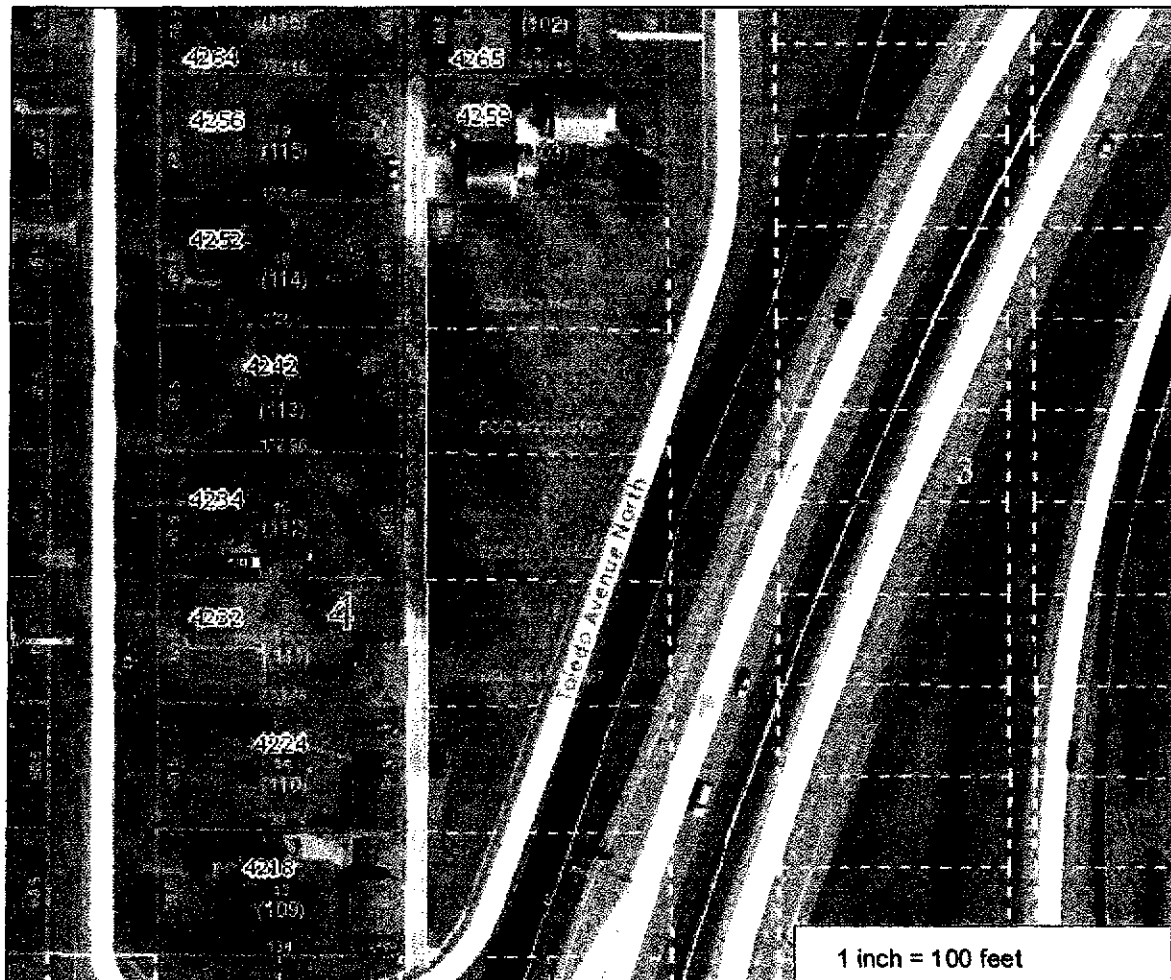
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Hennepin County Property Map

Attachment D

Date: 10/14/2016



No results

Comments:

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AGENDA ITEM # 10A
October 18, 2016

Other Business: 3606 Lake Drive

BACKGROUND:

Hennepin County had acquired the former Gold Medal grocery property as part of the County Road 9 reconstruction project. This is not excess property which they have deeded to Robbinsdale Economic Development Authority. The cost for REDA to acquire the property is payment of the 2016 property taxes (\$368.28) and recording the 2 deeds (abstract and Torrens).

This property was subject to the street reconstruction assessments. Staff will find information on this prior to the meeting.

RECOMMENDATION:

By motion, direct staff to accept acquisition of this property including payment of the 2016 property taxes, future street reconstruction assessment, and recording fees.

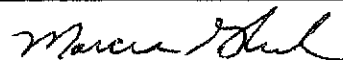
Marcia Glick, Executive Director



AGENDA ITEM # 9A
October 18, 2016

INFORMATION ONLY: Project Updates

ADDRESS	COMMENTS
3358 Grimes (Berzins)	Planting completed--waiting for lawn to fill in before issuing certificate of completion
4318 Vera Cruz (Peterson)	TIF 2000-8: Project Complete!
Twin Oak cul-de-sac	City to REDA transfer complete. Working on final plat. <i>See Agenda Item.</i>
3807 Major	TIF 2000-8. Lot reservation. <i>See Agenda Item.</i>
4629 France	<i>See Agenda Item.</i>
4518 Regent	Lot reservation. <i>See Agenda Item.</i>
4524, 4530 Regent	<i>See Agenda Item</i>
4023 Zane	TIF 2000-8: <i>See Agenda Item</i>
3912 Quail & 3905 Quail	Establish TIF District 2000-9 <i>See Agenda Item.</i>
4150 Regent - Garages (Pendergast)	TIF Project 8: Construction loan balloon coming in 2017. Then starts paying for contract for deed payments start 6/2017 (no payments 1 st 10 years)
39xx W. Broadway (tax forfeit)	Property is tax exempt pending redevelopment.
MNDOT Misc. (lots to acquire)	1. Vera Cruz between 41 & 42. 2 buildable lots available. MNDOT reviewing appraisals. <i>See Agenda Item.</i> 2. 42xx Toledo-lot on new street/new alley - appraisal requested 3. <u>Easement Only</u> - aging title commitment - on hold: 38 th & Vera Cruz
3760 Lee	Possible sale to City for water treatment plant.
3108-12 Grimes	Holding.
4212 Grimes; 4364 Grimes	Neighbors maintaining
Twin Oak Lane-rear yards	Outlot B - Contract for deed payments on schedule Outlot C - Contract for deed payments on schedule
OPEN TO BUSINESS	Office Hours even numbered months. 1 st Wednesday 9:30-11:30 a.m. Multi-year contract with ability to cancel.
Terrace Redevelopment TIF app.	City Council approved plan. Certification on hold pending development agreement.
4501 Orchard (Soul Brothers)	Project in place. Contract for deed payments on schedule.
4131-35 W Broadway	Performance Meals open. Contract for Deed Payments on schedule.
Lions Gym	Projects completed- Refinanced providing mortgage security -forgiven after 10 years (January 2022)
EMI Rehab	Projects completed -forgiven after 10 years (January 2022)
Wicked Wort - Façade grant	Project completed - forgiven after 10 years (December 2025)
Clare Housing TIF District	Project completed. Pay-as-you-go TIF agreement.
Golden Age Design	Owners reviewing forms for Downtown Loan program for West Broadway frontage improvements and Business District Initiative Grant for Hubbard frontage.
Downtown/Plaza Project	Info request - Mural cost was \$8000 including paint - possible Ace Hardware project
Downtown Shared Parking Lot	Consultant plan complete - setting up meeting with Lions/Strait Stuff/Performance Meals/Wuollet and Home Options
Business District Initiative	Ace Hardware, Strait Stuff, Performance Meals awning replacement complete. Awning replacement approved for 4180 W Broadway (Broadway side). Lions Gym & Wickedly Charming working on window/door replacement projects. P & D Mechanical, Nonna Rosa's have indicated interest. Completion required by October 2018.


Marcia Glick, Executive Director