

**ROBBINSDALE
ECONOMIC DEVELOPMENT AUTHORITY
MEETING MINUTES
TUESDAY, OCTOBER 18, 2016
COUNCIL CHAMBERS**

CALL TO ORDER:

1. The Robbinsdale Economic Development Authority (REDA) meeting was called to order by President Blonigan at 7:30 p.m.

MICROPHONE CHECK:

2. Complete.

ROLL CALL:

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

#4A-B: CONSENT AGENDA:

4. Ms. Glick noted a correction to the agenda. The minutes included for September 8, 2015 had been included in error. **MOTION** by Member Rogan, seconded by Member Selman to strike the September 8, 2016 meeting minutes from the list as there was not a meeting held on September 8, 2016. **All voted in favor and the motion carried.**
5. **MOTION** by Member Selman, seconded by Member Rogan to approve and place on file the Consent Agenda Items #4A-B:
 - A. Motion to approve **Regular Meeting Minutes** of September 13, 2016; **Closed Meeting Minutes** of September 13, 2016; and **Special Meeting Minutes** of September 20, 2016.
 - B. Motion to approve **Disbursement Requests** for period ending October 18, 2016;**All voted in favor and the motion carried.**

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

6. Mr. Pearson reviewed the staff report with a review of the plans. Noted the offer for the lot is \$40K.
7. Member Blonigan inquired if the lot could be subdivided in the future. Mr. Pearson noted the porch would have to be removed.
8. President Blonigan declared the public hearing open.
9. **Erica Hyland, 2142 Tamarind Trail, Golden Valley:** indicated that the home proposed is based on a budget in response to question about increased lot price or additional upgrades or guaranteeing a higher assessed value.

10. **Erik Hansen, Architect, 4501 Zenith Ave S, Minneapolis:** noted some concern regarding construction to build versus cost at resale. The plan has expanded to include the south porch, previously shown as future. He also noted that the home had been shifted toward the center of the lot. Architecture will be craftsman style. House is larger than most of the area homes.
11. Member Murphy supported the upgrades and the elevation.
12. Member Rogan also spoke in support of the plans. Believes the upgrades support the reduced price. Well built, nice curb-appeal.
13. Member Selman agreed that the plans had met the requests of the REDA. Member Backen agreed.
14. **MOTION** by Member Rogan, seconded by Member Selman to close the public hearing. **All voted in favor and the motion carried.**
15. **MOTION** by Member Rogan, seconded by Member Selman to waive the reading and order the adoption of Resolution No. 2016-09: A RESOLUTION APPROVING THE DISPOSITION OF PROPERTY LOCATED AT 3807 MAJOR AVENUE NORTH BY THE ROBBINSDALE ECONOMIC DEVELOPMENT AUTHORITY TO DEREK AND ERICA HYLAND. **All voted in favor and the motion carried.**

#5B: CONTINUED PUBLIC HEARING: 4518 Regent – Disposition of Land:

16. Mr. Pearson reviewed the staff report. There will be 1,223 square feet finished on the first floor, 4 bedrooms upstairs. This home is further south than previous homes proposed on this lot. Setback requires a variance for the front corner though there is an unusually deep front boulevard.
17. President Blonigan re-opened the public hearing.
18. **Sharon Allison, 1723 Morgan Ave N:** This is just the starting point of a process. We practically live here now. Love the area. Looking forward to coming home. Lot has an awkward shaped. Will be upgrading from the basic plan. Believe that with finished basement and other upgrades, the value will increase and exceed assessor's value. Granite countertops, expecting LP siding will be required. Knows that the EDA will be looking at more windows. Daughter and husband live with us, as well as a son. Could potentially have 5 cars, so want to be sure all cars are off the street at night so 3 car garage in plans.
19. **George McNulty, 4509 Quail Ave N:** Noted this would be the only 3-car garage in the neighborhood. Agree it's a beautiful lot with lovely view. Wonder what house will look like from Regent. Lots of people use the alley as a shortcut through to the trail vs. using the actual trail.
20. **Kelly Nelson, 4519 Quail Ave N:** Every winter have issues with snow removal. She has been putting her snow across the alley on this lot.

21. **Chris Marquart, 4507 Perry Ave N:** Looks like the plans will reach the value. Happy to have put the smart siding on his house.
22. **Matt Finch, 4504 Quail Ave N:** Moved in about a year ago. Is there a way to increase high end upgrades by decreasing the lot price?
23. **Sharon Allison** noted that she would be asking \$28K for the lot due to increased upgrades requested.
24. **MOTION** by Member Rogan, seconded by Member Selman to continue the public hearing to Wednesday, November 9, 2016 at 7:00 p.m. **All voted in favor and the motion carried.**
25. **MOTION** by Member Murphy, seconded by Member Rogan to extend the lot reservation to December 13, 2016. **All voted in favor and the motion carried.**
26. Member Backen noted the elevation facing Regent needs to address curb appeal.
27. Member Rogan recalled that there have been a couple concepts on this lot. Mr. Pearson confirmed but noted those proposals hadn't advanced very far.
28. Member Blonigan supported the variance review on the lot. Would like to see improved elevations towards Regent and would support the lot price reduction.
29. Member Rogan noted agreement on needed upgrades and also noted the need to see that as part of a request for lot price reduction.
30. **Sharon Allison** confirmed that they hope to start building ASAP.

#5C: CONTINUED PUBLIC HEARING: 4524 and 4530 Regent Ave N – Disposition of Land:

31. Mr. Pearson reviewed the staff report. Received a number of inquiries but no offers have been received. The asking price is \$40K for each lot.
32. President Blonigan re-opened the public hearing. No one spoke to this item.
33. **MOTION** by Member Rogan, seconded by Member Backen to continue the public hearing to Wednesday, November 9, 2016 at 7:00 p.m. **All voted in favor and the motion carried.**

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

34. Mr. Pearson reviewed the staff report for this lot priced at \$74,900. Very large lot at 100 feet wide with a depth of 400 feet with lots of trees, privacy. There is not an offer on this lot.
35. President Blonigan re-opened the public hearing. No one spoke to this item.
36. **MOTION** by Member Backen, seconded by Member Murphy to continue the public hearing to Wednesday, November 9, 2016 at 7:00 p.m. **All voted in favor and the motion carried.**

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

37. Mr. Pearson presented the staff report. This lot is priced at \$50K, at 60 feet wide and 30 feet deep. We currently do not have any offers for this lot.
38. President Blonigan re-opened the public hearing. No one spoke to this item.
39. **MOTION** by Member Rogan, seconded by Member Backen to continue the public hearing until to Wednesday, November 9, 2016 at 7:00 p.m. **All voted in favor and the motion carried.**

#6A: PUBLIC HEARING: Robbins Beach – Disposition of Land:

40. Mr. Pearson presented the staff report.
41. Ms. Glick noted that the ideal is to have a developer install the utilities, build the cul-de-sac, and grade all 4 lots as a group. REDA does not have expertise to be the developer to get the 4 lots ready for individual sale.
42. President Blonigan opened the public hearing. No one spoke to this item.
43. **MOTION** by Member Selman, seconded by Member Murphy to continue the public hearing to Wednesday, November 9, 2016 at 7:00 p.m. **All voted in favor and the motion carried.**
44. Member Selman suggested a video recording of the lots prior to winter.

#7A: OLD BUSINESS: Business District Initiative Update

45. Ms. Glick presented the staff report noting two additional projects completed at Performance Meals/Travail Mercantile (4133-35 W Broadway and 4180 W Broadway). She noted a corrected grant investment at 4180 W Broadway of \$1111.29 which is 18% of the project cost since the owner opted to replace awnings on all 3 sides even though the grant was only eligible for the West Broadway side.
46. Member Murphy requested adding total investment information to monthly updates.

#8A: NEW BUSINESS: Consideration of Project 2000-9 TIF District

47. Ms. Glick reviewed the staff report creating a new Project 2000 TIF District for 3905 Quail and 3912 Quail.

48. **MOTION** by Member Rogan, seconded by Member Murphy to waive the reading and order the adoption of Resolution No. 2016-08: A RESOLUTION AUTHORIZING PREPARATION OF A TAX INCREMENT FINANCING PLAN FOR A SCATTERED SITE REDEVELOPMENT TAX INCREMENT FINANCING DISTRICT 2000-9. **All voted in favor and the motion carried**

#8B: NEW BUSINESS: MnDOT Lots and Possible Habitat for Humanity Projects

49. Mr. Pearson reviewed the staff report regarding possible projects for 2017 Habitat for Humanity projects. REDA provided comments

- NW Vera Cruz cul-de-sac: general support for one home or 2 separate homes (did not support twin-homes – not sure about Habitat)
- NE Vera Cruz cul-de-sac: Support for possible site
- 41st & Unity: Support for possible side
- 38th & Vera Cruz SE – low priority – title issues
- 42nd & Toledo – hasn't yet been reviewed by MNDOT – could be 2 lots.

#9A: OTHER BUSINESS: 3606 Lake Drive

50. Ms. Glick reviewed the staff report reporting receipt of a deed to the REDA for 3606 Lake Drive. The only acquisition cost is payment of the 2016 Property Taxes (plus penalties). The City has recently adopted a Comprehensive Plan amendment and rezoned the property to R-1 Single Family Residential.

51. **MOTION** by Member Rogan, seconded by Member Selman to direct staff to accept acquisition of this property including payment of the 2016 property taxes, future street reconstruction assessment, and recording fees.

52. Member Rogan noted that a neighbor is concerned that some of the lot floods. Staff confirmed that there would be an input process prior to moving forward on the development

53. **All voted in favor and the motion carried.**

#10A: INFORMATION ONLY: Project Updates:

54. Ms. Glick noted that there was a possibility that there would be a special REDA meeting on October 25th. If that were to be called, notices would be sent out via e-notification to those signed up for weekly news and/or REDA agendas, it would also be posted on the Meeting Notice Board at City Hall.

55. Ms. Glick reviewed updates noting that REDA had acquired 4165 Hubbard, which needs to be added to the list. The property was acquired on October 17th including assignment of the lease with Northside Oriental & Deli.

#11A: REDA GENERAL COMMUNICATIONS:

56. Member Backen noted that 3900 36th Ave N is still holding services even though the conditional use permit has been revoked, also noted 2 semi-trucks regularly parking at the Legion/St Petersburg site.
57. Member Selman noted that across from Citizens Independent Bank there are cars for sale in what appears to be a pop up used car lot.

#12: ADJOURNMENT:

58. **MOTION** by Member Rogan, seconded by Member Selman to adjourn the meeting at 9:12 p.m. **All voted in favor and the motion carried.**


Marcia Glick, Recording Secretary


William A. Blonigan, President