

**ROBBINSDALE ECONOMIC DEVELOPMENT AUTHORITY (REDA)
WORK SESSION
MARCH 14, 2023 6PM
Robbinsdale City Hall
4100 Lakeview Avenue North**

A G E N D A

1. ROBBINSDALE ECONOMIC DEVELOPMENT AUTHORITY (REDA) WORK SESSION CALLED TO ORDER BY PRESIDENT
2. ROLL CALL: Webb, Wagner, Blonigan, Murphy, President Parisian
3. Discussion: Brief History – REDA Financed Programs (see attachment)
4. Discussion: Hubbard Avenue Properties
5. Staff Updates
6. Commissioner Updates
7. ADJOURNMENT



AGENDA ITEM #
March 14, 2023

DISCUSSION: REDA Loan and Rebate programs

BACKGROUND:

The REDA has financed a number of programs to assist homeowners and businesses who have invested or remodeled their buildings. The following represent some of the more significant efforts.

ANALYSIS/CONCLUSION:

Rehabilitation Incentive Rebate program

The REDA financed a home remodeling rebate program from 2005 through 2016. The program was intended to incent homeowners to remodel their homes so that they would stay in Robbinsdale. The rebate was structured to be 10 to 15% of the value of a project based upon qualifying income levels up to \$3,000 per project. The lower the income, the higher the proportionate amount. The program was administered through the Housing Resource Center, a division of the Greater Metropolitan Housing Corporation. Unfortunately, GMHC dropped the program due to administrative burdens. Ultimately, the Housing Resource Center was dissolved.

Low-interest rehab programs

The REDA financed the rehabilitation of the Windsor Court Apartments, an affordable 88 apartment complex built in 1963. The original loan was approved in 1994. Phase II was approved in 2000 and the debt was retired in 2012. The interest rate for the loan was flexible depending on the volume of qualified Police calls required for the property. The interest rate was set at 3% if the quarterly Police calls for criminal violations only were less than 25. 25 or more resulted in an interest rate of 5%. Non-criminal calls such as medicals were not counted.

Downtown Façade improvements

The REDA provided a forgivable loan to businesses that were updating their buildings. One of the goals was to incent the buildings to be consistent with the Downtown Architectural Design Guidelines. The program was intended to assist the property owners who were already making significant investments so the loans were limited to 20% of the overall budget. The loans were capped at \$15,000 and forgivable after 10 years.

Other assistance/ investments

The City has provided other more individualized forms of assistance including bonding for Copperfield Hill and North Memorial; and directing CDBG funds to various projects. CDBG funds were utilized for remodeling and updating the Bridgeway Apartments and pooled with other member cities of the former Northwest Community Revitalization Corporation.

RECOMMENDATION:

No action is recommended. REDA discussion and direction is requested.

Tim Sandvik, Executive Director

CONCURRENCE:

Rick Pearson, Community Development Coordinator

Housing Resource Center - North

City of Robbinsdale Monthly Status Report

June 1, 2015 - September 30, 2016

Robbinsdale Rehab Incentive Program	
Loan Pool: (6/1/15 pool \$72,000) (carryover as of 5/31/15 \$3,236.31)	\$75,236.31
Total Number of applications sent contract to date:	69
Total Number of applications received contract to date:	46
Applications in process:	5
Number of rebates closed contract to date:	41
Total dollar amount of projects:	\$541,980.61
Total dollar amount of funds used for rebates to date:	\$56,939.37
Total dollar amount of Homeowner's Commitment:	\$485,041.25
Total amount of program funds remaining in pool:	\$18,296.95

**Project Status Key: "Rebate Closed" refers to when the homeowner has signed the participation agreement and is in the process of having the work performed. "Completed" refers to projects that are completed and Rebate funds have been paid out.*

<u>Project Address</u>	<u>Rebate Amount</u>	<u>Total Project Cost</u>	<u>Home Owner Commitment</u>	<u>Project Description</u>	<u>Rebate Closing Date</u>	<u>*Project Status</u>	<u>Rebate %</u>	<u>#</u>
5820 42Nd Ave N	\$1,424.10	\$9,494.00	\$8,069.90	roofing, windows, gutters	4/8/15	completed	15%	1
3419 Halifax Ave N	\$1,970.00	\$19,700.00	\$17,730.00	siding, windows, deck	6/9/15	completed	10%	2
4033 Shoreline Dr	\$545.00	\$5,450.00	\$4,905.00	drainage garage	6/30/15	completed	10%	3
3751 Orchard Ave N	\$2,241.30	\$14,942.00	\$12,700.70	fence, siding, gutters, caulk windows	7/6/15	completed	15%	4
4054 Abbott Ave N	\$736.13	\$4,907.57	\$4,171.44	windows	7/14/15	completed	15%	5
4505 Drew Ave N	\$2,311.41	\$19,261.75	\$16,950.34	windows	7/27/15	completed	12%	6
4044 Perry Ave North	\$562.50	\$3,750.00	\$3,187.50	replace washtub, toilet, shower	8/6/15	completed	15%	7
4109 Beard Ave N	\$1,140.00	\$9,500.00	\$8,360.00	sump pump glass block windows	8/10/15	completed	12%	8
4621 40 1/2 Ave N	\$697.50	\$4,650.00	\$3,952.50	roof	8/14/15	completed	15%	9
3817 46th Ave N	\$1,028.97	\$6,859.86	\$5,830.89	Rehab and finish cabinets	8/31/15	completed	15%	10
4306 Vera Cruz Ave	\$720.00	\$4,800.00	\$4,080.00	replace roof	8/31/15	completed	15%	11
4426 Josephine Lane	\$1,053.00	\$8,775.00	\$7,722.00	replace furnace	8/31/15	completed	12%	12
3808 Zenith Ave N	\$548.00	\$5,480.00	\$4,932.00	garage siding, soffits, gutters	10/16/15	completed	10%	13

Applications in process

Project Address	These cells remain blank		Project Description	Completed App. Date	Status	#
3211 Indiana Ave. N.	\$0.00		Remodeling Kitchen	5/18/16	pending	1
3000 Drew Ave N	\$0.00		Driveway	9/20/16	pending	2
3940 Halfway N	\$0.00		Furnace	10/6/16	pending	3
3911 Noble Ave. N.	\$0.00		replace deck	10/13/16	pending	4
3813 Zenith Ave N	\$0.00		siding, gutters, downspouts	10/17/16	pending	5
	\$0.00					
	\$0.00					
	\$0.00					
	\$0.00					
	\$0.00					

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Applications withdrawn or denied never closed

Project Address	Rebate Amount	Total Project Cost	Home Owner Commitment	Project Description	Completed App. Date	Status	Rebate %	#
3416 Meridian Ave N				driveway, windows, steps	6/30/15	withdrawn		1
3748 Regent Ave N				AC/Furnace	7/1/15	withdrawn		2
4421 Abbott Ave. N.				replace furnace	3/28/16	Denied		3
2952 France Ave. N.				sump pump, drain tile	7/11/16	Denied		4
4327 Ewing Ave N	\$0.00		\$0.00	Siding -waiver denied	8/9/16	Denied		5

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HousingResource Center - North

City of Robbinsdale Monthly Status Report

January 1, 1999 - December 31, 2016

SERVICES:	Prior Years 1999-2015	Jan '16	Feb '16	Mar '16	Apr '16	May '16	June '16	July '16	Aug '16	Sept. '16	Oct. '16	Nov. '16	Dec. '16	YEAR- TO- DATE	TOTAL
CALLS HANDLED															
Number of Calls	2,685	1	7	16	12	9	11	9	8	4	4	3	1	85	2,770
REHAB MANAGEMENT SERVICES															
Phone/Walk-Ins	1,595	1	0	2	2	6	7	3	3	0	4	2	0	30	1,625
Site Vists/Inspections	969	1	1	1	2	2	3	5	4	2	4	6	0	31	1,000
Scope of Works	136	0	0	0	0	0	0	0	0	0	0	0	0	0	136
SUBTOTAL:	2,700	2	1	3	4	8	10	8	7	2	8	8	0	61	2,761
LOANS/GRANTS:															
ROBBINSDALE REHAB INCENTIVE PROGRAM															
Applications Mailed	850	1	5	16	6	4	4	4	4	3	2	0	0	49	899
Applications Received	437	1	1	3	3	5	6	2	3	1	3	3	0	31	468
Loans/Grants Closed	392	1	0	2	1	2	6	5	4	0	3	2	1	27	419
MHFA FIX UP FUND															
Applications Mailed	204	0	0	1	1	0	0	1	0	1	0	1	0	5	209
Applications Received	65	1	0	1	0	0	1	0	0	0	0	0	0	3	68
Loans/Grants Closed	37	0	0	0	0	0	1	0	0	0	0	0	0	1	38
MHFA REHAB INCENTIVE PROGRAM															
Applications Mailed	827														827
Applications Received	429														429
Loans/Grants Closed	208														208
TOTAL APPLICATIONS MAILED	1,881	1	5	17	7	4	4	5	4	4	2	1	-	54	1,935
TOTAL LOANS/GRANTS APPL'S REC'D	931	2	1	4	3	5	7	2	3	1	3	3	-	34	965
TOTAL LOANS/GRANTS CLOSED	637	1	-	2	1	2	7	5	4	-	3	2	1	28	665
TOTAL SERVICES DELIVERED	8,834	7	14	42	27	28	39	29	26	11	20	17	2	262	9,096

NOTE: Clients often receive more than one service.