

ROBBINSDALE ECONOMIC DEVELOPMENT AUTHORITY
AGENDA
TUESDAY, JULY 5, 2016
At 7:39 p.m.
COUNCIL CHAMBERS
Special Meeting

1. **CALL TO ORDER:**

2. **ROLL CALL:**

Present: Rogan (arrived at 7:45 pm), Selman, Backen, Murphy, President Blonigan

Absent: None

Staff Present: Marcia Glick, Executive Director

#4A: NEW BUSINESS: Consideration of Terrace Redevelopment TIF District:

3. Executive Director Glick presented the staff report.

4. Member Rogan arrived at 7:45 p.m.

5. Kent Carlson, Inland Development Partners, St Louis Park, indicated that they started looking at the site in 2014 after being invited to a developer discussion set up by the staff and consultants. With the indication from the city that there was interest in redevelopment of the site, they entered into negotiations with the current owner which took almost a year. After securing the purchase agreement 9 months ago they have undertaken exploration of the site, environmental studies, market conditions, and geotechnical testing. He indicated that he had identified a regional grocer interested in the site. The name of the grocer will be announced at the July 13th development open house at Hubbard Marketplace. The grocer has asked for the name not to be revealed until that date.

6. Carlson discussed the condition of the Terrace Theater building while displaying photos taken during a site investigation last winter by Mike Fischer, LHB, the consultant hired to conduct the study on the existing structures. The heat and water were shut off several years ago and there has been differential settlement, the roof has not been maintained

and has failed, rain and moisture has caused the ceilings to fall, vandals have been inside, all of the glass has been broken out.

7. Inland Development Partners has a long, successful track record working on redevelopment sites. With redevelopment comes cost of demolition, remediation, as well as soil condition challenges. Tax Increment Financing or other funding is needed to fill the gap.
8. Blonigan noted that the request for tax increment financing indicates that but for this assistance, the project would not go forward and the identified shortfall is in the \$2M to \$2.5M range. He confirmed that the project includes the mall area in addition to the theater and an estimated development investment of \$20M to \$24M. The details of the financing would be developed as the plan is prepared for the August 10 REDA meeting.
9. Carlson indicated that there are cost estimates for removal and clean up of an old heating oil tank, removal of tiles with asbestos mastic. Their early study had included looking at a multi-family development taking advantage of the theater as an amenity and they considered the option. After looking at the condition of the theater structure, particularly the settlement, it was not financially feasible.
10. Murphy asked for the market study information to be shared. Carlson said that some of the information was proprietary, but there was good general information that could be shared.
11. **MOTION** by Member Selman, seconded by Member Murphy to adopt the resolution authorizing the staff and consultants to undertake preparation of Program and Tax Increment Plan for the 36th & France Department. **Roll Call AYE: Murphy, Rogan, Selman, Backen, President Blonigan; NAY: none. The motion carried.**

ADJOURNMENT

12. **MOTION** by Member Selman, seconded by Member Backen to adjourn the meeting at 8:08 p.m. **All voted in favor and the motion carried.**



Marcia Glick, Recording Secretary



William A. Blonigan, REDA President