

ROBBINSDALE ECONOMIC DEVELOPMENT AUTHORITY
WORKSESSION MINUTES
TUESDAY, AUGUST 16, 2016.
COMMUNITY MEETING ROOM- CITY HALL

1. The worksession was called to order by Vice President Selman at 7:38 pm.
2. Members Present: Backen, Selman, Murphy, President Blonigan
Members Absent: Rogan
Staff Present: Marcia Glick, Executive Director
Rick Pearson, Community Development Coordinator
REDA Attorney Representative Andrew Biggerstaff
3. Executive Director Glick gave an overview of the development agreement and possible conditions in the agreement outlined in the agenda.
4. Attorney Biggerstaff provided information regarding the appropriate use of a labor peace agreement which can be used when the government entity has a financial investment in a project. The proposed TIF project is pay-as you-go which means there is no public money invested in the project. It will be constructed with private financing. The consensus of the authority was that a labor peace agreement would not be required.
5. The concept of salvaging furnishings from the theater for re-use was discussed. Very few if any salvageable items remain in the structure. The two large chandeliers are seen in the pictures, but their condition is unknown. Prolonged exposure to roof leaks has likely caused deterioration. They could be evaluated for repair or copying. The monument sign along County Road 81 was also discussed. Glick noted that she had bumped into Rollie Heywood downtown and asked him to talk to other members of the historical society about items they thought should be preserved.
6. The consensus was to contact the Historical Society for direction regarding the importance of anything still salvageable. If anything is to be salvaged, it would have to be coordinated with the owner and demolition contractor who may have salvage rights. The Historical Society and Save the Terrace Theater Group would both be asked what items in the photographs would be worth saving.
7. The potential for building townhouses along France Ave. N. was discussed. Staff provided an example which shifted the grocery building into the site approximately 65 feet to make room. Much parking would be lost and the consensus of the authority was to drop the idea.
8. The concept of a municipal liquor store was discussed briefly. The Board indicated preference that the space for the municipal liquor store should be city owned so it would be exempt from paying property taxes.

9. Member Backen asked if the developer has sold any homes in Robbinsdale. No they have not sold any homes in Robbinsdale.
10. President Blonigan support refunding the lot reservation fee or coming up with a new design for the lot.
11. **MOTION** by Member Backen, seconded by Member Selman to reject the plan, refund the lot reservation fee, and that minimum performance criteria be established by the REDA to provide direction to prospective builders; and continue the public hearing to September 13, 2016 at 7:00 p.m.
ROLL CALL: YEA: Selman, Backen, Murphy, President Blonigan (Rogan absent). NAY: None. The vote was 4-0 and the motion carried.
12. Builder/realtor suggested a 2-story, 3-car garage and members indicated a preference for the 2-story.

ADJOURNMENT:

13. **MOTION** by Member Selman, seconded by Member Backen to adjourn the meeting at 6:47 p.m. **All voted in favor and the motion carried.**



Marcia Glick, Recording Secretary



William A. Blonigan, REDA President