

**ROBBINSDALE
ECONOMIC DEVELOPMENT AUTHORITY
MEETING MINUTES
WEDNESDAY, NOVEMBER 9, 2022
COUNCIL CHAMBERS**

CALL TO ORDER:

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

MICROPHONE CHECK:

2. Complete.

ROLL CALL:

3. Members Present: Backen, Blonigan, Webb, President Selman
Members Absent: None
Staff Present: Tim Sandvik, Executive Director
Rick Pearson, Community Development Coordinator

#4A-B CONSENT AGENDA:

4. **MOTION** by Member Backen, seconded by Member Webb to approve and place on file the Consent Agenda Items #4A-B:
 - A. **Motion** to approve and order placed on file minutes of the following:
 - **Regular Meeting Minutes of September 13, 2022**
 - B. **Motion** to approve Disbursement Requests for period ending November 9, 2022.

The vote was unanimous and the motion carried.

#5A: PRESENTATION: GREAT LAKES MANAGEMENT – BROADWAY COURT UPDATE:

5. Sandvik presented a brief overview of the history of the property. Working with Great Lakes Management for the management of the property.
6. **Mike Pagh, President and CEO of Great Lakes Management:** Presented a brief history on Broadway Court. Introduced Camille Ritter, Portfolio Director and Todd Brunier, Community Manager. Currently, the property is currently 100% leased and occupied. Completed annual resident survey. This year received a 90% approval rating from residents. Completed rent study this year. Compared building rents compatible to the Broadway Court property.

Recommending a 5% increase in rents for 2023, 17.5% increase in operating budget. Impacted by increase in the cost of vendors, products and services, and utility costs.

7. Member Backen inquired about the increase in administrative costs. **Mr. Pagh** stated that two factors impacted the increase: switch in software so categories changed, compacted line items, and advertising, utilities increased especially the cost of gas.
8. Member Blonigan inquired about the management agreement. What is it?

9. **Mr. Pagh** stated the terms of the Great Lakes management agreement, which expires at the end of the year, increase in the management fee.
10. Member Backen asked what does the management company do for its commercial tenants.
11. **Mr. Pagh** stated that they do landscaping, pay utility costs, and provide exterior lighting as part of the CAM costs, which are billed back to the tenant.
12. President Selman stated that this is the best report from Great Lakes in many years. Congratulated the Great Lakes staff.
13. Member Blonigan agreed with President Selman that it is a great report.
14. Member Backen thrilled to see people happy. Wants residents to get the service they want.
15. Member Blonigan noted a change in the management amendment to paragraph 4 on page 2 to read, "effective net revenue **IS** defined" ...is more direct. Staff to provide answers to Member Backens' questions.

#7A: BROADWAY COURT – MANAGEMENT AGREEMENT AMENDMENT:

16. **MOTION** by Member Blonigan, seconded by Member Backen to authorize the REDA Executive Director, in consult with the City Attorney, to negotiate and execute an amendment extending Management Services with Great Lakes Management at Broadway Court. **All were in favor and the motion carried.**

#7B: NEW BUSINESS: BROADWAY COURT – LIONS CLUB BENCH DONATION:

17. Pearson presented the staff report for this bench donation to Broadway Court by the Robbinsdale Lions. Residents have requested a bench for many years. The location of the bench is to be determined.
18. President Selman asked what does the placard on the bench say. Pearson stated it says Robbinsdale Lions. Not sure of what else is printed on it.
19. Member Backen gave a huge thank you to the Robbinsdale Lions Club for this great amenity.
20. Member Blonigan also thanked the Robbinsdale Lions Club. Great organization.
21. **MOTION** by President Selman, seconded by Member Backen to accept the donation of a Trex Bench from the Robbinsdale Lions for placement at Broadway Court.
All were in favor and the motion carried.

#7C: NEW BUSINESS: PARTNERHSHIP WITH HENNEPIN COUNTY IN THE "ELEVATE BUSINESS" PROGRAM:

22. Sandvik announced that this item will be moved to the December EDA meeting after conversing with Hennepin County, the time would be appropriate at that point.

#8A: OTHER BUSINESS: POTENTIAL PURCHASE OF PROPERTY:

23. The Board briefly adjourned pursuant to state statute.

RECESSED TO EXECUTIVE SESSION AT 7:40 PM
RETURNED FROM EXECUTIVE SESSION AT 8:05 pm

President Selman announced a Special REDA Meeting to be held on November 15, 2022 immediately following the City Council meeting.

#9A: INFORMATION ONLY: Project Update:

24. Pearson provided an update on the progress of The Reeve Lakeside at 4600 Lake Rd.

#10: REDA GENERAL COMMUNICATIONS:

25. Member Backen congratulated Mia Parisian and Erin Wagner for their victories. Thanks to all of the election workers that did a fantastic job!
26. President Selman agreed with Member Backen. Impressed with how cordial the candidates were to each other.
27. Member Webb congratulated both Mia Parisian and Erin Wagner on their wins. They are very classy and respectable. Sure this community appreciates that.
28. President Selman congratulated both Mia Parisian and Erin Wagner and all the candidates that ran during the election.

#11: ADJOURNMENT:

29. **MOTION** by Member Backen, seconded Member Blonigan to adjourn the meeting at 8:05 p.m. **All were in favor and the motion carried.**



George B. Selman, REDA President



Tim Sandvik, Executive Director