

**ROBBINSDALE
ECONOMIC DEVELOPMENT AUTHORITY
MEETING MINUTES**

7:00 P.M.

TUESDAY, DECEMBER 12, 2017

COUNCIL CHAMBERS

1. MEETING CALLED TO ORDER by President Backen at 7:00 p.m.
2. MICROPHONE CHECK
3. **Members Present:** Rogan, Blonigan, Selman, Murphy, President Backen
Staff Present: Marcia Glick, Executive Director. Ron Batty, REDA Attorney
Rick Pearson, Community Development Coordinator
4. **CONSENT AGENDA:** Pursuant to REDA policy, one motion, non-debatable, will approve the recommendation noted. Any member of the REDA Board may ask for an item to be taken from the Consent Agenda for discussion and separate action. Such items removed from the Consent Agenda shall be considered immediately following approval of the balance of the Consent Agenda:
 - A. Motion to approve and order placed on file minutes of the following:
 - **Regular Meeting Minutes** of November 14, 2017
 - **Work Session Meeting Minutes** of November 14, 2017.
 - B. Motion to approve close out of **TCF Sales Proceeds Funds**.
 - C. Motion to approve the **Downtown Commercial Rehabilitation Loan** for renovation of **4131-33 West Broadway** for Pig At My Pizza, subject to program guidelines, which will be utilizing a 2nd mortgage and personal guaranty as collateral.
 - D. Motion to confirm the direction to staff to proceed to prepare the site for use as temporary parking as described in the memo **BP Station: Next Steps**.
 - E. Motion to approve **Disbursement Requests** for period ending December 12, 2017.

MOTION by Member Selman, seconded by Member Murphy to approve Consent Agenda Items A - E. **All were in favor and the motion carried.**

#7. NEW BUSINESS:

A. Consideration of TIF Redevelopment Area-Crystal Lake Views

5. Glick reviewed the staff report.
6. Bill Beard, 750 2nd St. NE, Hopkins: Described updates to plans including adding an additional lot which provides additional green space and resolves issue of building shadow impacts on adjacent home (which is now part of the project), lighting accents on top of the building, blade signs. Estimate 80% of increment over 20 years. Board members spoke in favor of the updates.
7. Jason Aarsvold, Ehlers, 5060 Centerpoint Drive, Roseville: Ehlers will review the developers numbers. Preliminary review shows that there is a need for financial assistance to bridge the gap. Quality and expense versus expected rents. There are some locations where rents can pay for quality without public subsidies and other places don't have this higher quality.

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8. Glick noted that the proposed redevelopment area would include all of West Broadway and that TIF funds could be available to improve public infrastructure after the gap is filled or for other projects.
9. Discussion included developments higher than 2 stories, consider easement or right of way for future sidewalk/bikes on Lakeland, where will people walk/ride bikes between the apartment development and Hy-Vee or neighboring development.
10. **MOTION** by Member Blonigan, seconded by Member Selman to adopt the resolution authorizing staff and consultants to undertake preparation of Program and Tax Increment Plan for the Birdtown Flats development. **All were in favor and the motion carried.**

5. CONTINUED PUBIC HEARING: A. 3912 Quail Ave N – Disposition of Land

11. Pearson reviewed the staff report. Glick noted the staff report does not include the purchase price.
12. President Backen opened the public hearing. No one from the pubic spoke to this item.
13. Member Selman indicated that the developer may want the stairs to rise from the side for accessibility.
14. Staff to provide details of requirements related to lot development in next staff report.
15. **MOTION** by Member Blonigan, seconded by Member Selman to continue the public hearing to January 9, 2018. **All were in favor and the motion carried.**

#6. OLD BUSINESS:

16. None scheduled

#8. OTHER BUSINESS:

17. None scheduled

#9. INFORMATON ONLY:

18. REDA Budget will be on the January 9, 2018 agenda.
19. 3807 Major is hoping to move in December 16, 2017 but still lots of work to do.
20. Member Selman noted that the buyers of 4629 France are excited by the first look at the architect's plans.
- 10. REDA GENERAL COMMUNICATIONS:**
21. Member Selman wished all Happy Hanukkah.
22. Member Rogan asked when the skating rink will be open. Glick stated the rink is supposed to be ready December 23, 2017.

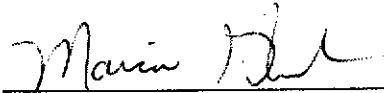
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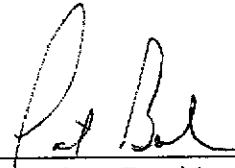
23. Member Blonigan noted that a contractor is working with staff to solve the rip-rap repair under TH 100.

11. ADJOURNMENT:

24. **MOTION** by Member Murphy, seconded by Member Blonigan to adjourn the meeting at 8:01 p.m. All were in favor and the motion carried.



Marcia Glick, Recording Secretary



Pat Backen, President