

ROBBINSDALE
ECONOMIC DEVELOPMENT AUTHORITY
SPECIAL WORK SESSION MINUTES
TUESDAY, SEPTEMBER 12, 2017
COUNCIL CHAMBERS
6:15 P.M.

CALL TO ORDER:

1. The Robbinsdale Economic Development Authority (REDA) meeting was called to order by President Backen at 6:17 p.m.

ROLL CALL:

2. Members Present: Selman, Murphy, Rogan (6:37 p.m.), Blonigan, President Backen

Staff Present: Marcia Glick, Executive Director; Rick Pearson, Community Development Coordinator

DISCUSSION: Broadway Court – Summer 2017 Construction Update

3. Lorien Mueller, Great Lakes Property Management. Parapet work and ground water proofing work were both tied to water infiltration issues. For the roof project, contractors used scaffolding for access and staff closed the community room where debris could fall. The doors in the community room open to the exterior patio where debris could have fallen. Great Lakes staff had set up temporary gathering spaces in other parts of the building to accommodate the temporary closure of the community room. Work required the removal of some parking space. Great Lakes had talked with the contractor about importance and expectation for communication on the project. The contractor from Day 1 did not meet the communication expectations. Weather delays and workmanship issues led to the project taking longer than anticipated. Some of the work first completed had to be removed and redone and agreed that pedestrian access wasn't provided. The south entrance doesn't have buzzer access making it difficult for visitors to enter. The new atrium was not made water tight by the contractor leading to significant leaks. New vinyl had to be replaced and parts of the walls had to be redone. Great Lakes has notified the construction company regarding the issues and demanded to be compensated. **Rogan arrived at 6:37 p.m.** Communication updates were shared by posting and by resident meetings. Communication from the contractor was not adequate. Water testing will need to be done before final payment.
4. Glick noted that REDA has a performance bond.
5. Member Selman asked about ability to provide rent relief for tenants.
6. Glick noted that business rent relief was calculated based on documented business loss.

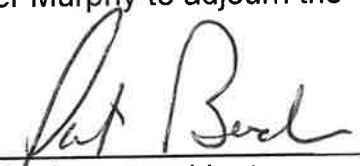
7. A recap was given on the July 21 elevator issues and what was done by Great Lakes to address intermittent elevator issues. Staff waited until the Monday following July 21 for two technicians to arrive and do a diagnosis. At no point was anyone trapped in the elevator. A complaint from a resident was filled with the State Attorney General's Office. Great Lakes has hired an elevator consultant to help to write a new elevator contract, sales order and for parts.
8. Linda Hrobek, #201 Broadway Court Apartments: was aware that meeting is informational and wrote REDA to come to the meeting. She stated that the group has different views about the project. Access issues were not ideal. Amazon deliveries were delayed. A manager was only available during their business hours. When the elevator malfunctioned, a resident was stuck in the garage and was unable to get to their apartment on the 4th floor. The lack of communication was not acceptable. The contractors were rude and used abusive language. Thought Great Lakes tried to improve communication but were not successful. Use of the community room was selective.
9. Lori Andig, #310 Broadway Court Apartments: Apartment faces noisy parking lot. Power tools were being used by the contractor at 6:00 a.m. People were trapped on wrong floors. Residents were concerned.
10. REDA agreed that another meeting will be needed to hear all concerns from Broadway Court. Residents suggested Board Members visit Broadway Court.

ADJOURNMENT:

11. **MOTION** by Member Selman, seconded by Member Murphy to adjourn the meeting at 7:03 p.m.



John Tingley, Recording Secretary



Pat Backen, President