

AGENDA

1. MEETING CALL TO ORDER
2. MICROPHONE CHECK
3. ROLL CALL: Blackledge, Greenberg, Sutton, Caceres Aranda, President Parisian
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. REDA Minutes 5.12.26
5. PUBLIC HEARINGS
 - A. None
6. OLD BUSINESS
 - A. None
7. NEW BUSINESS
 - A. Discuss Staff Research for Potential Sale of REDA Property
 - B. Resolution Approving Love Local Storefront Program Grant Agreement with Hennepin Co (HRA)
 - C. Schedule Special Work Session - July 14, 2026, 6pm
8. OTHER BUSINESS
 - A. Voucher Requests Pending Approval for Disbursement
9. INFORMATION ONLY
10. REDA GENERAL COMMUNICATIONS
11. ADJOURNMENT

MINUTES

MEETING CALL TO ORDER

President Parisian called the meeting to order at 7:00pm and initiated microphone check and roll call.

MICROPHONE CHECK

ROLL CALL

Commissioners present: Blackledge, Greenberg, Sutton, Caceras Aranda, and President Parisian
Executive Director: Tim Sandvik

CONSENT AGENDA

- A. REDA Minutes 4.14.26

Consent agenda approved. REDA minutes from April 14, 2026
Motion to approve by Commissioner Sutton Seconded by Caceras Aranda.
Passed unanimously.

PUBLIC HEARINGS

- A. None

OLD BUSINESS

- A. None

NEW BUSINESS

None.

OTHER BUSINESS

- A. Voucher Requests Pending Approval for Disbursement

Voucher request for May 12, 2026
Motion to approve by Commissioner Blackledge seconded by Commissioner Greenberg
Passed unanimously

INFORMATION ONLY

REDA GENERAL COMMUNICATIONS

ADJOURNMENT

Motion to adjourn at 7:02pm
Motion to adjourn by Commissioner Blackledge Seconded by Commissioner Greenberg
Passed unanimously.

Tim Sandvik, Executive Director

Mia Parisian, President



TO: Mayor and City Council
PREPARED BY: Tim Sandvik, City Manager
APPROVED BY: Tim Sandvik, City Manager
DATE: June 9, 2026
RE: Discuss Staff Research for Potential Sale of REDA Property

Background:

In the late 1990s, the Robbinsdale Economic Development Authority (REDA) recognized the need for independent senior living and identified an opportunity to develop property at 4600 41st Ave N (Broadway Court).

Analysis:

Before dedicating time and resources investigating any kind of potential valuation process, and better understanding the possibility of selling real property, the REDA Executive Director is seeking confirmation from Commissioners that they would like more information.

This item does not authorize the sale of real property, nor direct policy on any potential proceeds.

Recommendation:

Staff will introduce the item, and seek REDA Commissioner feedback.

Attachments:

None



TO: Mayor and City Council
PREPARED BY: Heather Rand, Community Development Director
APPROVED BY: Tim Sandvik, City Manager
DATE: June 9, 2026
RE: Resolution Approving Love Local Storefront Program Grant Agreement with Hennepin Co (HRA)

Background:

In late 2025, REDA approved staff submittal of a grant funding application to the Hennepin County Housing and Redevelopment Authority (HRA) to secure funding to support downtown Robbinsdale businesses with building facade improvements in the upcoming year. The county HRA deemed the REDA's grant application worthy of approving at an amount up to \$55,000 with specific program rules on eligibility and funding maximums and minimums and a timeline that they require REDA to adhere to via approval of a grant agreement. Attached for REDA's review, is draft copy for the Love Local Storefront Grant Agreement with Hennepin County HRA, which REDA may approve via resolution, authorizing the REDA Executive Director to sign.

Analysis:

The grant agreement with Hennepin County HRA requires REDA to refer to the program as the Love Local Storefronts Grant Program. Grant funds (up to \$55,000) must be utilized on or before April 1, 2027, and REDA staff will act as grantee, following the grant program parameters established by the county HRA clearly stated in the grant agreement and its attachments (A,B,C).

A summary of such program requirements includes the following:

1. To be eligible for grant funds, the business must be located within the historic downtown geographic area as delineated in attachment C of the grant contract (see map).
2. The grant dollars may only be used for facade improvements to a building that enhances the downtown business district and not simply be to plug a funding gap for routine maintenance. A facade is the forward street facing end of the building. Eligible activities can include restoration of masonry and tuck pointing, permanent signage and awnings, updated windows and doors, restoration of historic building finishes and materials, and exterior ADA upgrades. Roofing, mechanical, landscaping, fencing are not eligible for grant funds.
3. Grants will require a 1:1 match from the business and may not exceed \$15,000 (\$30,000 project maximum).
4. To be eligible for grant funds, the business must be current on property taxes, in good standing with the MN Secretary of State, not be engaged in passive investments such as rental housing, lobbying, gaming or adult entertainment.
5. As grantee, REDA staff will work with the county to insure their authorization on a project prior to awarding grant funds to insure edibility per county HRA requirements.
6. Grants will be considered, evaluated and approved on a first-come/first-served basis.

Staff anticipate applications becoming available on or about July 1, 2026.

These grant program parameters appear reasonable and should yield the desired outcome, which is providing downtown business buildings with some assistance to fund facade improvements.

Recommendation:

Staff recommend approval of the attached resolution that approves the grant agreement with the county and authorizes REDA Executive Director to execute such agreement and REDA staff to then move forward in partnership with Hennepin County staff to implement the grant program.

Attachments:

1. Love Local Storefront Grant Agreement (Updated)
2. Attachment C - Love Local Storefront Grant Map
3. REDA Resolution Approving Love Local Storefront Grant Agreement

2025 LOVE LOCAL STOREFRONTS PROGRAM

CITY OF ROBBINSDALE

GRANT AGREEMENT

This Grant Agreement (“Agreement”) is between the HENNEPIN COUNTY HOUSING AND REDEVELOPMENT AUTHORITY, a political subdivision of the State of Minnesota, 300 South Sixth Street, MC 685, Minneapolis, Minnesota 55487 (“AUTHORITY”), and the ROBBINSDALE ECONOMIC DEVELOPMENT AUTHORITY, a body corporate and politic under the laws of Minnesota, 4100 Lakeview Ave North, Robbinsdale, MN 55422 (“GRANTEE”), each a (“Party”) and collectively (“Parties”).

RECITALS

WHEREAS, AUTHORITY established the Love Local Storefronts Program (“the Program”) to assist Local Governmental Units (“LGUs”) in improving the appearance and economic vitality of their community business districts through building façade improvements, with Resolution No. 24-HCHRA-0037 authorizing the budget and resources for the Program; and

WHEREAS, GRANTEE was selected by AUTHORITY through an open and competitive procurement process conducted between September 2025 and November 2025 to perform the Grant Requirements described herein; and

WHEREAS, Resolution 25-HCHRA-0041 authorized an Agreement with GRANTEE under the Program during the period November 13, 2025, through December 31, 2027; and

WHEREAS, the Program and this Agreement are authorized under Minnesota Statutes §§ 383B.77 and 469.001 – 469.047;

NOW THEREFORE, the Parties agree as follows:

1. TERM AND AMOUNT OF GRANT

This Agreement shall commence on November 13, 2025 and expire on April 1, 2027, unless terminated earlier in accordance with the provisions herein.

In accordance with the provisions herein, AUTHORITY’S total payments to GRANTEE under this Agreement shall not exceed **Fifty Thousand Dollars and no/100 (\$50,000.00)** (“Grant Funds”).

2. GRANT REQUIREMENTS

GRANTEE shall use Grant Funds to support façade improvements for eligible commercial properties in Downtown Robbinsdale on West Broadway, 41 ½ Avenue North, and Hubbard Avenue North from 41st Avenue North to 42nd Avenue North, within the Downtown Business District bordered by the railroad tracks to the west and one block west of Bottineau Boulevard to the east, as illustrated in the map included in Attachment C. GRANTEE shall perform all Grant Requirements in accordance with Program as further described in Attachment A, and the requirements below:

- “Eligible Recipients” as used herein to include property owners and tenant business owners with written notarized permission from the property owner that are selected by GRANTEE for participation in the Program.
- Grant Funds shall be used exclusively to reimburse Eligible Recipients for qualifying façade improvements and other eligible building improvements (“Eligible Activities”), as described in Attachment A.
- Reimbursement under this Agreement is limited to hard construction costs associated with eligible façade improvements. Soft costs, including but not limited to architectural or engineering services, design fees, consulting services, renderings, and permit or inspection fees, are not eligible for reimbursement.
- The minimum reimbursement amount GRANTEES shall provide to Eligible Recipients is \$5,000, and the maximum reimbursement amount is \$15,000, for Eligible Activities and based on total project costs. Eligible Recipients shall be reimbursed through this Program for no more than fifty percent (50%) of total project costs.

GRANTEE is responsible for outreach to potential business applicants for this Program and promoting the availability of Grant Funds consistent with promotional and branding guidelines and materials provided by AUTHORITY.

GRANTEE will either use a Program application provided by AUTHORITY or coordinate with AUTHORITY to create an application. Any Program application shall collect all necessary information in order to determine Program eligibility, a description of proposed activities, and confirmation of the required matching funds from the applicants.

Prior to selecting Eligible Recipients, GRANTEE will submit information to AUTHORITY to verify project eligibility, including confirmation that the applicant’s property has not received façade improvement funds from Hennepin County or AUTHORITY in the last three years. GRANTEE shall receive approval from AUTHORITY before notifying an applicant that they have been accepted for a project award. For purposes of this Agreement, the three-year eligibility restriction means a thirty-six (36) month period beginning on the date Hennepin County or AUTHORITY approved and processed reimbursement for a project. Properties receiving façade improvement awards during this period are not eligible for additional funding under the Love Local Storefronts Program until the restriction expires. AUTHORITY may also

consider other prior awards within this period when assessing the competitiveness of proposed projects. The process for project approval and reimbursement is further outlined in Attachment A.

Only costs for Eligible Activities incurred after AUTHORITY AND GRANTEE'S project approval are eligible for reimbursement to GRANTEE by AUTHORITY. GRANTEE shall verify that all Eligible Activities for which Grant Funds are requested can be completed prior to April 1, 2027.

GRANTEE will communicate with AUTHORITY about the status of projects through regular check-ins with AUTHORITY. AUTHORITY and GRANTEE will meet between June 1 and July 31, 2026, to assess GRANTEE'S ability to fully expend Grant Funds. If AUTHORITY determines that Grant Funds are not likely to be expended by April 1, 2027, AUTHORITY may amend Grant Funds at its discretion and GRANTEE agrees to execute any amendment to this Agreement as requested by AUTHORITY.

GRANTEE shall submit progress reports for projects approved for reimbursement to AUTHORITY in the manner directed by AUTHORITY. Requested information may include summarizing activities and outcomes for the given period, goals, objectives, activities, outcomes, challenges, lessons learned, financial information, and/or administrative/programmatic monitoring descriptions at least monthly.

GRANTEE will provide program feedback to AUTHORITY for the purposes of program evaluation and improvement within thirty (30) days of AUTHORITY request.

Due to the variety and complexity of GRANTEE requirements and possible project scopes that may meet the above eligibility criteria, AUTHORITY reserves the right to modify, make exceptions, or make case-by-case determinations regarding eligibility of recipients and activities in its sole discretion.

3. GRANT FUNDS DISBURSEMENT

GRANTEE shall submit a reimbursement request with an invoice cover sheet, on a form supplied by AUTHORITY, and supporting documentation for each project for which it is requesting reimbursement as outlined in Attachment B.

Upon AUTHORITY'S validation of an invoice and any supporting documentation or certifications, AUTHORITY shall pay invoiced and validated Grant Funds directly to GRANTEE within thirty (30) days.

Reimbursement requests, and necessary supporting documentation, for Eligible Activities completed prior to Agreement expiration must be submitted by April 30, 2027 in order to be considered for reimbursement. Reimbursement requests submitted after this date will not be eligible for reimbursement.

Reimbursement shall only be made for Eligible Activities as outlined in Attachment A. Payment for Eligible Activities shall be made directly to GRANTEE after completion of the activities, the Eligible Recipient's payment to contractors, receipt of lien waivers, and upon the presentation of a claim as provided by law governing AUTHORITY'S payment of claims and/or invoices, along with proof of payment of matching funds from funding recipient and GRANTEE. Payment shall be made within thirty (30) days from receipt of the invoice.

Unless expressly approved in writing by AUTHORITY, GRANTEE shall not complete Grant Requirements under this Agreement without receiving a purchase order or purchase order number supplied by AUTHORITY. All invoices shall display a Hennepin County purchase order number and be emailed to Nathaniel.Hood@hennepin.us.

AUTHORITY may withhold from any payment due to GRANTEE any amount which is due and owed to AUTHORITY under this or any other agreement between the Parties due to overpayment or as a result of an audit.

4. PARTY RELATIONSHIP

- A. Nothing is intended nor should be construed as creating or establishing any relationship, besides that of grantor and grantee, between the Parties. GRANTEE is not AUTHORITY'S vendor, contractor, agent, representative, or employee for any purpose. GRANTEE shall secure at its own expense all personnel and resources required in completing the Project under this Agreement. GRANTEE'S personnel and/or subcontractors engaged to perform any activities under this Agreement will have no contractual relationship with AUTHORITY and will not be considered employees of AUTHORITY.
- B. If GRANTEE enters into any agreement with any entity to provide goods or services related to GRANTEE'S performance of the Grant Requirements, GRANTEE shall memorialize that relationship with a written and duly executed agreement with said entity. That agreement will include, at minimum, the following provisions:
- (1) Neither GRANTEE nor the engaged entity is acting as agent(s) for AUTHORITY;
 - (2) The Parties expressly agree that the AUTHORITY is not a party to their agreement; and
 - (3) AUTHORITY is not responsible or liable for any duty or obligation under their agreement, including but not limited to paying any amount whatsoever under the agreement.

5. NON-DISCRIMINATION

In accordance with AUTHORITY'S policies against discrimination, GRANTEE shall not exclude any person nor prohibit their participation in or the benefits of any program, service or activity related to this Agreement on the grounds of any protected status or class, including but not limited to race, color, creed, religion, national origin, sex, gender expression, gender identity, age, disability, marital status, sexual orientation, or public assistance status. No person who is protected by applicable law against discrimination shall be subjected to discrimination.

6. INDEMNIFICATION

GRANTEE shall defend, indemnify, and hold harmless AUTHORITY, its present and former officials, officers, agents, volunteers and employees from any liability, claims, causes of action, judgments, damages, losses, costs, or expenses, including attorney's fees, resulting directly or indirectly from any act or omission of GRANTEE, a subcontractor, anyone directly or indirectly employed by them, and/or anyone for whose acts and/or omissions they may be liable in the performance of the Project requirements in this Agreement, and against all loss by reason of the failure of GRANTEE to perform any obligation under this Agreement. For clarification and not limitation, this obligation to defend, indemnify and hold harmless includes but is not limited to any liability, claims or actions resulting directly or indirectly from alleged infringement of any copyright or any property right of another, the employment or alleged employment of GRANTEE personnel, the unlawful disclosure and/or use of protected data, or other noncompliance with the requirements of these provisions.

7. INSURANCE

Each Party warrants that it has a purchased insurance or a self-insurance program sufficient to meet its liability obligations and, at a minimum, to meet the maximum liability limits of Minnesota Statutes Chapter 466. This provision shall not be construed as a waiver of any immunity from liability under Chapter 466 or any other applicable law.

8. DUTY TO NOTIFY

GRANTEE shall promptly notify AUTHORITY of any demand, claim, action, cause of action or litigation brought against GRANTEE, its employees, officers, agents or subcontractors, which arises out of this Agreement. GRANTEE shall also notify AUTHORITY whenever GRANTEE has a reasonable basis for believing that GRANTEE and/or its employees, officers, agents or subcontractors, and/or AUTHORITY, might become the subject of a demand, claim, action, cause of action, administrative action, criminal arrest, criminal charge or litigation arising out of this Agreement.

9. DATA, SYSTEMS, AND INTELLECTUAL PROPERTY

- A. GRANTEE, its officers, agents, owners, partners, employees, volunteers and subcontractors shall, to the extent applicable, abide by the provisions of the Minnesota Government Data Practices Act, Minnesota Statutes, chapter 13 (MGDPA) and all other applicable law, rules, regulations and orders relating to data or the privacy, confidentiality or security of data. For clarification and not limitation, AUTHORITY hereby notifies GRANTEE that the requirements of Minnesota Statutes section 13.05, subd. 11, apply to this Agreement. GRANTEE shall promptly notify AUTHORITY if GRANTEE becomes aware of any potential claims, or facts giving rise to such claims, under the MGDPA or other data, data security, privacy or confidentiality laws, and shall also comply with the other requirements of this Section.

Classification of data, including trade secret data, will be determined pursuant to applicable law and, accordingly, merely labeling data as “trade secret” by GRANTEE does not necessarily make the data protected as such under any applicable law.

Nothing in this Agreement shall be construed in a manner that is inconsistent with the rights and obligations of GRANTEE or AUTHORITY arising from MGDPA.

- B. In addition to the foregoing MGDPA and other applicable law obligations, GRANTEE shall comply with the following duties and obligations regarding County Data and County Systems (as each term is defined herein). As used herein, “County Data” means any data or information, and any copies thereof, created by GRANTEE or acquired by GRANTEE from or through AUTHORITY pursuant to this Agreement, including but not limited to handwriting, typewriting, printing, photocopying, photographing, facsimile transmitting, and every other means of recording any form of communication or representation, including electronic media, email, letters, works, pictures, drawings, sounds, videos, or symbols, or combinations thereof.

If GRANTEE has access to or possession/control of County Data, GRANTEE shall safeguard and protect County Data in accordance with generally accepted industry standards, all laws, and all then applicable AUTHORITY policies, procedures, rules and directions. To the extent of any inconsistency between accepted industry standards and such AUTHORITY policies, procedures, rules and directions, GRANTEE shall notify AUTHORITY of the inconsistency and follow AUTHORITY direction. GRANTEE shall immediately notify AUTHORITY of any known or suspected security breach or unauthorized access to County Data, then comply with all responsive directions provided by AUTHORITY. The foregoing shall not be construed as eliminating, limiting or otherwise modifying GRANTEE’S indemnification obligations herein.

C. INTENTIONALLY OMITTED

D. Upon expiration or termination of this Agreement:

- (1) At the discretion of AUTHORITY and as specified in writing by the Grant Manager, GRANTEE shall deliver to the Grant Manager all County Data so specified by AUTHORITY.
- (2) AUTHORITY shall have full ownership and control of all such County Data. If AUTHORITY permits GRANTEE to retain copies of County Data, GRANTEE shall not, without the prior written consent of AUTHORITY or unless required by law, use any of County Data for any purpose or in any manner whatsoever; shall not assign, license, loan, sell, copyright, patent and/or transfer any or all of such County Data; and shall not do anything which in the opinion of AUTHORITY would affect AUTHORITY'S ownership and/or control of such County Data.
- (3) Except to the extent required by law or as agreed to by AUTHORITY, GRANTEE shall not retain any County Data that are confidential, protected, privileged, not public, nonpublic, or private, as those classifications are determined pursuant to applicable law. In addition, GRANTEE shall, upon AUTHORITY'S request, certify destruction of any County Data so specified by AUTHORITY.

10. RECORDS – AVAILABILITY/ACCESS

Subject to the requirements of Minnesota Statutes section 6.551, the State Auditor, or any of their authorized representatives, at any time during normal business hours, and as often as they may reasonably deem necessary, shall have access to and the right to examine, audit, excerpt, and transcribe any books, documents, papers, records, etc., which are pertinent to the accounting practices and procedures of GRANTEE and involve transactions relating to this Agreement. GRANTEE shall maintain these materials and allow access during the period of this Agreement and for six (6) years after its expiration or termination.

11. SUCCESSORS, SUBCONTRACTING AND ASSIGNMENTS

- A. GRANTEE binds itself, its partners, successors, assigns and legal representatives to AUTHORITY for all covenants, agreements and obligations herein.
- B. GRANTEE shall not assign, transfer or pledge this Agreement and/or the performance of the Project requirements, whether in whole or in part, nor assign any monies due or to become due to it without the prior written consent of AUTHORITY. A consent to assign shall be subject to such conditions and provisions as AUTHORITY may deem necessary, accomplished by execution of

a form prepared by AUTHORITY and signed by GRANTEE, the assignee and AUTHORITY. Permission to assign, however, shall under no circumstances relieve GRANTEE of its liabilities and obligations under the Agreement.

12. MERGER, MODIFICATION AND SEVERABILITY

- A. The entire Agreement between the Parties is contained herein and supersedes all oral agreements and negotiations between the Parties relating to the subject matter. All items that are referenced or that are attached are incorporated and made a part of this Agreement. If there is any conflict between the terms of this Agreement and referenced or attached items, the terms of this Agreement shall prevail.

GRANTEE and/or AUTHORITY are each bound by its own electronic signature(s) on this Agreement, and each agrees and accepts the electronic signature of the other Party.

- B. Any alterations, variations or modifications of the provisions of this Agreement shall only be valid when they have been reduced to writing as an amendment to this Agreement signed by the Parties. The Parties may agree, however, to changes to Attachment A: Scope of Services by prior, mutual, written agreement and without formal amendment to this Agreement provided that such modification does not change the Grant Funds set forth in Section 1. Except as expressly provided, the substantive legal terms contained in this Agreement, including but not limited to Indemnification, Insurance, Merger, Modification and Severability, Default and Termination, or Minnesota Law Governs may not be altered, varied, modified or waived by any change in project scope, specifications, or other document.
- C. If any provision of this Agreement is held invalid, illegal or unenforceable, the remaining provisions will not be affected.

13. DEFAULT AND TERMINATION

- A. This Agreement may be terminated with or without cause by AUTHORITY upon thirty (30) days' written notice, including but not limited to failure of GRANTEE to perform Project requirements or failure of the Project requirements to promote a public purpose. Additionally, failure to comply with the terms of this Agreement shall be just cause for AUTHORITY to delay payment of Grant Funds until GRANTEE'S compliance. In the event of a decision to withhold Grant Funds, AUTHORITY shall furnish prior written notice to GRANTEE.
- B. AUTHORITY may immediately terminate this Agreement if GRANTEE, or any GRANTEE directors, employees, or other personnel are convicted of a criminal offense relating to any AUTHORITY, State of Minnesota, or federal grant.

- C. Notwithstanding any provision of this Agreement to the contrary, GRANTEE shall remain liable to AUTHORITY for damages sustained by AUTHORITY by virtue of any breach of this Agreement by GRANTEE.
- D. The above remedies shall be in addition to any other right or remedy available to AUTHORITY under this Agreement, law, statute, rule, and/or equity.
- E. AUTHORITY'S failure to insist upon strict performance of any provision or to exercise any right under this Agreement shall not be deemed a relinquishment or waiver of the same, unless consented to in writing. Such consent shall not constitute a general waiver or relinquishment throughout the entire term of the Agreement.
- F. If this Agreement expires or is terminated, with or without cause, by either Party, at any time, GRANTEE shall not be entitled to any Grant Funds except for reimbursements duly invoiced for completed Project requirements pursuant to this Agreement.
- G. Upon written notice, AUTHORITY may immediately suspend or terminate this Agreement in the event any of the following occur: (i) AUTHORITY does not obtain anticipated funding from an outside source for this project; (ii) funding for this project from an outside source is withdrawn, frozen, shut down, is otherwise made unavailable or AUTHORITY loses the outside funding for any other reason; or (iii) AUTHORITY determines, in its sole discretion, that funding is, or has become, insufficient. AUTHORITY is not obligated to pay for any Grant Funds related to the performance of any Project requirements occurring after the notice and effective date of the suspension or termination. In the event AUTHORITY suspends or terminates this Agreement pursuant to this paragraph, AUTHORITY shall pay any Grant Funds already invoiced by GRANTEE prior to the notice of suspension or termination, if those costs and supporting documentation are validated by AUTHORITY, except that AUTHORITY shall not be obligated to pay any Grant Funds as or for penalties, early termination fees, charges, time and materials for Project requirements not already invoiced.
- H. GRANTEE has an affirmative obligation, upon written notice by AUTHORITY that this Agreement may be suspended or terminated, to follow reasonable directions by AUTHORITY, or absent directions by AUTHORITY, to exercise a fiduciary obligation to AUTHORITY, before incurring or making further costs, expenses, obligations or encumbrances arising out of or related to this Agreement.

14. SURVIVAL OF PROVISIONS

Provisions that by their nature are intended to survive the term or termination of this Agreement do survive such term or termination. Such provisions include but are not limited to: PARTY RELATIONSHIP; INDEMNIFICATION; INSURANCE; DUTY TO NOTIFY; DATA, SYSTEMS, AND INTELLECTUAL PROPERTY; RECORDS-

AVAILABILITY/ACCESS; DEFAULT AND TERMINATION; MEDIA OUTREACH; and MINNESOTA LAW GOVERNS.

15. GRANT MANAGER

Nate Hood, (“Grant Manager”), shall manage this Agreement on behalf of AUTHORITY and serve as liaison between AUTHORITY and GRANTEE.

Heather Rand, Hrand@robbinsdalemn.gov, 763-531-1266, shall manage the Agreement on behalf of GRANTEE. GRANTEE may replace such person but shall immediately give written notice to AUTHORITY of the name, phone number and email (if available) of such substitute person and of any other subsequent substitute person.

16. COMPLIANCE AND NON-DEBARMENT CERTIFICATION

- A. GRANTEE shall comply with all applicable law, funding sources, regulations, rules, and ordinances currently in force or later enacted.
- B. GRANTEE certifies that it is not prohibited from doing business with either the federal government or the state of Minnesota as a result of debarment or suspension proceedings. GRANTEE shall immediately notify AUTHORITY if GRANTEE is debarred or suspended during the term of this Agreement.

17. NOTICES

Unless the Parties otherwise agree in writing, any notice or demand which must be given or made by a Party under this Agreement or any statute or ordinance shall be in writing and shall be sent registered or certified mail. Notices to AUTHORITY shall be sent to the County Administrator with a copy to the originating AUTHORITY department at the addresses given in the opening paragraph of this Agreement. Notice to GRANTEE shall be sent to the address stated in the opening paragraph of this Agreement or to the address stated in GRANTEE’S Form W-9 provided to AUTHORITY.

18. CONFLICT OF INTEREST

GRANTEE affirms that to the best of GRANTEE’S knowledge, GRANTEE’S involvement in this Agreement does not result in a conflict or potential conflict of interest with any party or entity which may be affected by the terms of this Agreement. Should any conflict or potential conflict of interest become known to GRANTEE, GRANTEE shall immediately notify AUTHORITY of the conflict or potential conflict, specifying the part of this Agreement giving rise to the conflict or potential conflict, and advise AUTHORITY whether GRANTEE will or will not resign from the other engagement or representation. A conflict or potential conflict may, in AUTHORITY’S discretion, be cause for termination of this Agreement.

19. MEDIA OUTREACH AND RECOGNITION

The Parties shall cooperatively and collaboratively develop any grant-related marketing which may include but is not limited to: permanent or temporary plaques or signs, news releases, public announcements, social media posts, video, civic opportunities, logos and community events. GRANTEE shall not unreasonably refuse or withhold participation from any AUTHORITY initiated marketing project, plan or strategy.

GRANTEE shall provide advance copy of any independently developed messaging and marketing materials regarding the Program to AUTHORITY for review and approval. AUTHORITY may, in its sole discretion, reject any proposed marketing if AUTHORITY determines the proposed marketing does not reflect the spirit or intent of this Agreement or is otherwise contrary to AUTHORITY'S best interests.

For clarification and not limitation, all Outreach shall be approved by AUTHORITY, by and through its Public Relations Officer or their designee(s), prior to publication or release. As used herein, the term "Outreach" shall mean all media, social media, news releases, external facing communications, advertising, marketing, promotions, client lists, civic/community events or opportunities, and/or other forms of outreach created by, or on behalf of, GRANTEE: (i) that reference or otherwise use the term "Hennepin County" or any derivative thereof in relation to this Grant Agreement or the Project requirements performed hereunder; or (ii) that directly or indirectly relate to, reference, or concern the County of Hennepin, this Agreement, the Project requirements performed hereunder, or AUTHORITY personnel, including but not limited to AUTHORITY employees and elected officials.

Additionally, in recognition of AUTHORITY'S funding support for the Program, the GRANTEE agrees to include the Hennepin County logo on its website and other related project materials. GRANTEE shall also include a reference stating that funding was provided through the AUTHORITY'S Love Local Storefronts Program. Hennepin County's brand guidance can be found here: <https://www.hennepin.us/brand>

20. MINNESOTA LAWS GOVERN

The laws of the state of Minnesota shall govern all questions and interpretations concerning the validity and construction of this Agreement and the legal relations between the Parties. The appropriate venue and jurisdiction for any litigation will be those courts located within the County of Hennepin, state of Minnesota. Litigation, however, in the federal courts involving the Parties will be in the appropriate federal court within the state of Minnesota.

21. PERSONAL PROPERTY TAX, PROPERTY TAX, AND INCOME TAX

A. GRANTEE affirms that it and its officers have paid all Hennepin County personal property taxes and property taxes due on all of its Hennepin County properties for taxes owed on or before the date of the execution of this Agreement. If

AUTHORITY finds that property taxes have not been paid by GRANTEE, GRANTEE'S owner and GRANTEE'S board of directors (if any), AUTHORITY may refuse to disburse Grant Funds or require the return of all or part of the Grant Funds already disbursed.

- B. GRANTEE acknowledges that Grant Funds may be subject to federal and/or state or local taxes. Except as part of a tax-specific outreach program, AUTHORITY cannot provide tax advice and encourages GRANTEE to consult with a professional tax advisor.

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EXECUTIVE DIRECTOR AUTHORIZATION

Reviewed for AUTHORITY by
the County Attorney's Office:

HENNEPIN COUNTY HOUSING AND
REDEVELOPMENT AUTHORITY
STATE OF MINNESOTA

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By:

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Executive Director
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GRANTEE

GRANTEE warrants that the persons who executed this Agreement are authorized to do so on behalf of GRANTEE as required by Minnesota law.

By:

Its: President

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Its: Executive Director

Draft

ATTACHMENT A SCOPE OF SERVICES

Consistent with Section 12B of this Agreement, the Parties may modify this Scope of Services by written agreement of both Parties without the need of a formal amendment, provided that such modification does not change the Grant Funds.

The Love Local Storefronts program provides Grant Funds to cities to reimburse eligible property owners and businesses for qualifying façade improvements to enhance business districts and commercial corridors. Funding amounts range from \$5,000 to \$15,000 per property, require at least a 1:1 match from the property or business owner, and are provided as reimbursement.

Cities will manage their own outreach to local businesses, as well as evaluate applications for funding. Hennepin County HRA will provide communications templates and Love Local branded materials for cities to incorporate in their promotional efforts.

Eligible properties

To be eligible for reimbursement, the property must:

- Be a commercial building on West Broadway, 41 ½ Avenue North, or Hubbard Avenue North in Robbinsdale from 41st Avenue North to 42nd Avenue North, within the Downtown Business District bordered by the railroad tracks to the west and one block west of Bottineau Boulevard to the east, as shown in Attachment C, with a public street-facing storefront that contains at least:
 - One for-profit, independent, and locally owned retail, food and beverage, or service business with fifty (50) or fewer employees that is open to the public, OR
 - One non-profit organization with a social enterprise that is open to the general public and operates in a manner similar to a retail business with regular hours (i.e. a thrift shop, coffee shop, etc.)

Eligible Recipients

Eligible Recipients include property owners or tenant business owners with written notarized permission from the property owner to apply for and participate in the Program, and who are selected by GRANTEE for participation in the Program. Eligible Recipients must demonstrate that:

- They are current on property taxes
- All benefiting businesses are registered and in good standing with the Minnesota Secretary of State and are not barred from contracting with the federal government or the State of Minnesota due to suspension or debarment
- None of the businesses or entities benefiting are engaged in developing or managing residential housing, are primarily earning from passive investments, lobbying, gambling, or adult entertainment, or whose income is mainly derived from asset appreciation and resale

Eligible and ineligible activities

The following building façade improvements made by Eligible Recipients are eligible for reimbursement under this program:

- Exterior painting or re-siding as part of larger façade improvements
- Restoration of exterior finishes and materials
- Substantial masonry repairs and tuck pointing
- Removal of architecturally incompatible exterior finishes and materials
- Restoration of historic architectural details
- Replacement of façade lighting to be pedestrian scale and architecturally compatible
- New or restored window and doors
- Window and cornice flashing and repair
- Canopy or awning installation or repair
- Permanent signage as part of a larger façade improvement
- Exterior ADA upgrades
- Additional improvements not listed as ineligible (below) may be considered with prior approval from Hennepin County HRA staff

The following activities are **not** eligible for reimbursement:

- Improvements completed prior to date of project approval
- Improvements outside of the approved project scope
- Items considered routine maintenance
- Billboards
- Roofing
- Mechanical and HVAC systems
- Interior work
- Temporary fixtures or items
- Interior window displays
- Security systems
- Trash and mechanical enclosures
- Landscaping
- Parking lot improvements
- Fencing
- Improvements not visible from the street
- Improvements to buildings that have received a reimbursement or payment through façade improvement funding with Hennepin County or AUTHORITY funds within the last three years. See Section 2 of the Agreement for further detail on this requirement.

Reimbursement under this Agreement is limited to hard construction costs associated with eligible façade improvements. Soft costs, including but not limited to architectural or engineering services, design fees, consulting services, renderings, and permit or inspection fees, are not eligible for reimbursement.

Project approval

AUTHORITY staff will either provide GRANTEE with an application to be used in evaluating requests for funding or coordinate with GRANTEE to ensure that the application collects all of the needed project information in order to determine Program eligibility, a description of proposed activities, and confirmation of the required matching funds from the applicants. GRANTEE is responsible for ensuring that each project meets Program eligibility criteria, as well as any city requirements such as zoning and building codes. For project approval, GRANTEE shall provide the following information, along with a copy of the application, to AUTHORITY:

- Eligible Recipient information, including applicant's name, applicant's address, name of business, property address, number of employees, description of business, and confirmation that property taxes are current
- Confirmation that the property meets all eligibility criteria, including being registered and in good standing with the Minnesota Secretary of State, not debarred or suspended from contracting with the federal government or State of Minnesota, involved with managing or developing residential housing, or engaged in a business defined as ineligible in the Program Guidelines.
- Project description, including a written scope of work including a concise summary of the work to be completed and a clear description of all tasks to be performed
- Confirmation that all project activities are eligible for reimbursement
- Building photos that show the area where work will take place that provide sufficient detail of the current conditions
- Confirmation that the project can be completed by April 1, 2027
- If the property is not currently occupied, a signed lease agreement indicating the future business tenant

The above information must be submitted to AUTHORITY for project approval prior to finalizing any agreement with a property owner or business. Work that is done prior to, or without, AUTHORITY approval is not reimbursable.

Reimbursement requirements

All reimbursement requests must be received by Hennepin County HRA staff no later than April 30, 2027, to be considered for reimbursement. Work closely with property owners to ensure that final invoices and proof of payment are received by the City in time to submit to the Hennepin County HRA for reimbursement.

Requirements for invoicing are included in Attachment B.

GRANTEES are encouraged to reach out to Nate Hood at Nathaniel.Hood@hennepin.us with any questions and project updates.

ATTACHMENT B

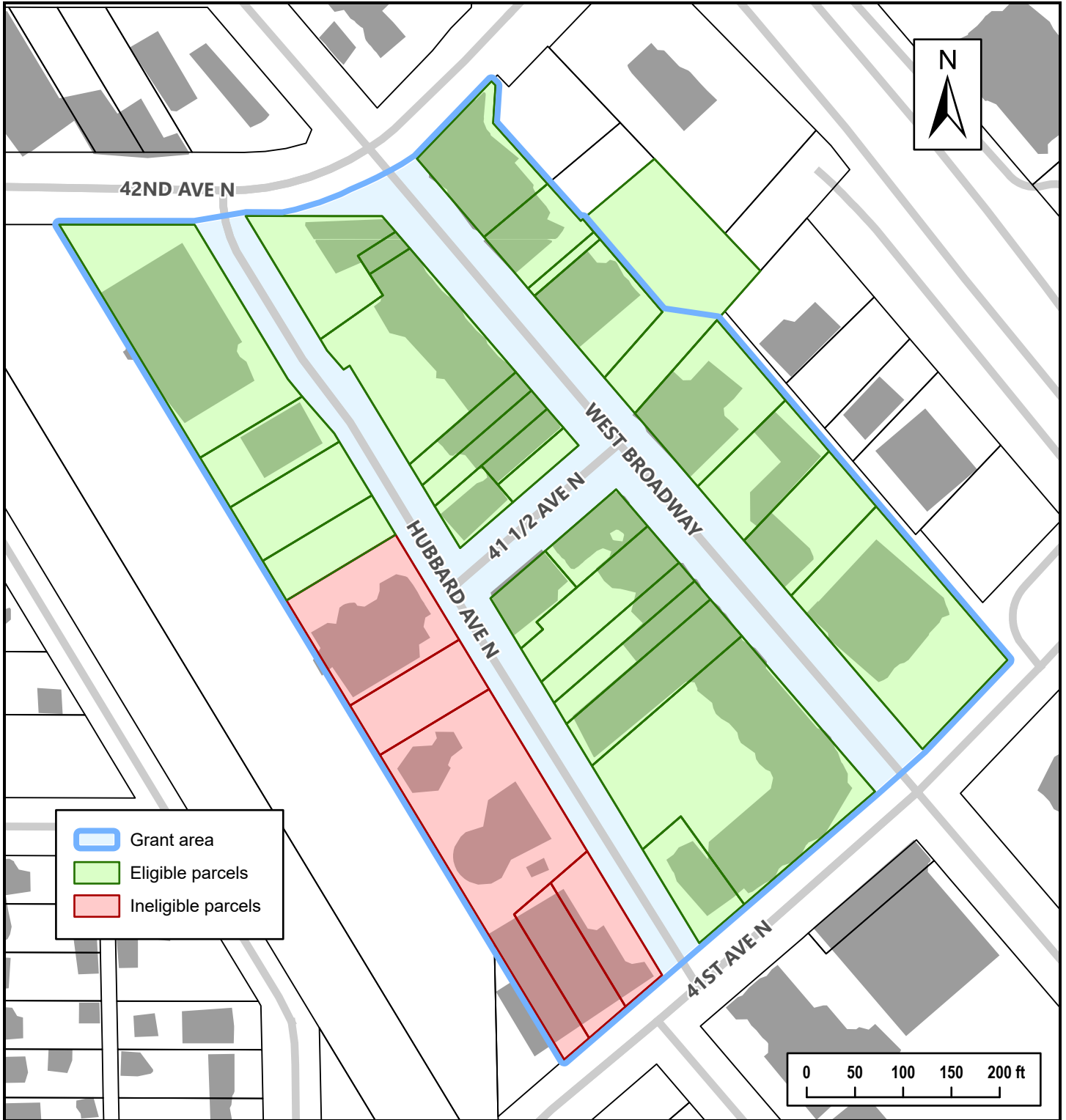
Invoicing Cover Sheet and Documentation Requirements

Love Local Storefronts reimbursements require the Invoice Cover Sheet and the following documentation to be reviewed and approved. Use the list below to make sure everything is included. The deadline for submitting invoices is April 30, 2027.

Reimbursement Documentation

- Completed invoice cover sheet
- Before and after photos of the completed work with sufficient detail to determine the condition of the building and the quality of the work
- Proof that permitting requirements have been satisfied
- Final invoices from the contractor showing the total cost of the project
- Receipts for all materials, supplies, and labor (if they're not on the invoice)
- Proof of match documentation (owner and city, if applicable)
- Lien waiver and other proof of payment for invoices, including:
 - Cancelled checks, receipts, and/or ACH confirmations from the business or property owner to the contractor that show that the debt has been satisfied and that there are no claims against the property

Love Local Downtown Storefront Grant Area



Member _____ moved and Member _____ seconded a motion that the following resolution be read and adopted this 9th day of June, 2026

ROBBINSDALE ECONOMIC DEVELOPMENT AUTHORITY RESOLUTION NO. 2026-__

A RESOLUTION APPROVING 2025 LOVE LOCAL STOREFRONTS PROGRAM GRANT AGREEMENT WITH HENNEPIN COUNTY HOUSING AND REDEVELOPMENT AUTHORITY

WHEREAS, REDA supports and encourages investment in the downtown business district including exterior improvements to commercial building facades or storefronts as a means insuring a more attractive downtown and preservation of quality real estate and tax base; and

WHEREAS, REDA applied for and has been awarded up to \$55,000 in grant funds from the county housing and redevelopment authority (HRA), for a Love Local Storefront Grant Program, with grant eligibility and related program requirements delineated in a 2025 Love Local Storefronts Program Grant Agreement (No. PR00007900), and

WHEREAS REDA finds the grant agreement and program parameters reasonable and REDA staff having capacity to carry out grantee responsibilities, and as such, may carry out the grant program to meet the needs of downtown Robbinsdale businesses.

NOW THEREFORE, BE IT RESOLVED by REDA, that the 2025 Love Local Storefronts Program Grant Agreement with Hennepin County HRA is approved and the REDA Executive director is authorized to execute such document.

The question was on adoption of the resolution and upon a vote being taken thereon the following voted in favor thereof:

and the following voted against the same:

WHEREUPON SAID RESOLUTION WAS DECLARED DULY PASSED AND ADOPTED THIS 9TH DAY OF JUNE 2026.

ATTEST:

Chase Peterson-Etem
City Clerk

Tim Sandvik, Exec Director



TO: Mayor and City Council
PREPARED BY: Tim Sandvik, City Manager
APPROVED BY: Tim Sandvik, City Manager
DATE: June 9, 2026
RE: Schedule Special Work Session - July 14, 2026, 6pm

Background:

From time to time, the REDA may schedule Special Work Session meetings.

Analysis:

As the REDA operates three current leases, that are in different stages of uncertainty, staff would like to host a discussion (Work Session), to ensure staff is moving forward in the appropriate manner.

Recommendation:

Motion to set a Special Work Session for the REDA to discuss current property leases.

Attachments:

None



TO: Mayor and City Council
PREPARED BY: Chase Peterson-Etem, Assistant City Manager
APPROVED BY: Tim Sandvik, City Manager
DATE: June 9, 2026
RE: Voucher Requests Pending Approval for Disbursement

Background:

None

Analysis:

None

Recommendation:

Motion to approve Disbursement Requests for the period ending June 9, 2026.

Attachments:

None