

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. Approve REDA Special Work Session Meeting Minutes from July 14, 2026
 - B. Minutes 7.14.2026
5. PUBLIC HEARINGS
 - A. None
6. OLD BUSINESS
 - A. Consider Resolution Approving the Seventh Amendment to the Preliminary Development Agreement with 40rty 2wo Development, LLC
7. NEW BUSINESS
 - A. Consider Resolution Accepting a Funding Grant of \$55,000 from Hennepin County, Authorizing Matching REDA Funds of \$17,500 and a Professional Services Agreement with Bolton & Menk, Inc., to Provide Professional Planning Services to Develop a Downtown District Revitalization Plan.
8. OTHER BUSINESS
 - A. Voucher Requests Pending Approval for Disbursement
9. INFORMATION ONLY
10. REDA GENERAL COMMUNICATIONS
11. ADJOURNMENT

MINUTES

MEETING CALL TO ORDER

Mayor Pro Tem Blackledge called the meeting to order at 6:03 PM.

ROLL CALL

Present: Member Parisian, Mayor Sutton, Mayor Pro Tem Blackledge, Member Greenberg, Member Caceres Aranda

Absent: None

Staff: Tim Sandvik, City Manager; Heather Rand, Community Development Director; Rachel Leen, Communications Coordinator

DISCUSSION

A. Discuss Current/Recent REDA Properties Under Lease

Sandvik introduced a discussion on three REDA-owned properties at different stages of consideration: Broadway Court (4600 41st Ave. N.), the former Mike Mitchell building (4614 41½ Ave. N.), and the Northside Oriental building (4165 Hubbard Ave. N.). He reviewed the City's 2023 downtown planning work completed with Bolton & Menk, which established redevelopment goals and long-term concepts for the downtown area, including pedestrian-oriented improvements.

Regarding Broadway Court, Sandvik explained that the City originally acquired the property to help establish market-rate senior housing in the community and is now considering whether ownership is the best path forward, as offloading would allow the City to focus resources on other priorities. He noted the building is approximately 25 years old, requires increasing maintenance, and currently operates at a loss. Council discussed the advantages and disadvantages of continuing to own the property, including potential maintenance costs, future tax revenue if sold, and protecting residents from significant changes under new ownership. Several members expressed interest in exploring a sale if tenant protections could be incorporated into an agreement, while others requested additional financial information before making a decision.

Council also discussed the future of the former Mike Mitchell building. Staff explained that the vacant building presents increasing maintenance challenges and asked whether the long-term vision should remain leasing the property or transitioning the site into public green space as part of a future Civic Campus. Council generally supported continuing to explore the long-term Civic Campus concept while considering short-term leasing options until future downtown planning is completed.

For the Northside Oriental building, staff noted the current lease will end later this year, creating an opportunity to consider future uses for the property. Council discussed temporary leasing opportunities while long-term downtown plans are developed, as well as the possibility of temporarily relocating the Deputy Registrar office into the building to address space needs at City Hall. Members generally supported exploring that option, noting it could provide an interim use while preserving future redevelopment opportunities.

Rand also reported that Hennepin County is advancing additional downtown planning work with Bolton & Menk to further evaluate parking, public spaces, and redevelopment opportunities. Council discussed the importance of maintaining walkability and creating an active downtown environment as those plans move forward.

Sandvik summarized the next steps, including evaluating the feasibility of relocating the Deputy Registrar to the Northside Oriental building, preparing demolition cost estimates for the former Mike Mitchell building, and developing potential tenant protections should the City pursue the sale of Broadway Court.

STAFF UPDATES

None.

COUNCIL UPDATES

None.

ADJOURNMENT

Mayor Pro Tem Blackledge adjourned the meeting at 6:57 PM.

Tim Sandvik, Executive Director

Mia Parisian, President

MINUTES

MEETING CALL TO ORDER

The meeting was called to order by President Parisian at 7:00pm.

MICROPHONE CHECK

ROLL CALL

Commissioners present: Blackledge, Greenberg, Sutton, Caceras-Aranda; President Parisian present.

CONSENT AGENDA

- A. Minutes 6.9.2026

Motion to approve the consent agenda made by Commissioner Sutton; seconded by Commissioner Caceras-Aranda. Motion passed unanimously.

PUBLIC HEARINGS

- A. None

OLD BUSINESS

- A. None

NEW BUSINESS

- A. Consider a Closed Session to Discuss the Purchase of Real Property

Motion to enter closed session made by Commissioner Sutton; seconded by Commissioner Caceras-Aranda.

Motion passed unanimously.

Meeting resumed at 7:18 p.m.

Motion to reopen made by President Parisian; seconded by Commissioner Caceras-Aranda.

Motion passed unanimously.

OTHER BUSINESS

A. Voucher Requests Pending Approval for Disbursement

Motion to approve voucher disbursements made by Commissioner Sutton; seconded by Commissioner Caceras-Aranda. Motion passed unanimously.

INFORMATION ONLY

REDA GENERAL COMMUNICATIONS

Staff reports: None.

General board communications: None.

ADJOURNMENT

Motion to adjourn made by President Parisian; seconded by Commissioner Caceras-Aranda. Motion passed unanimously.

Tim Sandvik, Executive Director

Mia Parisian, President

TO: Mayor and City Council

PREPARED BY: Heather Rand, Community Development Director

APPROVED BY: Tim Sandvik, City Manager

DATE: August 12, 2026

RE: Consider Resolution Approving the Seventh Amendment to the Preliminary Development Agreement with 4orty 2wo Development, LLC

Background:

4orty 2wo Development, LLC and their partner Bader Corporation are working to redevelop various land parcels located at the 4200 block of West Broadway into a new, mixed Use development project that could include up to 180 units of market rate housing, underground parking and some storefront commercial space and utility upgrades. The development team has a preliminary development agreement with REDA to continue to explore the financial feasibility and other development specifics of such proposed project. REDA is being asked to amend such agreement to extend the terms to October 15, 2026.

Analysis:

The proposed redevelopment meets the objectives for this block of downtown per the city's comprehensive land use plan that guides for high density housing and updated commercial uses for this block.

A private sector redevelopment team consisting of 4orty 2wo Development and their preferred partner, Bader Companies, a Midwest real estate development and management company, have been working to assemble needed parcels, assess environmental cleanup needs and redevelopment opportunities for the site for just over a year now. While they have made great progress, they are requesting a three-month extension that we refer to as an amendment, to their Preliminary Development Agreement with REDA.

Representatives from the redevelopment team will be present at the August 12, 2026, meeting to update REDA commissioners on their progress and the further refinement of their redevelopment project concept.

Recommendation:

Staff recommend approval of a 7th amendment to the preliminary development agreement which can be accomplished by REDA adopting the attached draft resolution on the matter.

Attachments:

1. Resolution - Seventh Amendment with 4orty 2wo Development
2. 7th Amend to Prelim Dev Agreement - 4orty 2wo Dev, LLC

Member _____ moved and Member _____ seconded a motion that the following resolution be read and adopted this 12th day of August, 2026

REDA RESOLUTION NO. 2026-__

A RESOLUTION APPROVING SEVENTH AMENDMENT TO PRELIMINARY DEVELOPMENT AGREEMENT WITH 4ORTY 2WO DEVELOPMENT, LLC.

WHEREAS, the Robbinsdale Economic Development Authority (REDA) has entered into a Preliminary Development Agreement regarding the redevelopment of property owned by REDA located at 4205 W Broadway; and

WHEREAS, REDA approved a first amendment to such agreement in January 2025, that provided an extension of agreement terms until July 15, 2025; and

WHEREAS, on April 8, 2025, REDA approved the Second Amendment to Preliminary Development Agreement, which extended the term of the Preliminary Agreement to July 15, 2025; and

WHEREAS, on July 8, 2025, REDA approved the Third Amendment to Preliminary Development Agreement, which extended the terms of the Preliminary Agreement to October 15, 2025; and

WHEREAS, on October 14, 2025, REDA approved the Forth Amendment to the Preliminary Development Agreement, which extended the terms of the Preliminary Agreement to January 15, 2026; and

WHEREAS, on January 13, 2026, REDA approved the Fifth Amendment to the Preliminary Development Agreement, which extended the terms of the Preliminary Agreement to April 15, 2026; and

WHEREAS, On April 14, 2026, REDA approved the Sixth Amendment to the Preliminary Development Agreement, which extended the terms of the Preliminary Agreement to July 15, 2026: and

WHEREAS, REDA has reviewed a proposed Seventh Amendment to a Preliminary Development Agreement with 4orty 2wo Development, LLC., and find that the Seventh Amendment to the agreement advances REDA goals.

NOW THEREFORE, BE IT RESOLVED by the Robbinsdale Economic Development Authority that a Seventh Amendment to the Preliminary Development Agreement with 4orty 2wo Development, LLC., is hereby approved and adopted, and be it further resolved that the REDA President and Executive Director, are hereby authorized and directed to execute the Seventh Amendment agreement on the behalf of REDA.

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:

Tim Sandvik
Executive Director

Mia Parisian, REDA President

SEVENTH AMENDMENT TO PRELIMINARY DEVELOPMENT AGREEMENT

THIS SEVENTH AMENDMENT TO PRELIMINARY DEVELOPMENT AGREEMENT (the “Seventh Amendment”), is made this 12th day of August, 2026, by and between the Robbinsdale Economic Development Authority, a public body corporate and politic under the laws of Minnesota (“REDA”) and 4orty 2wo Development, LLC, a limited liability company under the laws of Minnesota (the “Developer”).

RECITALS

WHEREAS, REDA and the Developer entered into a Preliminary Development Agreement (the “Preliminary Agreement”) regarding the redevelopment of property owned by REDA located at 4205 West Broadway (the “Property”); and

WHEREAS, the Preliminary Agreement required certain performance by the Developer by January 15, 2025; and

WHEREAS, on January 14, 2025, REDA approved the First Amendment to Preliminary Development Agreement, which extended the term of the Preliminary Agreement to April 15, 2025; and

WHEREAS, on April 8, 2025, REDA approved the Second Amendment to Preliminary Development Agreement, which extended the term of the Preliminary Agreement to July 15, 2025; and

WHEREAS, on July 8, 2025, REDA approved the Third Amendment to Preliminary Development Agreement, which extended the terms of the Preliminary Agreement to October 15, 2025; and

WHEREAS, on October 14, 2025, REDA approved the Fourth Amendment to Preliminary Development Agreement, which extended the terms of the Preliminary Agreement to January 15, 2026; and

WHEREAS, on January 13, 2026, REDA approved the Fifth Amendment to Preliminary Development Agreement, which extended the terms of the Preliminary Agreement to April 15, 2026; and

WHEREAS, on April 14, 2026, REDA approved the Sixth Amendment to Preliminary Development Agreement, which extended the terms of the Preliminary Development Agreement to July 15, 2026; and

WHEREAS, REDA and the Developer again wish to extend the term of the Preliminary Agreement.

NOW, THEREFORE, in consideration of the foregoing premises and the mutual obligations in this Seventh Amendment, REDA and the Developer agree as follows:

1. The first sentence of Section 3(a) of the Preliminary Agreement is amended to read as follows:

By no later than October 15, 2026, submit a development proposal to REDA (the "Proposal"), which Proposal must show the location, size, and nature of the proposed Redevelopment, including the building height and footprint and building renderings, elevations, and other graphic or written explanations of the Redevelopment.

2. The first sentence of Section 8 of the Preliminary Agreement is amended to read as follows:

This Agreement is effective until the date indicated in Section 3(a) hereof.

3. Except as amended in this Seventh Amendment, all terms and conditions of the Preliminary Agreement remain unaltered and in full force and effect.

IN WITNESS WHEREOF, REDA and the Developer have each caused this Seventh Amendment to Preliminary Development Agreement to be duly executed in its name and behalf as of the day and year so indicated.

4ORTY 2WO DEVELOPMENT, LLC

By _____
Brian Ranallo

Its: Principal

Date: _____

By _____
Mike Opat

Its: Principal

Date: _____

ROBBINSDALE ECONOMIC DEVELOPMENT
AUTHORITY

By _____
Mia Parisian, President

Date: _____

By _____
Tim Sandvik, Executive Director

Date: _____

This Instrument Drafted By:

KENNEDY & GRAVEN, CHARTERED (RHB)
150 South Fifth Street
Suite 700
Minneapolis, MN 55402
(612) 337-9300

TO: Mayor and City Council

PREPARED BY: Heather Rand, Community Development Director

APPROVED BY: Tim Sandvik, City Manager

DATE: August 12, 2026

RE: Consider Resolution Accepting a Funding Grant of \$55,000 from Hennepin County, Authorizing Matching REDA Funds of \$17,500 and a Professional Services Agreement with Bolton & Menk, Inc., to Provide Professional Planning Services to Develop a Downtown District Revitalization Plan.

Background:

The city of Robbinsdale has a unique, historic and viable downtown district that is greatly valued by the community.

For the purpose of ensuring that Robbinsdale's downtown district continues to stay vital and best meet the changing needs of the community, it is important for the city and its economic development authority to lead public engagement initiatives and develop strategic plans with action steps to implement that will continue to support a healthy yet transforming Downtown District. To that end, back in March 2026, REDA authorized staff to apply to Hennepin County for a \$50,000 planning grant, such funds to be utilized to develop a Downtown District Revitalization Plan. This grant, if awarded, requires a match from REDA of \$17,500, and the grant funds are to be utilized for funding the professional planning services of a county-approved consultant team that will work with the city and county to engage stakeholders, provide urban design expertise and data, and to facilitate the development of a planning document that may be adopted by the city and fully implemented. The grant from the county also requires previous planning documents that they funded, such as the November 2023 Robbinsdale Downtown Station Area Plan, be taken into consideration as new plans are developed for downtown.

This summer, the county notified staff that they will award a planning grant to REDA to develop a Downtown District Revitalization Plan so long as it includes clear recommendations and action steps for the city, REDA and the larger community to pursue. Further, they identified Bolton & Menk, Inc. as the professional planning firm that the city will work with on this new small area planning initiative, as they were the planning professionals that worked with the city on the Downtown Station Area Plan and due to such work, are in a the best position to assist the city and county in moving that work forward through a boarder Downtown Revitalization Plan that better addresses today's new challenges and today and tomorrow's new opportunities.

Analysis:

The November 2023 Downtown Station Area Plan identified the following planning goals for the city to implement by next working to develop action steps, and prioritizing where, when and how resources are applied. These are the goals of that plan:

- 1) Optimize Multi-Modal Connections (Light rail, Bus, Autos, Peds, Bikes, etc)
- 2) Increase Safety and Convenience of Connectivity Downtown, including East to West Crossing Over Bottineau Blvd

- 3) Redevelop Specific Underutilized Properties (Champion Catalytic Projects)
- 4) Establish a District Parking System
- 5) Plan for a Downtown Town Center/Town Plaza/Civic Center for community to gather
- 6) Create New Public Spaces (Public Realm) that can be activated to increase the vitality and value of downtown

For the last two months, city and county staff have worked to design an outline for public engagement and planning tasks to be performed that will advance the above goals from the Downtown Station Area Plan, while also providing an opportunity for updates and the development of prioritized action steps that will be necessary for Robbinsdale leaders to champion. As a result of the city and county planning staff discussions, the attached Bolton & Menk Scope of Professional Planning Services was developed.

The Scope of Planning Services provide an outline of intended Downtown District Revitalization Planning tasks, public engagement, planning deliverables, the plan timeline and the planning effort project budget. The scope of planning work is focused, but extensive, and will take at least 6 months. The county staff concurred with city staff that all the deliverables noted in the Scope of Services are pertinent to developed a constructive Downtown District Revitalization Plan and they added an additional \$5,000 to the grant award to insure that the budget was adequate to undertake the planning work with the consultant team. It is for this reason that the planning project budget proposed is now \$72,500, with the county providing a grant of \$55,000 and REDA \$17,500 (as originally agreed to).

The Downtown District Revitalization Plan public engagement would include the creation of a small, 6-10 member Citizen Advisory Committee that will work directly with city and county staff and members of the Bolton & Menk Team, to steer plan development including meeting a minimum of three times as a small focus group. It will be important for this committee to have members that are familiar with the needs of downtown property owners, downtown businesses, downtown housing and commercial real estate experts.

There will also be three joint city council/planning commission meetings (work sessions or workshops) and staff, to discuss and provide input on plan development. Advisory Committee members will also be invited to these meetings. The hope is that the first joint city council/planning commission meeting will be a Downtown District Revitalization Plan Kick -Off meeting ideally in late September, and that the last joint meeting of the planning commission and city council for this planning effort would be in late March to plan draft details are finalized.

When the planning document is drafted, it will then be routed through the normal planning commission and then city council meeting schedule with public hearings to gain more public input prior to scheduled city council final adoption of the plan in the spring of 2027.

For the purpose of advancing this Downtown District Revitalization Planning effort, the county asks that REDA accept the county grant of \$55,000, REDA commit to the \$17,500 match and support such funds being applied to compensate Bolton & Menk planning work performed as delineated in the attached "Scope of Services" letter dated July 30, 2026, and enter into a professional services agreement with Bolton & Menk for such. Please note, REDA will not be responsible for more than \$17,500 of funding, and the county will contract with Bolton & Menk to pay for the up to \$55,000 remainder of the project budget.

Recommendation:

Staff recommend acceptance of a \$55,000 Hennepin County planning grant and authorizing

REDA to contribute up to \$17,500 as a grant matching funds for the development of a Downtown District Revitalization Plan for Robbinsdale.

Further, staff recommend that REDA authorize the executive director to execute a professional services agreement with Bolton & Menk, Inc. at an amount not to exceed \$17,500, for planning work delineated in a July 30, 2026 dated scope of services letter.

Attachments:

1. RDale HennCo_DT Revitalization Plan_Scope
2. REDA Resolution of Approval for Downtown District Revitalization Plan Grant, Match and Prof Services Contract



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& MENK**

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July 30, 2026

To: Heather Rand, Community Development Director, City of Robbinsdale
Laura Fredrick, Principal Planning Analyst

RE: City of Robbinsdale Downtown District Revitalization Plan

Dear Heather & Laura,

Thank you for the opportunity to provide a proposed scope of services to assist the City and County with continued planning for the future of Downtown.

The City of Robbinsdale has a unique opportunity to continue and refine prior planning efforts, aligning public and private actions to benefit downtown for years to come. This effort will require thoughtful outreach, policy, and urban design expertise, with supportive strategic implementation planning.

Attached you will find a proposed scope of work that we believe will assist the City in clarifying action steps. We welcome a discussion for any questions on the proposed scope, schedule, or budget.

As additional service to the city, I will be serving as your Project Manager and main point of contact. Don't hesitate to reach out to me at Andrew.dresdner@bolton-menk.com, or 414.6900138

Sincerely,

Bolton & Menk, Inc.

Andrew Dresdner

Senior Urban Designer | Senior Associate

Mike Thompson, AICP

Area Planning Group Leader | Principal

PROPOSED PROJECT SCOPE

TASK 0: PROJECT MANAGEMENT

To support and guide project delivery, our team will regularly coordinate with City of Robbinsdale and Hennepin County staff to align project milestones and deliverables to develop a Downtown District Revitalization Plan. Our project management approach is rooted in personable and proactive communication, that prioritizes collaboration, transparency, and trust. During an initial project kickoff meeting, we will establish and confirm a regular meeting and reporting schedule, with meetings at least once a month that include City of Robbinsdale staff, Hennepin County staff, Bolton and Menk staff, as well as other stakeholders as needed. The project management team will also prepare materials and facilitate one design workshop with other Hennepin County Planning Grant consultants at the approximate mid-point of the project.

Task 0 Deliverables: *Project kick off and management plan, consultant design workshop.*

TASK 1: STAKEHOLDER OUTREACH

In coordination with city staff, we will build and deliver a targeted stakeholder outreach plan that is inclusive, accessible, and educational. We will:

- Partner alongside key downtown stakeholders through the creation of a project Advisory Committee (anticipated to be 6-10 participants). Advisory Committee members will be identified by city staff and supported by council. They will play an advisory role in the review of plan recommendations on select topics. We propose 3 meetings with the Advisory Committee.
- Participate in up to three meetings with City Council and Planning Commission, to discuss:
 - Meeting #1: the value proposition of downtowns, and the opportunities facing downtown Robbinsdale and what we seek to accomplish through this process.
 - Meeting #2: Workshop to update Council and discuss key items.
 - Meeting #3: Final report recommendations for presentation and review.

Task 1 Deliverables: *All stakeholder outreach, Advisory Committee meetings, and facilitated council meetings as discussed above.*

TASK 2: TOD ZONING RECOMMENDATIONS

To ensure alignment with downtown land use guidance and the 2023 Downtown Station Area Plan, our team will review the city's current TOD zoning district, identify areas for update, and recommend zoning code text edits. We anticipate this effort to include recommendations on:

- Land uses, site design standards, and ground-floor design standards
- Site access, circulation, and parking (siting and standards)
- Landscaping requirements
- A brief review of building materials guidance, to promote ease and clarity of application

Task 2 Deliverables: Review and recommendation of the City's existing TOD zoning code text, to include at least all above materials.

TASK 3: PARKING EVALUATION AND RECOMMENDATIONS

Our team will evaluate Downtown's parking based on a premise that managing existing parking should be understood and undertaken before taking on the high costs of building new parking. This will involve the following key components:

- Prepare an inventory of the existing downtown parking supply, to include both on-street and off-street parking and any privately-owned parking that allows general public access (even if the users are limited to customers or visitors of a given use or uses).
- Measure utilization during up to three selected time intervals intended to represent a variety of activity patterns and parking use conditions.
- Review City policies and ordinances governing parking, such as the minimum parking requirements of the City's zoning ordinance.
- Compare utilization to expected levels of parking use from both current land uses (based on a summary profile of current land use inventory that the City provides) and expected future land use from new development, understanding and exploring reasons behind any mismatches between actual and expected levels of use.
- Offer recommendations related to:
 - Downtown parking policies and regulations
 - Potential applications of wayfinding and signage to increase public awareness and knowledge of the parking system and how to use it
 - Long term strategies to maximize use of existing public parking resources
 - Guidance for how, when and where to add additional parking inventory

Task3 Deliverables: Set of recommendations for the City to include all above elements.

TASK 4: HUBBARD AVENUE PLANNING FRAMEWORK

In consultation with city staff, we will also develop a series of guiding goals or principles for the current city hall site, and the 'Hubbard Market Place' area, between 41st Ave N and 42nd Ave N. These will be created with the intent of providing future planning and design guidance for both locations, recognizing that the Station Area plan identified both as potential areas of change, and their futures have the potential for significant downtown impacts. Guidance will be captured in highly visual exhibits with clearly indicated outcomes identified.

Task 4 Deliverables: A companion set of exhibits summarizing planning and design guidance for the current City Hall site and 'Hubbard Market Place' area.

TASK 5: PUBLIC REALM RECOMMENDATIONS

Using the Downtown Station Area Plan as a basis, we will revisit identified public space improvement with city staff and determine a list of public projects to progress into the city's CIP. During this process, we will vet project considerations and staging with city staff, will create representative conceptual sketch plans for each project, and develop planning level cost estimates for each identified project. We propose a city staff design workshop with our team for the preliminary review of projects.

Task 5 Deliverables: *A public realm project list for use in the city's CIP, to include all above elements.*

TASK 6: FINAL REPORT

Our team will compile all deliverables from Tasks 1-5 into a single draft of the Downtown District Revitalization Plan and final downtown implementation plan. This plan will be highly visual with supportive narrative to summarize all major deliverables above. The plan will also include an executive summary affirming the importance of Downtown Robbinsdale and long-term value of proactive planning.

Task 6 Deliverables: *Draft and final Downtown District Revitalization Plan, to include all prior Task deliverables.*



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PROPOSED FEE AND TIMELINE

PROPOSED FEE AND TIMELINE									
Task	City Portion	County Portion	TIMELINE						
			2026					2027	
			Sept	Oct	Nov	Dec	Jan	Feb	Mar
Task 0 Project Management	\$2,500								
Task 1 Stakeholder Outreach	\$10,000								
Task 2 TOD Zoning Recommendations		\$12,000							
Task 3 Parking Evaluation and Recommendations		\$15,500							
Task 4 Hubbard Ave Planning Framework		\$7,500							
Task 5 Public Realm Recommendations		\$18,000							
Task 6 Final Report	\$5,000								
PROJECT TOTAL (Not to Exceed)	\$17,500	\$53,000							
Task 7 County Design Workshop		\$2,000							
Contract Totals (Not To Exceed)	\$17,500	\$55,000							

● = Proposed advisory committee meeting (final date and time details to be confirmed during the project)

● = Proposed Council work session (final date details to be confirmed during the project)

Member _____ moved and Member _____ seconded a motion that the following resolution be read and adopted this 12th day of August, 2026

REDA RESOLUTION NO. 2026-__

A RESOLUTION ACCEPTING A HENNEPIN COUNTY PLANNING GRANT OF \$55,000 FOR THE DEVELOPMENT OF A DOWNTOWN DISTRICT REVITALIZATION PLAN, AUTHORIZING A REDA MATCH OF \$17,500 AND AUTHORIZING A PROFESSIONAL SERVICE CONTRACT WITH BOLTON & MENK, INC

WHEREAS, the city received funding from Hennepin County in 2023 to complete an updated Robbinsdale Downtown Station Area Plan, and that work was completed in November of 2023; and

WHEREAS, that downtown plan provided goals and recommendations for land use changes and redevelopment in downtown Robbinsdale, but the refinement of the recommendations with some updating including the development of action steps with preliminary budgeting, and short and long term timelines and prioritization must still be planned for; and

WHEREAS, Hennepin County has agreed to award \$55,000 in funds for the development of a Downtown District Revitalization Plan, such project requiring REDA provide a match of \$17,500 in funds and work collaboratively with county planning staff and the county's selected professional planning firm Bolton & Menk on this project; and

WHEREAS, city and Hennepin planning staff have drafted and professional scope of services for the planning project dated July 30, 2026 that outlines tasks, deliverables, budget, public engagement opportunities and timeline for the development of such a planning project; and

WHEREAS, REDA's mission is to lead and support the advancement of smart business, housing and community development activity within the city of Robbinsdale and this project aligns directly with such mission.

NOW THEREFORE, BE IT RESOLVED by the Robbinsdale Economic Development Authority that acceptance of the Hennepin County Planning Grant of \$55,000 to develop a Downtown District Revitalization Plan with a required \$17,500 fund match from REDA. Be it further resolved that REDA authorize the executive director to enter into a professional services agreement with professional planning firm Bolton & Menk per the term, timeline, budget and deliverables denoted in a July 30, 2026 scope of services letter and the fee to REDA for such will not exceed \$17,500.

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 12TH DAY OF AUGUST, 2026.

ATTEST:

Tim Sandvik
Executive Director

Mia Parisian, President



TO: Mayor and City Council
PREPARED BY: Chase Peterson-Etem, Assistant City Manager
APPROVED BY: Tim Sandvik, City Manager
DATE: August 12, 2026
RE: Voucher Requests Pending Approval for Disbursement

Background:

None

Analysis:

None

Recommendation:

Motion to approve Disbursement Requests for the period ending August 12, 2026.

Attachments:

None