

AGENDA

1. MEETING CALL TO ORDER
2. MICROPHONE CHECK
3. ROLL CALL: Murphy, Greenberg, Blonigan, Parisian, President Wagner
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 Meeting Minutes of October 8, 2024 Meeting
5. PUBLIC HEARINGS
 - A. None
6. OLD BUSINESS
 - A. None
7. NEW BUSINESS
 - A. Present Redevelopment Sketch Plan for 3900 Block of W Broadway (Elim Lutheran)
 - B. Enter into closed session to discuss the potential purchase of a property
8. OTHER BUSINESS
 - A. Voucher Requests Pending Approval for Disbursement
9. INFORMATION ONLY
10. REDA GENERAL COMMUNICATIONS
11. ADJOURNMENT

MINUTES

MEETING CALL TO ORDER

MICROPHONE CHECK

ROLL CALL

Present: Murphy, Greenberg, Blonigan, Parisian, Wagner

Absent:

Staff: Tim Sandvik, Executive Director; Kayla Kirtz, Sustainability Coordinator; Heather Rand, Community Development Director

CONSENT AGENDA

- A. Approve REDA Meeting Minutes from September 10, 2024

Member Parisian MOVED, seconded by Member Blonigan to approve the consent agenda. The vote was unanimous, and the motion carried.

PRESENTATIONS

- A. Broadway Court Annual Presentation

Sandvik spoke and introduced Andrew Milton with Great Lake Management, who will be presenting the report for Broadway Court.

Andrew Milton stepped forward and said that before they discussed the budget for Broadway Court he would like his associate Camile River to discuss projects that had been worked on during the year.

River stepped forward and said that Broadway Court had removed two original unused drinking fountains to give more space in the lobby area. She further said that Broadway Court is coming up for their annual Security and Fire Inspections and that they will soon begin their unit inspections this fall and that they have paid for their rental license application as well. Their largest project being tackled sometime this year is the elevator modernization initiative. This is a complete replacement of the current elevator in the building to meet current state building codes.

Blonigan asked a few questions about the budget pertaining to extraordinary repair and maintenance costs around \$480,500 and how this number was created. He then asked about the last two years for maintenance related expenses as well.

Milton said that the large expense includes maintenance related payments for the 2025 and 2026 budget years as well. These costs include some new repair projects for the continuation of screen replacements on the windows and the proposal for repairing the common area flooring. He said that they will also be looking for 3 bids for the repairs and will be pursuing the lowest bid that will effectively meet their requirements.

Blonigan asked additionally why there are water softening expenses after the city had just recently updated the water treatment plant. He said that our new treatment plant will already be doing this work. He then inquired

why they are switching light bulbs in the garage to LEDs and why they haven't done so already to manage expenses.

Milton explained that the replacement with LED lightbulbs is more systematic and done in stages around the entire building instead of a building wide replacement. He explained that even though Robbinsdale has a new water treatment facility, Broadway Court still manages the water inside the building, and they still have a need for softener salts for their water quality. He then said that Broadway Court had a 5% rental increase last year and that they wish to have a 4% rental increase for the year 2025. They are proposing a 19% utility cost increase for 2025. This is in part because the winter of 2024 was so mild they are predicting that this winter will be more normal. Milton then spoke that they are reducing maintenance expenses by 2% and this is in part because they will no longer be contracting out for maintenance workers, but instead, they have hired an on-staff maintenance supervisor who will reduce their expense needs than compared to a contractor.

Wagner asked how many elevators are in the facility and how repairs will be handled.

Milton spoke that there was only one elevator in the building and the repairs would be focused on the entire Cad and the electrical work. He stated that they will still allow daily rides for residents, and they are predicting that the work will take around 3 weeks to perform.

Blonigan asked if the elevator would be faster and more reliable after the repairs.

Milton stated that the speed would increase since the elevator would meet state building codes.

Greenberg stated that the report shows they are budgeting for the energy audit assessment of the window replacement. He wondered if they were replacing the windows this upcoming year.

Milton stated that they envision a total window replacement in 2026 and the first step in that replacement is acquiring the assessment.

PUBLIC HEARINGS

A. None

OLD BUSINESS

A. None

NEW BUSINESS

A. Home Energy Squad Program

Kirtz stepped forward and gave a staff presentation on updates pertaining to the Home Energy Squad Program being done inside the city. She said that the City adopted the Robbinsdale Energy Action Plan in August 2023 and this plan aimed at reducing emissions in the entire city by around 30%. Kirtz then stated that the city received a \$5,000 grant from the Clean Energy Resource team earlier this year to offset the cost of Home Energy Squad Program visits from residents. She explained that the program is operated by auditors arriving at a property and assessing the homes on their energy needs. These auditors would then work with the residents to install more energy-efficient appliances around their homes to reduce emissions. A home energy squad visit costs roughly between \$70 and \$100, though the grant Robbinsdale received offsets this cost, so it is currently free for residents.

Parisian asked if the grant was a one-time allowance.

Kirtz stated that these grants are offered on an annual basis and that the city could apply for them in the future.

Parisian asked what outreach efforts were most effective in alerting the residents to this program.

Kirtz stated that this program was advertised in newsletters and through CCX interviews and that these methods were incredibly useful.

Greenberg asked if this program can be utilized by rental units.

Kirtz stated that renters can apply for an audit like any other property within the city and that even large multifamily units can take part in it.

Murphy asked how much this program would cost the city if we were unable to receive the grant.

Kirtz said that it could cost between \$5,000 to \$10,000 without the grant. She averages the total price is around \$7,000.

B. Preliminary Sketch Plan Review for 4000 W Broadway Proposed Redevelopment Project

Rand provided a brief introduction of a proposed preliminary sketch plan concept for the redevelopment of the 4000 West Broadway block. The block is owned by an LLC of US Bank, who intends to sell property to North Shore Development Partners (NSDP) for the purpose of demolishing existing buildings and constructing new branch bank building with drive through lanes, and a multi-family building with underground parking and some commercial space on 1st level.

Rand suggested that while the redevelopment project concept may comply with some city planning goals in that it would include new, mixed-use commercial and high density housing units, it conflicts with the municipal concept authorization the council approved on October 1, 2024 that guides the development of this site as a Met Transit Park and Ride Transit Center for buses, bikes, peds and a Met Transit Light Rail station located directly in front of the block on Bottineau Blvd. Rand suggested it may be in city's best interest to integrate all these land use needs within the 1 block site through careful collaboration and noted the developer has requested financial assistance such as TIF or Tax Abatement. She then introduced Mr. Matt Alexander from NSDP to present the sketch plan concept being promoted by NSDP and US Bank.

Alexander, provided REDA with background information on NSDP, their real estate development experience and introduced the proposed redevelopment project for the 4000 West Broadway block. He explained that there would be two phases of construction, the first phase with demolition of the small bank building with drive through and surface parking that would be replaced by a smaller 3,200 sf branch bank building with 3 drive through lanes and some surface parking. He said that the second phase would require demolition of the larger US Bank office building and construction of a 6-story mixed use building that would have 2 levels of underground parking, retail on first floor on W. Broadway side, and up to 205 residential dwelling units. He then expressed his desire for the proposed park and ride to be relocated to a different parcel within the city to allow his client the full ability to redevelop their property. Alexander then made a presentation of design sketches noting the proposed parcel layout and preliminary designs of the buildings.

Murphy asked if US Bank would own the entire property or would there be a lot split to separate the apartment from the bank.

Alexander stated that NSDP, US Bank would lease the branch bank building, and they planned to undertake a lot split making the buildings on different properties.

Blonigan stated that he has concerns about allowing TIF for a property that already received TIF back in 1979

when the first bank building was constructed. He then encouraged the developers to work with Metro Transit as they move forward with their plans to integrate the projects, so both entities can meet their desired goals. He did state that he appreciated the proposed project and the design of it.

Sandvik said that the intent of this presentation was for staff and the development team to receive some direction on REDA receptivity for project financial assistance. He added that some commissioners have expressed a desire to see alternate designs for this project that would incorporate Bank and Met Transit needs.

Alexander said that US Bank desires to have a construction start date of March 1st, since that is when they plan to temporarily relocate to the bank office building that is otherwise mostly vacant.

Murphy commented that he feels that the city would be open to this idea being brought forward, though he has apprehensions about the continuation of the Blue Line project since Metro Transit engineers are only 30% completed in their plans. He then asked if any type of vote should be made tonight to encourage them to continue investing in this project.

Commissioners Parisian and President Wagner expressed interest in exploring an integrated project.

Sandvik said that he feels that it would be appropriate to have a consensus or a majority of head nods that there is interest in moving forward and exploring the potential of financial support package for the redevelopment project. Rand added that for comfort level, there should then be urgency to discuss options for integrated project with Met Transit planners. To accommodate this, she expressed her apprehension about the timeline of a shovel in the ground by March 1.

Blonigan said that the Met Council will be announcing around \$15 million worth of grants and of that amount, around \$5.5 million will be for transient orientated purposes. He recommended NSDP/US Bank plan to apply for this funding.

Rand and Alexander commented that they would explore the potential for redevelopment integration with the Met Transit planners and report back to the REDA soon. Alexander said that he would submit a financial assistance application to the city for evaluation as well.

C. Consider Preliminary Development Agreement for a Redevelopment Project at 4205 W Broadway

Rand provided a staff presentation on the potential redevelopment of REDA owned land at 4205 West Broadway and surround parcels they are working to acquire. She said that the development team, 4orty 2wo Development LLC, came forward to express their interest in that lot and asked for some confirmation that REDA does not have any desire to sell the parcel short term to other parties. Rand shared a PowerPoint and narrative of a mixed-use development concept the development team has for the parcel and surrounding area showing a multi-use, housing and commercial project with ramp and surface parking. Rand recommended REDA approve a Preliminary Development Agreement legal counsel had drafted that commits REDA to not sell 4205 West Broadway for 90 days. This would provide the developer with some time to make progress on land assembling around the REDA lot and REDA could then determine at a later date what terms they would consider to sell the parcel to the development team to support a larger redevelopment project.

Blonigan stated that the 90 days is not a lot of time, but he otherwise supports this concept and further said that this project would bring benefits to the city.

Member Murphy MOVED, seconded by Member Blonigan approving the Preliminary Development Agreement with 4orty 2wo Development LLC and authorizing appropriate REDA officials to execute the agreement. The vote was unanimous, and the motion carried.

OTHER BUSINESS

A. Voucher Requests Pending Approval for Disbursement

Member Greenberg MOVED, seconded by Member Murphy to approve the voucher requests. The vote was unanimous and the motion carried.

INFORMATION ONLY

REDA GENERAL COMMUNICATIONS

ADJOURNMENT

Member Murphy MOVED, seconded by Member Parisian to adjourn the meeting at 8:35 PM. The vote was unanimous and the motion carried.

Tim Sandvik, Executive Director

Aaron Wagner, President

TO: Mayor and City Council

PREPARED BY: Heather Rand, Community Development Director

APPROVED BY: Tim Sandvik, City Manager

DATE: November 12, 2024

RE: Present Redevelopment Sketch Plan for 3900 Block of W Broadway (Elim Lutheran)

Background:

Elim Lutheran Church and its' selected development partners, Paster Properties, and the Excelsior Group, are proposing a mixed-use redevelopment project for the 3900 block of West Broadway. The development team's representatives will present REDA with an overview of the proposed \$50 million project, including concept drawings on the project layout, and objectives they are seeking to achieve with the redevelopment project for the property owners and the community.

Analysis:

The development team have written a narrative (attached) outlining the proposed redevelopment project that includes a building of up to 177 residential units of market rate housing with amenities such as a rooftop lounge, tenant fitness center, and 184 stalls of underground parking. The redevelopment concept also envisions 69 stalls of surface parking to be shared between the church and the housing project, and notes the potential for a pocket park at the corner of Bottineau Blvd and 40th Avenue. The concept would require demolishing the former school building wing of the church, yet the historic church sanctuary would remain with updates being made to improve accessibility and other mechanical, electrical and structural needs of the church. The proposed redevelopment concept was created to align with Robbinsdale's 2040 Comprehensive Land Use Plan vision for mixed use, transit-orientated redevelopment of this block.

The development team recently applied to the city and REDA for public financial assistance consideration for the project, and submitted the required \$10,000 fee to establish an escrow account to reimburse the city and REDA for legal and other professional service fees that may be incurred by the city and REDA while evaluating the feasibility of any potential financial support, which could include TIF, Tax Abatement, and/or State, County or Met Council Transit Orientated grants.

Recommendation:

After hearing the presentation of the concept level sketch plan for a redevelopment project at the 3900 block of west Broadway (Elim Lutheran Church Block) by the development team representatives, it would be helpful for REDA Commissioners to provide the development team and staff with some initial feedback as to the proposed redevelopment concept, including any preliminary input on design characteristics to consider.

Attachments:

1. Robbinsdale Elim Church Redevelopment Sketch Plan Review

2. Elim Church Robbinsdale EDA Presentation 11_1_24

PROJECT NARRATIVE:

Robbinsdale Elim Church Redevelopment

Concept Plan Review

October 31st, 2024

REFERENCE:

Paster Properties	The Excelsior Group
606 Washington Avenue	1600 Utica Avenue South,
Suite 400 Minneapolis, MN	Suite 900
55401	St. Louis Park, MN 55416

ATTENTION:

Heather Rand, Community Development Director, City of Robbinsdale

GENERAL PROJECT DESCRIPTION:

Paster Properties, The Excelsior Group, and Elim Lutheran Church are pleased to present a concept level redevelopment plan for the Elim Lutheran Church site. The site plan contemplates redevelopment of the Elim Church former school wing, Elim parking lot and a vacant land parcel owned by Elim into a multifamily building, new church parking lot, and shared greenspace. The redevelopment project will feature a new, market-rate apartment building with ~177 residences and ~184 enclosed parking stalls. The apartments will add desired density along Bottineau Boulevard, supporting the City's investment in light rail. Walk-up units and the residential lobby will face West Broadway, activating the streetscape and extending the already vibrant downtown Robbinsdale district. The project will add a pocket park to the corner of Bottineau Boulevard and 40th Avenue visually reconnecting the church to the community. Elim Church would reinvest the proceeds from the redevelopment land sale to make needed improvements to the church, including improved accessibility to the building, interior renovations and mechanical updates.

The Development Plan proposal includes the following:

1. Site Plan Overview:
 - a. Construction of a multi-story building featuring approximately 177 market-rate residential units. The amenity package includes a clubroom and rooftop lounge, on-site fitness center, and first floor amenity space and office space for onsite management along West Broadway. The building also includes walk out units along Broadway Avenue as a way to activate the street level presence and help act as an extension of Downtown Robbinsdale.
 - b. The project includes two (2) levels of underground parking for the proposed residential project that is targeted at a ratio of one (1) parking stall per one (1) bedroom. It also includes approximately 69 dedicated surface parking spaces for the church.
 - c. The proposed site plans include a purposefully designed setback on the corner of 40th Avenue North and Bottineau Boulevard to reestablish visibility to the church from Bottineau Boulevard . Additional site features are planned to support Elim Church's use of the corner space and act as a shared space between the proposed residential building and Elim Lutheran church.

2. Relocation of Robbins Way:

- a. Relocation and vacation of Robbins Way is contemplated as part of the redevelopment. The new street location provides improved access and increased parking for Robbins Landing. The applicant has held preliminary discussions with staff and the neighboring property owner in regards to these relocation efforts. Those discussions will continue as the project evolves.

Current Assessed Property Tax Value: \$0.00

Future Proposed Assessed Property Tax Value: \$50,800,000

This proposal serves as a key element in realizing Robbinsdale's 2040 vision for transit-oriented redevelopments. The plan identifies the area surrounding the upcoming Blue Line Extension LRT as primed for high-density housing to support both residential growth and regional transit investments. Our submission comprises 177 residential units on a 1.27-acre site, achieving a density of 139 units per acre, which is well within the cities target range of 75-150 units per acre. Additionally, this development supports Robbinsdale's Complete Streets policy by enhancing walkable, bikeable, and transit-accessible connections, further solidifying Robbinsdale's role as a connected, community-oriented Urban Center.

This project represents a significant milestone and reinvestment moment from a key stakeholder in the community, aligning with the city's 2040 growth goals and enhancing the urban landscape.

We look forward to working closely with the city council, staff, neighbors and stakeholders to ensure the success of this development.

Sincerely,

Mike Sturdivant (Paster Properties)

Jill Kiener (The Excelsior Group)

Elim Church EDA Presentation

Redevelopment Opportunity

Project Team



Paster Properties – Co-developer

Paster Properties has owned and developed properties in the Twin Cities for more than 70 years, building a broad understanding of the market and gaining first-hand insights into consumer and community wants and needs.

Our approach emphasizes collaborative planning, long-term ownership and a willingness to invest in the neighborhoods we help transform.

- Developed **500 apartment units**
- Ownership of 28 properties throughout the Twin Cities
- 70 years of commercial property ownership and operations
- Success in several joint venture partnerships
- Small and nimble organization

EXCELSIOR

◆ *The Excelsior Group*

The Excelsior Group – Co-developer

The Excelsior Group is a Twin Cities-based developer and steward for multifamily properties. We specialize in creating spaces that connect emotionally with residents and integrate synergistically with communities.

We are a nimble company driven by creativity and innovation, with more than 20 years of experience in developing, funding and operating multifamily properties.

- Developed or redeveloped 1,950 apartment units and 1.9MM square feet of office property
- Development experience on 12 multifamily buildings
- Successfully executed projects with 8 different institutional joint venture partners
- Reputation for creativity, excellence, and integrity

Team Multifamily Experience



Project Overview

The project will feature a new, market-rate apartment building with **approximately** 177 residences and 184 enclosed parking stalls. The apartments will add desired density along Bottineau Boulevard, supporting the City's investment in light rail. Walk-up units and the residential lobby will face West Broadway, activating the streetscape and extending the already vibrant downtown district. The project will add a pocket park at the corner of Bottineau Boulevard and 40th Avenue to visually reconnect the **Elim** to the community.

Highlights

- Right-sized church building for operational efficiency.
- Re-established visaul connection between church and Bottineau Blvd.
- Outdoor park and worship space.
- Opportunity for new plaza and entry to church's social hall.
- Local development partner that is nimble, creative and committed to working in partnership with the **Elim**.
- Added density on Bottineau Boulevard in support of City's 2040 plan.
- Walk-up units and lobby on West Broadway promoting active street experience.
- Continuous church operations throughout construction. Ability to provide continuous utility service has been verified.
- Relocation of Robbins Way providing better access and increased parking count for Robbins Landing.
- Main residential parking entry will be off of new Robbins Way and separate from the church entry to minimize traffic conflicts.

Elim Church

- 69 surface parking stalls
- Outdoor worship space
- 4,000 SF park

Apartments

- 177 market-rate apartment homes
- 800 SF average unit size
- Amenities are anticipated to include a lobby, fitness center, clubroom, work-from-home space, and rooftop terrace
- 184 parking spaces.

Robbins Landing

- New drive lane to access parking, located closer to building entry
- Increased parking count from 41 - 48 stalls

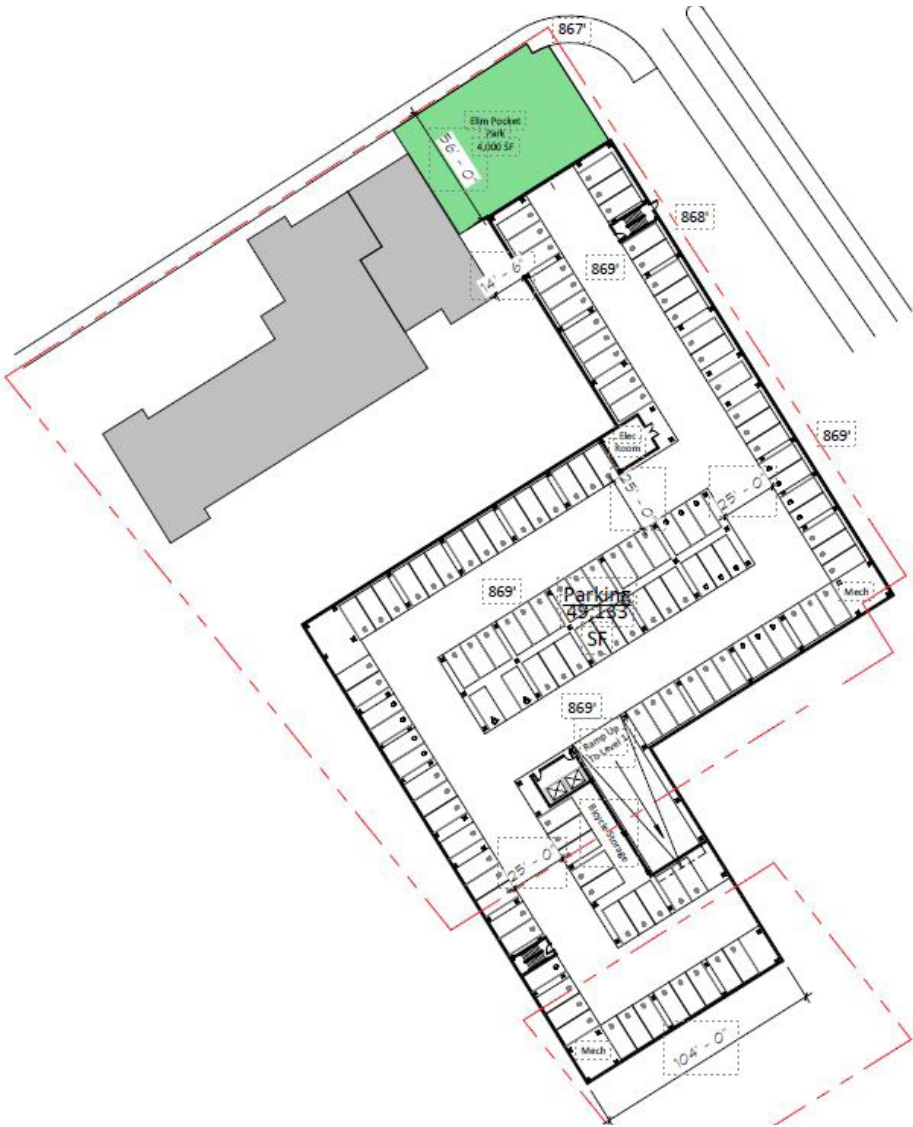
Site Plan: Church, Park, Residential Building



-  New Elim entrance/park access
-  New Residential building
-  Proposed pocket park
-  New Robbins Way Access

Level One

Site Plan: Residential Parking



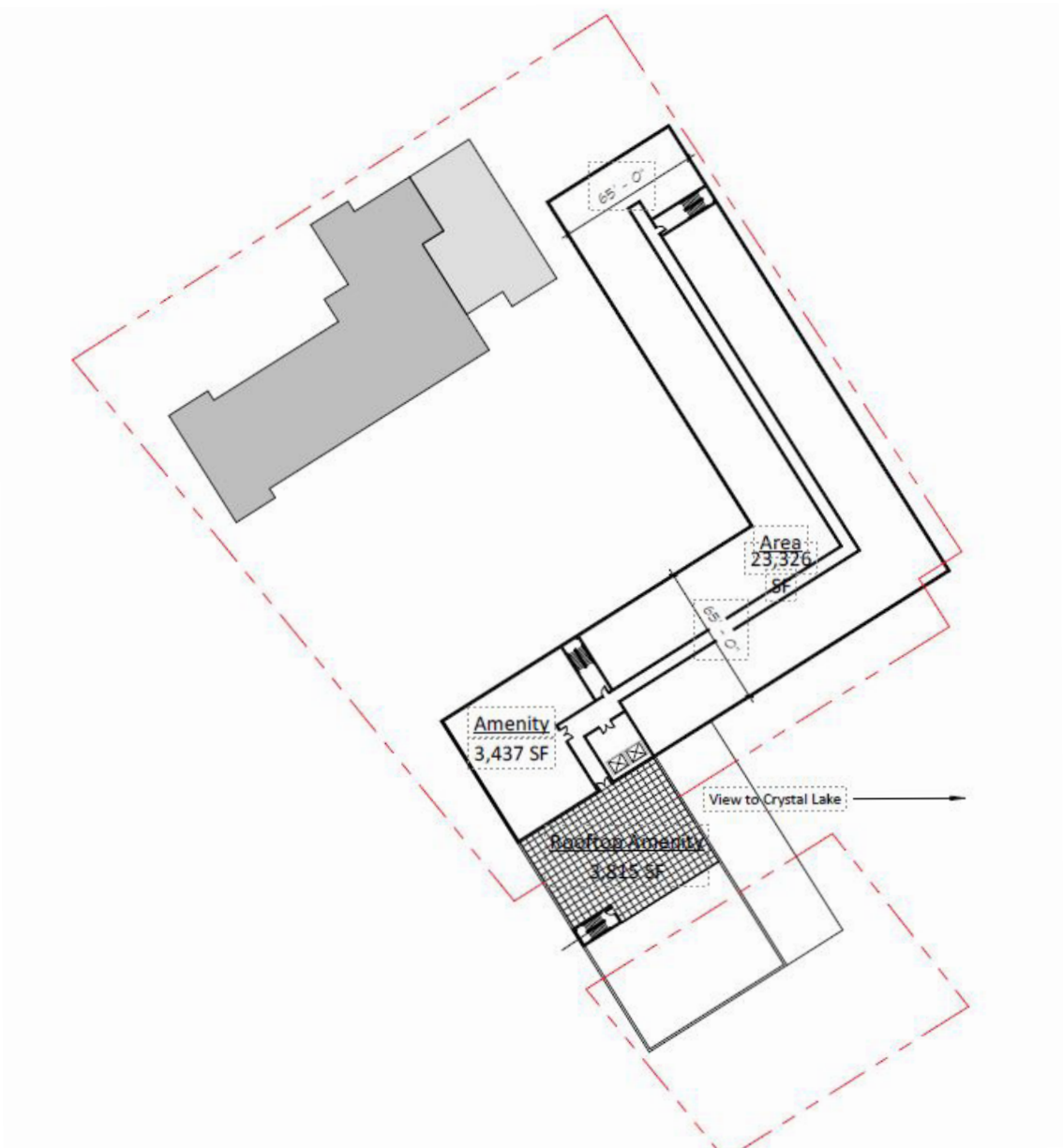
P1

Site Plan: Residential Lobby and Walk-up Units



Level One

Site Plan – Residential Units and Rooftop Amenity



Level Six

Massing View From West Broadway



Massing View From Bottineau/Highway 81





TO: Mayor and City Council
PREPARED BY: Tim Sandvik, City Manager
APPROVED BY: Tim Sandvik, City Manager
DATE: November 12, 2024
RE: Enter into closed session to discuss the potential purchase of a property

Background:

Under MN Statute, 13D.05, the EDA may enter into a closed session to consider the purchase of a property.

Analysis:

Staff recommends the EDA consider a closed session to discuss the purchase of 3939 Quail Ave, Robbinsdale.

Recommendation:

Enter into a closed session, and give staff direction on next steps.

Attachments:

None



TO: Mayor and City Council
PREPARED BY: Chase Peterson-Etem, City Clerk/Assistant to City Manager
APPROVED BY: Tim Sandvik, City Manager
DATE: November 12, 2024
RE: Voucher Requests Pending Approval for Disbursement

Background:

Analysis:

Recommendation:

Motion to approve Disbursement Requests for period ending November 12, 2024.

Attachments:

None