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 spilt 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