

AGENDA

1. MEETING CALL TO ORDER
2. MICROPHONE CHECK
3. ROLL CALL: Blackledge, Sutton, Parisian, Wagner, President Greenberg
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 Regular Meeting Minutes of January 14, 2025
5. PUBLIC HEARINGS
 - A. None
6. OLD BUSINESS
 - A. None
7. NEW BUSINESS
 - A. Presentation on EDA Authority and Public Purpose by Ron Batty, REDA Legal Counsel, Kennedy & Graven Law Firm
 - B. Presentation on Public Finance Tools for Redevelopment and Robbinsdale TIF Districts by Stacie Kvilvang, Senior Municipal Advisor, Ehlers Public Finance Advisors, Inc.
8. OTHER BUSINESS
 - A. Voucher Requests Pending Approval for Disbursement
9. INFORMATION ONLY
10. REDA GENERAL COMMUNICATIONS
11. ADJOURNMENT



TO: Mayor and City Council
PREPARED BY: Heather Rand, Community Development Director
APPROVED BY: Tim Sandvik, City Manager
DATE: February 11, 2025
RE: Approve Regular Meeting Minutes of January 14, 2025

Background:

Attached for consideration and approval by REDA commissioners is a draft of the January 14, 2025, meeting minutes.

Analysis:

Recommendation:

Attachments:

1. January 14, 2025 Minutes

MINUTES

MEETING CALL TO ORDER

The Robbinsdale Economic Development Authority (REDA) meeting was called to order by President Wagner at 7:00 p.m.

MICROPHONE CHECK

Complete

ROLL CALL

Present: Blackedge, Greenberg, Parisian, Sutton, Wagner

Absent: None

Staff: Tim Sandvik, Executive Director, Ron Batty, EDA Attorney, Heather Rand, Community Development Director

CONSENT AGENDA

- A. Designation of Depositories for REDA
- B. Designation of Official Newspaper
- C. 2025 REDA Meeting Dates
- D. Approve Regular Meeting Minutes of December 10, 2024

Member Parisian MOVED, seconded by Greenberg to approve the consent Agenda. The vote was 5-0 and the motion carried.

ANNUAL ELECTION OF OFFICERS

- A. Election of 2025 REDA Officers

President Wagner entertained discussion on REDA officers. The following slate was created

President: Commissioner GreenBerg

Vice President: Commissioner Blackledge

President Pro Tem: Commissioner Wagner

Assistant Treasurer: Commission Parisian

Secretary: Commissioner Wagner

Treasurer: Commissioner Sutton (mayor needs to be Treasurer for check signing purposes)

Executive Director: Tim Sandvik

Member Blackedge MOVED, seconded by Parisian to approve the REDA officer slate as designation outlined. The vote was 5-0 and the motion carried.

OLD BUSINESS

- A. Consider Approval of First Amendment to Preliminary Development Agreement with 4orty 2wo Development, LLC

Ms. Rand, Community Development Director, provided a background on 4orty 2to Development, LLC. She explained that extending the term of a preliminary development agreement that Robbinsdale EDA approved last October, Reda must approve a first amendment with a new duration of 90 more days. Ms. Rand stated that per the terms of the original pre-development agreement, they did give \$5000 payment to hold their interest. Tim and Heather have spoken to representatives from this development group, and they're still optimistic that they can do some assembly work in the coming months near 4256 West Broadway, so staff recommend approval of the first amendment.

President Greenberg questioned whether the staff are satisfied with the work that's happening, have there been any as far as assembling land, or do they continue to work and what makes you feel comfortable as opposed to any changes that have actually happened.

Heather Rand responded. They have not closed any properties. They're still in discussions.

Member Wagner MOVED, seconded by Greenberg to the extension as laid out in the resolution on the agenda that approves the first amendment with 4orty 2wo Development, LLC. The vote was 5-0 and the motion carried.

NEW BUSINESS

- A. Consider Approval of Amendment 1 to Loan Origination Agreement with CEE for Home Improvement Loan Program Administration

Ms. Rand provided a history of an amendment to that loan origination agreement approved early last year. The home improvement program for Robbinsdale rolled out in May and, per city terms of the agreement, REDA designated \$50,000 to go to this program. In this contract amendment. Staff suggest that the city keep the REDA contribution amount at \$50,000 for now. Last year, while the program started in May, by October the funds were already gone, so Reda may revisit mid-2025.

Wagner asked about the grant program eligible projects.

Ms. Rand stated eligible projects would be interior remodeling, building additions, finishing basements, insulation, solar, battery storage, heating systems, air source heat pumps, central air conditioning, exterior remodeling such as roofing, siding, replacement of windows, doors, electrical updates and plumbing. She noted that the property must be owner occupied, loans have a \$4,000.00 minimum and cannot exceed \$8,000.00 and grant must have low-medium income.

Sutton asked if CEE dictated what is qualified and what isn't qualified?

Ms. Rand stated that we as the city establish the guidelines and CEE determines if someone qualifies by income with tax returns.

Sutton asked if Solar is on the list, did any of those projects get implemented?

Ms. Rand stated that from the activity report there is 1 project in 2024 that was Solar.

President Greenberg asked for clarification about funding that goes through MHF funding through CEE and our funds.

Ms. Rand stated City of Robbinsdale residents who qualify for our program call CEE to apply. CEE can make our residents aware if there's some additional funding that they could qualify for if they get the paperwork into CEE and MHFA loans and grants are often an additional funding source.

Parisian support the allocation of these funds and request for an update and feedback halfway through the year for Reda.

Member Parisian MOVED, seconded by Wager to approve Amendment 1 to Loan Origination Agreement with CEE. The vote was 5-0 and the motion carried.

B. Consider Approval of Contract with CEE to Perform Home Energy Squad Visits

Executive Director Tim Sandvik gave the history of grant funding that was part of a CEE grant through the clean energy resource teams or CERTS for a total of \$5000. The goal of the grant is to provide home energy squad visits to residence homes to inspect a variety of things from lighting, energy consumption, water, drafty window, drafty door, to help save money by reducing your energy consumption.

Last year there were a total of 88 home energy squad visits and that total exceeds the cost of \$5000 in debt from the CEE grant. 61 of those were funded by that brand either partially or fully. 27 of those were qualified or fully covered by one of the utilities under that income provision.

The city is working on putting together some ROI. One of the challenges we have with this program is some of the investments that folks make do not show up on building permits.

The city is asking residents to give us feedback on how this went over for residents, where they are investing etc., so the city has more of a sense of what funding is being fully spent on.

The recommendation is to authorize Executive Director Tim Sandvik to enter into a contract extension with CEE for the extension of the home energy squad visit program for the year 2025 and not exceed \$5000.00.

Sutton commented that he used this service and found it beneficial.

Greenberg commented he has also taken advantage of this and it's a great experience.

Blackledge questioned if this program is only for homeowners or is this continuing for any and everybody who lives in Robbinsdale.

Executive Director Tim Sandvik stated the program is eligible for rental units and other owner occupied homes. There are some different provisions depending on the type of unit and it is not for commercial or industrial

Parisians would be interested to hear in the spring a program update on the use to ensure that we're meeting the demand for this program.

Member Greenberg MOVED, seconded by Blackledge to approve as outlined the REDA Executive Director to execute a contract with CEE to Perform Home Energy Squad Visits 2025. The vote was 5-0 and the motion carried.

OTHER BUSINESS

A. Voucher Requests Pending Approval for Disbursement

Member Parisian MOVED, seconded by Wagner to approve Voucher Requests Pending Approval for Disbursement. The vote was 5-0 and the motion carried.

ADJOURNMENT

Member Sutton MOVED, seconded by Wagner to adjourn the meeting at 7:33 P.M. The vote was 5-0 and the motion carried.

Tim Sandvik, Executive Director

Jason Greenberg, President



TO: Mayor and City Council

PREPARED BY: Heather Rand, Community Development Director

APPROVED BY: Tim Sandvik, City Manager

DATE: February 11, 2025

RE: Presentation on EDA Authority and Public Purpose by Ron Batty, REDA
Legal Counsel, Kennedy & Graven Law Firm

Background:

The Robbinsdale Economic Development Authority (REDA) legal counsel, Ron Batty with the Kennedy & Graven law firm, will provide a brief summary of EDA authority, duties and public purpose as defined by state statute.

Analysis:

Recommendation:

Attachments:

None



TO: Mayor and City Council

PREPARED BY: Heather Rand, Community Development Director

APPROVED BY: Tim Sandvik, City Manager

DATE: February 11, 2025

RE: Presentation on Public Finance Tools for Redevelopment and Robbinsdale TIF Districts by Stacie Kvilvang, Senior Municipal Advisor, Ehlers Public Finance Advisors, Inc.

Background:

Stacie Kvilvang holds the title of Senior Municipal Advisor with Ehlers Public Finance Advisors. She and her team at Ehlers advise local units of governments and public agencies on the design and implementation of financial solutions that help communities bring their real estate development and redevelopment visions to life.

Ehlers has worked with the city of Robbinsdale for many years providing strategic financial advice. Ms. Kvilvang will present to REDA a brief overview of municipal finance tools in Minnesota, and also report back to REDA on the city's use of Tax Increment Financing (TIF) in recent years.

Analysis:

Recommendation:

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: February 11, 2025
RE: Voucher Requests Pending Approval for Disbursement

Background:

Analysis:

Recommendation:

Motion to approve Disbursement Requests for period ending February 11, 2025.

Attachments:

None