

## AGENDA

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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. Consider Approval of REDA Meeting Minutes of April 8, 2025
  - B. Insurance Renewal - Waiving The Statutory Tort Liability Limits
5. PUBLIC HEARINGS
  - A. None
6. OLD BUSINESS
  - A. None
7. NEW BUSINESS
8. OTHER BUSINESS
  - A. Voucher Requests Pending Approval for Disbursement
9. INFORMATION ONLY
10. REDA GENERAL COMMUNICATIONS
11. ADJOURNMENT

[MEET\_FOOT]



TO: Mayor and City Council  
PREPARED BY: Heather Rand, Community Development Director  
APPROVED BY: Tim Sandvik, City Manager  
DATE: May 13, 2025  
RE: Consider Approval of REDA Meeting Minutes of April 8, 2025

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**Background:**

Consider and take action to finalize and adopt meeting minutes for REDA records.

**Analysis:**

**Recommendation:**

**Attachments:**

1. Draft REDA Minutes April 8, 2025

## MINUTES

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### MEETING CALL TO ORDER

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

### MICROPHONE CHECK

Complete

### ROLL CALL

Present: Blackedge, Greenberg, Parisian, Wagner

Absent: Sutton

Staff: Tim Sandvik, Executive Director, Heather Rand, Community Development Director

### CONSENT AGENDA

- A. Approval of March 11, 2025 EDA Meeting Minute Draft

Member Parisian MOVED, seconded by Blackedge to approve regular meeting minutes of March 11, 2025 EDA Meeting Minutes. The vote was 4-0 and the motion carried.

- B. Insurance Renewal - Waiving The Statutory Tort Liability Limits

### PUBLIC HEARINGS

- A. None

### OLD BUSINESS

- A. Consider Approval of Second Amendment to Preliminary Development Agreement with 40rty 2wo Development, LLC

Mrs. Rand briefed the council on the Second Amendment to the pre-development agreement with 42nd Development LLC. The original agreement, approved by REDA on October 15th, was set to expire after 90 days. On January 14, the REDA extended it to April 15 and now the proposed developer 40rty 2wo Development, LLC is asking for another 90 day extension of the agreement to July 15th. The reason for the request is to provide the proposed development team additional time for land acquisition of surrounding parcels of land for a mixed use development project.

As there is no direct financial cost to the extension for REDA as the public still has access to utilize the REDA public parking lot at 4205 W Broadway, Mrs. Rand recommended a 90-day extension. So noted that the goal of the extension is to provide the proposed developer with more time to finalize a letter of intent with surrounding property owners and begin due diligence analysis on the project. She noted that the developer has shown commitment by contributing \$4,000 to set up an escrow expense account for the project with REDA.

Commissioner Wager asked for a reminder of the developer's vision for both himself and the public.

Mrs. Rand responded that the developer's redevelopment concept includes up to 200 units of high-density housing with ground-floor retail and underground parking. Their main acquisition focus has been three parcels of land owned by McReavy, but they have been encouraged to reach out to owners of all parcels of land on the block including parcels owned by LLC's that the Metro and Sawhorse businesses are located at.

Ms. Rand noted the developer understands the city's interest in including retail at street level, underground parking, and a multi-story design, which fits the surrounding area and connects by design with downtown. She shared that the development team have also been in conversations with experienced metro area multi-family developers, and may bring in partners once the properties are land assembled, so a larger development could emerge.

Executive Director Tim Sandvik, added that while property acquisition is ongoing, the city is also progressing on 50–60% engineering plans for the LRT, which includes an update to the county highway we call 42nd. He reminded the council that part of the reason for the REDA's past acquisition of the parking lot parcel was to allow for a straightening, somewhat of the awkward transition along 42nd and West Broadway. Recent engineering updates from the county and Met Transit planning office have demonstrated the need for roadway improvements on 42nd to utilize ROW which will impact the Sawhorse, Metro and REDA parking lot parcels.

Commissioner Wagner expressed that he's comfortable extending the agreement this time, understanding that the EDA-owned property likely can't be fully utilized on its own. However, he stated that if another extension is needed in three months, he would want a representative from the developer to attend the meeting in person to discuss the situation.

Mr. Rand acknowledged Commissioner Wagner's request and assured the council that staff would pass the feedback on to the development team, and she thanked Commissioner Wagner for expressing his request.

President Greenberg asked for clarification, confirming that there have been no other inquiries regarding the property.

Mrs. Rand responded that, to her knowledge, there have been no other inquiries regarding the REDA property.

Member Parsian MOVED, seconded by Wagner to Approve the Second Amendment to the Preliminary Development Agreement with 4orty 2wo Development, LLC. The vote was 4-0 and the motion carried.

## **OTHER BUSINESS**

### A. Voucher Requests Pending Approval for Disbursement

Member Wagner MOVED, seconded by Parsian to approve Voucher Requests Pending Approval for Disbursement for April 08, 2025. The vote was 4-0 and the motion carried.

## **ADJOURNMENT**

Member Blackedge MOVED, seconded by Parsian, to adjourn the meeting at 7:10 PM. The vote was 4-0 and the motion carried.

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Tim Sandvik, Executive Director

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Aaron Wagner, President



TO: Mayor and City Council  
PREPARED BY: Diaan Tahoun, Finance Director  
APPROVED BY: Tim Sandvik, City Manager  
DATE: May 13, 2025  
RE: Insurance Renewal - Waiving The Statutory Tort Liability Limits

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**Background:**

Entities obtaining liability coverage from the League of Minnesota Cities Insurance Trust must decide whether or not to waive the statutory tort liability limits to the extent of the coverage purchased.

**Analysis:**

If the entity does not waive the statutory tort limits, an individual claimant would be able to recover no more than \$500,000 from our insurance coverage on any claim to which the statutory tort limits apply. The total which all claimants would be able to recover for a single occurrence to which the statutory tort limits apply would be limited to \$1.5M. If we waive, a single claimant could potentially recover up to \$2M on a single occurrence. Waiving the limit results in a premium increase of 3.5%, which, for REDA is approximately \$1,269.

The REDA has the option to purchase excess coverage in factors of \$1M. The basic policy covers up to \$2 M and covers several areas not covered by the Statutory Tort Liability Limits. Examples provided by LMCIT include: “Police Liability, Employment related discrimination claims, Land Use, certain types of Contract claims may expose your city to liability for damages sustained over and above the Cap.” The REDA exposure above the limits relate to contract claims as it does not have its own employees.

If the REDA waives the statutory tort limits and purchases excess liability coverage, a single claimant could potentially recover an amount up to the limit of the coverage purchased (i.e. if \$1M extra coverage is purchased, a person could recover up to \$3M.) The total which all claimants would be able to recover for a single occurrence would also be limited to the amount of coverage purchased, regardless of the number of claimants. Purchasing additional coverage and waiving the tort liability limits increases the cost of the excess coverage by 25%.

Although it is only approximately \$1,269 for the extra coverage, the Executive Director and Finance Director feel this is an unnecessary expense for the REDA given that REDA’s activities are quite limited in the areas where the statutory limits apply.

**Recommendation:**

Approve a motion to direct the Executive Director to execute the appropriate documents related to the 2025-2026 insurance renewal, which will not include a waiver of the municipal tort liability limits and not involve the purchase of extra coverage.

**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: May 13, 2025  
RE: Voucher Requests Pending Approval for Disbursement

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**Background:**

None.

**Analysis:**

None.

**Recommendation:**

Motion to approve Disbursement Requests for the period ending May 13, 2025.

**Attachments:**

None