

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 REDA Special Work Session Meeting Minutes of July 8, 2025
 - B. Approve regular REDA minutes of July 8, 2025.
5. PUBLIC HEARINGS
 - A. None
6. OLD BUSINESS
 - A. None
7. NEW BUSINESS
 - A. None
8. OTHER BUSINESS
 - A. Voucher Requests Pending Approval for Disbursement
9. INFORMATION ONLY
10. REDA GENERAL COMMUNICATIONS
11. ADJOURNMENT

MINUTES

MEETING CALL TO ORDER

President Greenberg called the meeting to order at 6:11 PM.

ROLL CALL

Present: Commissioner Parisian, President Greenberg, Commissioner Sutton, Commissioner Blackledge

Absent: Commissioner Wagner

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

DISCUSSION

A. Current REDA Leases - Discussion

Sandvik provided Council with an update on three REDA-owned properties: 4100 41st Ave N (Broadway Court), 4616 41st Ave North (Mitchell Realty leased property), and 4165 Hubbard Ave (Northside Oriental leased property).

Sandvik shared that the idea for Broadway Court began when a private developer was looking to create a market-rate 55+ independent living community, and the City became a partner in this to make it all work. A few months in the developer backed out, so REDA took out bonds to finish up the project. He added that once the bond is paid off in 2029, Broadway Court could eventually lead to some passive income. However, Sandvik shared that we are starting to see wear and tear in the building. He concluded that it is ultimately up to EDA to determine if it is in their best interest to act as a "landlord" for the foreseeable future.

Sandvik provided an overview of the property at 4616 41st Ave North and shared that Mike Mitchell has been renting the buildings there and subleasing for a while. The property has been a great space for temporary businesses who need a small workplace. Sandvik noted that REDA acquired this building in anticipation of the light rail project coming nearby. Sandvik walked through a few options for the property including tear down, remodel, improve connectivity from east to west, and more. He stated that Mitchell has notified us that he will be leaving the building in September.

Sandvik provided an overview of the property at 4165 Hubbard Ave, which is currently being leased by Northside Oriental. Sandvik explained that the renter has come to the City multiple times indicating an interest in discontinuing the business to move onto other projects. The renter has also recently asked for a reduction in rate, which Sandvik does not recommend. He mentioned that there is a long-term goal of moving City Hall downtown, so this property could potentially serve as a new location for the DMV. He emphasized that having the DMV downtown would allow us to potentially add more services to our DMV as well as lead to more people downtown, which would benefit businesses.

Commissioner Blackledge expressed interest in moving the DMV to the 4165 Hubbard Ave property. President Greenberg agreed and expressed excitement about further developing Hubbard Avenue. Commissioner Sutton agreed that moving the DMV up to the Hubbard property would be great for attracting people to downtown. He shared apprehension about giving up the property due to a loss of control of what would go on Hubbard Ave.

Sandvik mentioned that the Hennepin Railroad Authority owns some property behind Hubbard Ave and Metro

Transit owns Hubbard Marketplace, so REDA should consider acquiring those at some point. Commissioner Parisian shared interest in a tear-down pocket park project on 4616 41st Ave North property, but that she would prioritize any business interest at the site first. She explained that it is tough for her to plan regarding Broadway Court with the current information provided. She asked if staff could do analyses to determine financial and staff resource costs when acting as "landlords," for the property. Commissioner Blackledge wondered if spaces for youth could be incorporated into these conversations.

Rand shared that we should look at how properties like the 4616 41st Ave North lot correlate with the downtown station plan, as well as consider the bigger picture of a Civic Campus in the future. In regard to Broadway Court, Rand explained that in other cities, when bonds are close to being paid, cities often sell and take that revenue to reinvest in something else, which leads to continual growth.

Sandvik explained that Great Lakes Management annually comes in to provide an update on the finances for Broadway Court, and Council will get an update on some of the big maintenance items coming up. He shared that the City is currently close to breaking even on the property and will continue to stay around that mark. He asked the central question of whether maintaining control of the property is worth breaking even. Sandvik summarized that staff will get an assessment of the 4616 41st Ave North property to determine best options. For the 4165 Hubbard Ave property, Sandvik shared that he is happy to continue to meet with the renter to determine his plans, and if he does vacate, then an assessment would be done on the building to determine its state.

Sandvik shared that he has good direction on 4616 41st Ave North and 4165 Hubbard Ave, but he'd like to continue to discuss Broadway Court after Council hears the annual presentation from Great Lakes Management in October. President Greenberg shared that his initial opinion would be to continue managing Broadway Court since things are currently going so well.

STAFF UPDATES

None.

COMMISSIONER UPDATES

None.

ADJOURNMENT

President Greenberg adjourned the meeting at 7:00 PM.

Tim Sandvik, Executive Director

Jason Greenberg, President

MINUTES

MEETING CALL TO ORDER

MICROPHONE CHECK

ROLL CALL

Present: Blackledge, Sutton, Parisian, President Greenberg
Absent: Wagner
Staff: Tim Sandvik, Executive Director; Ron Batty, REDA Attorney; Heather Rand, Community Development Director

CONSENT AGENDA

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

- A. Consider Approval of meeting minutes draft of June 10, 2025 REDA Meeting

PUBLIC HEARINGS

- A. None

OLD BUSINESS

- A. Resolution Approving Third Amendment to Predevelopment Agreement with 4orty 2wo Development, LLC

Heather Rand, staff member gave a presentation on a REDA-owned parcel of land located at 4205 W Broadway that is currently serving as public parking lot, REDA entered into a Predevelopment Agreement, approved on Oct 8th and executed on October 15, 2024, with 4orty 2wo Development, LLC (the "Developer"). As the Developer continues to work to acquire parcels of land surrounding REDA's lot for a larger redevelopment project, the Developer requested and received a few 90-day extensions with the agreement slated to expire July 15, 2025. Developer is now requesting one more 90-day extension by way of an amendment to the agreement (3rd amendment).

Mike Opat with 4orty 2wo Development, LLC, 30+ year Robbinsdale resident, further discussed Project Site and Viability with a PowerPoint presentation discussing strategic location and site assembly. Mike has a signed letter of intent with the McCreavy Company for all the parcels and has sent them earnest money and are working on the purchase agreement. The Developer has received bids for survey work and phase one environmental work.

Working with Inland Development Partners, who are the developers and owners of the successful Parker Station Flats project on 36th and West Broadway.

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

Extension to October 15th 2025 has been approved.

NEW BUSINESS

A. Resolution Authorizing Fund Transfers by the Executive Director

As a part of routine operations, Broadway Court requested the Executive Director authorize a transfer for a budgeted item in May. As the Executive Director researched bylaws and past resolutions, no formal documentation was discovered that formally authorized the execution of routine fund transfers.

Staff recommends approval of the attached resolution, and a limit of \$50,000 in line 1 (currently blank), as this matches the spending authority of the City Manager (by the City Charter and City Code).

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

OTHER BUSINESS

A. Voucher Requests Pending Approval for Disbursement

Member Blackledge MOVED, seconded by Sutton to approve. The vote was unanimous and the motion carried.

INFORMATION ONLY

A. Broadway Court, Smoke Free Exterior Proposal

Broadway Court presented a letter to residents for approval for a smoke free exterior, will be in effect in August 1, 2026.

REDA GENERAL COMMUNICATIONS

ADJOURNMENT

Member Blackledge MOVED, seconded by Sutton to adjourn. The vote was unanimous and the motion carried.

Tim Sandvik, Executive Director

Jason Greenberg, President



TO: Mayor and City Council
PREPARED BY: Chase Peterson-Etem, City Clerk/Assistant to City Manager
APPROVED BY: Tim Sandvik, City Manager
DATE: August 12, 2025
RE: Voucher Requests Pending Approval for Disbursement

Background:

None

Analysis:

None

Recommendation:

Motion to approve Disbursement Requests for the period ending August 12, 2025.

Attachments:

None