



## MINUTES

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### 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.

Signed by:  
  
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Tim Sandvik, Executive Director

Signed by:  
  
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Jason Greenberg, President