

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 meeting minutes from 11.12
 - B. Approve REDA minutes from 10.14.2025
5. PUBLIC HEARINGS
 - A. None
6. OLD BUSINESS
 - A. None
7. NEW BUSINESS
 - A. 2026 Proposed Budget
 - B. Consider Renewal of the Agreement to Perform Home Energy Squad Visits in the City of Robbinsdale
8. OTHER BUSINESS
 - A. Voucher Requests Pending Approval for Disbursement
 - B. Schedule REDA Special Work Session for January 13, 2026, to discuss Scattered Site program.
9. INFORMATION ONLY
10. REDA GENERAL COMMUNICATIONS
11. ADJOURNMENT

MINUTES**MEETING CALL TO ORDER**

Present: President Greenberg Commissioners: Parisian, Wagner, Blackledge
Absent: Commissioner Sutton
Staff: Executive Director Tim Sandvik, Comm Dev Director Heather Rand

MICROPHONE CHECK**ROLL CALL****CONSENT AGENDA**

There was no consent agenda. No changes to the agenda were proposed.

PUBLIC HEARINGS

None

- A. None

OLD BUSINESS

None.

- A. None

NEW BUSINESS

1. A. Resolution Approving Amendment 2 to the Loan Origination Agreement with CEE
Community Development Director Heather Rand presented the proposal to extend the agreement with CEE for loan administration services. The current contract expires December 31, 2025. CE has provided excellent service and leveraged additional funding from state and county sources. In 2025, CEE closed 10 loans totaling approximately \$46,000 of the allocated \$50,000. CEE also leveraged over \$230,000 in additional funds. Administrative fees include a \$6,000 annual fee, \$600 per loan closed, and \$175 per inspection. Commissioners expressed strong support for the program and discussed the possibility of increasing funding in the future. They emphasized the program's ability to multiply city investment through external funding. Motion: Approve the resolution allocating an additional \$50,000 in REDA funds for the 2026 calendar year and authorize execution of Amendment 2 to the agreement with CEE. Motion passed unanimously.

2. B. Set Special Work Session

A special work session was proposed for Monday, December 9, 2025, at 7:00 PM, followed by the regular meeting. The session will discuss future plans for EDA-owned properties, including 4614 41½ Avenue and other properties acquired in anticipation of light rail development. Motion passed unanimously.

- A. Consider Resolution Approving Amendment 2 to the Loan Origination Agreement with CEE to Provide Admin Management Services for Robbinsdale's Low Income Home Improvement Loan Program

B. Set Special Work Session for REDA - December 9th, 7pm

OTHER BUSINESS

No disbursements pending; no action required.

A. Voucher Requests Pending Approval for Disbursement

No disbursements pending; no action required.

INFORMATION ONLY

REDA GENERAL COMMUNICATIONS

ADJOURNMENT

Motion to adjourn was made and approved unanimously. Meeting adjourned.

Tim Sandvik, Executive Director

Jason Greenberg, President

MINUTES

MEETING CALL TO ORDER

President Greenberg called the meeting to order at 7:00 p.m.

MICROPHONE CHECK

ROLL CALL

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

Absent: None

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

CONSENT AGENDA

- A. Approve August 12, 2025 REDA Meeting Minutes
- B. Approve September 9, 2025 REDA Minutes
- Motion to approve by Parisian seconded by Blackledge
- consent agenda passed unanimously.
- Approved:
- - August 12, 2025 REDA meeting minutes
- - September 9, 2025 REDA meeting minutes

PUBLIC HEARINGS

- A. None

OLD BUSINESS

- A. Resolution Approving Fourth Amendment to Preliminary Development Agreement with 40rty 2wo Development, LLC

Resolution: 4th Amendment to Preliminary Development Agreement with 42 Development LLC
Presented by Heather Rand.

Purpose: Extend agreement by 90 days (to January 15, 2026) to allow continued planning for mixed-use redevelopment near 4200 block of West Broadway.

Key Points:

- The developer has a letter of intent to purchase parcels.
- Ongoing survey work, environmental studies, and architectural planning.
- REDA parking lot remains open to the public.
- Motion to approve by Commissioner Sutton seconded by Commissioner Blackledge
- Passed unanimously

NEW BUSINESS

A. Great Lakes Management - 2026 Broadway Court Budget Presentation

- Broadway Court 2026 Budget Presentation – Great Lakes Management
- Presented by Laurie Mueller (VP of Asset Management), with Jim (Community Manager) and Camille (Regional Director).
- Resident Satisfaction:
 - - Significant improvement in satisfaction scores from 2024 to 2025.
- - 66% response rate; awarded for excellence in customer service.
- Smoke-Free Campus Initiative:
 - - Effective August 2026.
 - - 57% of residents have complained about smoking.
 - - One-year notice provided; enforcement through lease violations if necessary.
- 2026 Budget Highlights:
 - - Proposed 3% rent increase (lower than previous years).
 - - Budget considers Social Security COLA (estimated 2.7%).
 - - Projected revenue increase: ~\$42,000
 - - Projected operating expense increase: ~\$35,000
 - - Net cash flow remains negative; focus on long-term capital planning.
- Capital Projects & Maintenance:
 - - Roof, facade, and window assessment planned.
 - - Continued countertop and cabinet updates.
 - - Security camera replacements, stairwell painting, and shut-off valve replacements.
 - - Common area carpet replacement and outdoor furniture upgrades.
- Discussion:
 - - Commissioners expressed concern for affordability and fixed-income residents.
 - - Emphasis on competitive bidding and responsible asset management.
 - - Roof replacement likely needed within 1–2 years.
- Motion to approve by Commissioner Parisian seconded by Commissioner Blackledge
- Motion to approve 2026 budget passed unanimously

OTHER BUSINESS

A. Voucher Requests Pending Approval for Disbursement

- Voucher Request Approval
- Motion to approve by Commissioner Parisian seconded by Commissioner Sutton
- Motion to approve disbursement passed unanimously

INFORMATION ONLY

REDA GENERAL COMMUNICATIONS

ADJOURNMENT

- Motion to adjourn by Commissioner Wagner at 7:42pm
- passed unanimously.



TO: Mayor and City Council
PREPARED BY: Diaan Tahoun, Finance Director
APPROVED BY: Tim Sandvik, City Manager
DATE: December 9, 2025
RE: 2026 Proposed Budget

Background:

The Proposed 2026 Robbinsdale Economic Development Authority Budget is presented for consideration (see attached budget packet). The REDA Board is asked to discuss and provide staff with any comments or direction regarding this proposed budget.

Analysis:

The Budget may be adopted with changes desired at this time or could be brought back for adoption at a future REDA Meeting. The attached letter provides a narrative for the attached (full) budget.

Recommendation:

By motion, waive the reading and order the adoption of the resolution adopting the 2026 Budget of the Robbinsdale Economic Development Authority and Approving Amendment of the 2025 Budget (shown as Exhibit 1).

Attachments:

1. 2026 REDA Budget

**Robbinsdale
Economic Development
Authority**



2026 Budget

Robbinsdale Economic Development Authority (REDA)

December 9, 2025

Dear REDA Board Members:

Enclosed for your review is the proposed 2026 Budget for the Robbinsdale Economic Development Authority. The Budget is summarized into the following areas:

- General Development
- Tax Increment Financing Development
- Tax Increment Financing Debt Service
- Enterprise Operation – Broadway Court

General Development Account

The General Development Account consists of all non-increment funds that are available to the REDA for any City development purpose. The following is an overview of the 2026 General Development Budget:

Revenues

Revenues for General Development are projected to be \$728,769. This includes the following:

- An HRA Levy of \$336,482.
- No anticipated proposals for lot sales,
- Rental income from future development sites 4161 Hubbard and 4615 41-1/2 Ave N.
- There is no identified Grant revenue to assist in the acquisition any property at this time.
- Loan revenue of \$1,475 represents payments from outstanding development loans that have been made to businesses for development.
- Investment earnings of \$92,000.
- Interfund loan interest \$180,000

Expenditures

The 2026 Adopted Expenditures Budget for the General Development Fund includes \$249,009 of operating expenses including reimbursement of city staff time and commissioner stipends, maintenance costs for lots being held for future redevelopment, and \$650,000 for potential acquisitions and site clearance, most of which will be held as land inventory for resale, for a total of \$899,009. Expenditures include the following projects:

General Housing Acquisitions

The 2026 Proposed Budget includes a budget of \$150,000 for the acquisition and demolition of blighted home sites and acquisition of vacant lots. The speculative sites are planned to be redeveloped into residential housing.

Another Redevelopment

The estimated costs \$500,000 related to the acquiring other properties that are not identified at this time.

REDA continues to hold the property at 4161 Hubbard leased through April 30, 2026 and will discuss potential next options in early 2026.

Cash Availability

The 2026 Proposed Budget would leave an estimated \$5.5 million in the General Development Fund that could be used for future projects.

Downtown Commercial Loan Program

A commercial incentive program was approved in late 2011 offering up to \$15,000 with a cap of 20% of improvement costs for buildings in the downtown area. The loan is deemed satisfied if the business continues operations for 10 years after loan execution. The goal is preservation of the main street buildings: Wicked Wort (December, 2026), Golden Age Design (December, 2026), and Birdhouse (March, 2031). Pig Ate My Pizza had been approved for this type of loan before they determined that the former Pro Meals building would be a complete reconstruction for Travail.

Downtown Business Facade Grant Program

REDA administered a grant program funded by Hennepin County providing a 1/3 cost incentive for facade updates. The program sunset in December 2018. If there is significant need for business facade updates or other improvements in the business district, the Hennepin County Business District Initiative should be explored.

Developer Roundtable and Follow Up

In 2014, REDA participated in a seminar lead by Urban Land Institute and followed up contracting with Ehlers for a Developer Roundtable. The roundtable introduced several developers to REDA staff to discuss development potential of various Robbinsdale sites. Follow-up to these meetings included the Hy-Vee redevelopment at Terrace Mall, exploration of a housing redevelopment at 4600 Lake Road- now under construction, and the two apartment building developments looking over Crystal Lake. Birdtown Flats construction was completed in 2020. Parker Station Flats opened summer 2021.

PAYG TIF note has been executed for Hy-Vee, Claire Housing, Birdtown Flats and Parker Station Flats and approved for the 4600 Lake Road development with execution upon development completion.

Tax Increment Financing Development

The active Tax Increment Financing Development includes Project 2000 Scattered Site Housing Districts, Projects 8, 8A, 10, 11, 12,13, and 14. Highlights of each area are discussed below:

Project 2000

Project 2000 consists of ten TIF districts of scattered site housing that have been or will be redeveloped. The costs of acquisition and development are advanced from the General Development and then reimbursed over the life of each district from Tax Increment Financing Revenues. All other districts have completed their redevelopment and are being reimbursed through yearly Tax Increment collections. Project 2000-3 was decertified in 2011. Project 2000-2 was decertified in 2014. Project 2000-1 was decertified in 2017.

The 2026 Proposed Budget includes the following projects:

Project 2000-8

Project 2000-8, established in 2014, initially included 3828 Major and 3358 Grimes and was expanded to include 3811 Major and 4318 Vera Cruz in 2015 and 4023 Zane as a final lot for the district in 2016. Five homes have been completed.

Project 2000-9

Established in 2017, this project includes 3905 Quail (sold in 2019), 3912 Quail (sold in 2020), and 3359 Halifax (sold in 2021).

Project 2000-10

Established in 2019, this project includes 2 parcels: 4217 Ewing Ave. N (sold in 2020) and 3917 Vera Cruz Ave. N. (sold in 2021).

Project 8

This Tax Increment Financing District was approved in 2004 and includes the former school site at 42nd & Regent Avenue. The REDA entered into an agreement with Parker Village LLC to redevelop the school site into single family homes, townhomes, and a Senior Cooperative (later changed to cottages). To help fund this large project, Tax Increment Bonds in the amount of \$5,320,000 were sold in 2004 (3 year temporary) and \$5,465,000 were sold in 2007 refinancing the original. The site was expected to be fully developed by 2012 with the District decertification in 2032. In 2010, a General Obligation Tax Increment Bond in the amount of \$5,255,000 was issued to pay off the Temporary Bond. In 2019, a General Obligation Tax Increment Refunding Bond in the amount of \$3,460,000 was issued to pay off the 2010 Bond. This issuance will result in a \$478,000 cash flow savings over the course of the bond. The development was fully completed in 2015 with construction and sale of the last single-family home. 13 of the cottages were sold with the homeowner incentive agreements between 2011 and 2012. One incentive agreement was repaid when a cottage was sold. All of the remaining cottages have met the 5-year residency requirements and mortgage satisfactions are being issued as the homes are sold or refinanced. Final bond payment will be made February 1, 2032 with district decertification anticipated December 31, 2031.

While the 141-unit townhome project was completed before the market downturn, assessment agreements were terminated with issuance of the 2010 bond. Subsequently, lower market values and the legislated homestead market value exclusions (impacting values used for tax increment calculations) raised concern that total increments could be less than what would be required for bond payments. The low point was around \$150,000 compared to the expected minimum townhome value of \$237,037.

Project 10

This district was certified in 2013 covering the Travail/Rookery restaurant and possible improvements at the site across the street, which became Pro Meals in 2016. An assessment agreement put the \$720,000 estimated value on the 4124 W. Broadway site starting 1/2/2015. In 2018, REDA entered into a development agreement for new construction at the 4131 W. Broadway site for the Travail/Rookery restaurant with an assessment agreement of \$1.5M by 1/2/2020. Ultimately, the Pro Meals site was redeveloped into the new Travail – with a 2021 Estimated Market Value of \$2.5M and the Pig Ate My Pizza Site has a 2021 value of \$1.343M. Assessment Agreements will terminate upon TIF revenues of \$300,000, plus interest, for the

4124 W Broadway site and \$305,000, plus interest, for the 4131 W Broadway site. Current projection is that 4124 will be fully repaid by 2026 and the full district will be repaid by 2030.

Project 11

This district was created in 2014 covering the Clare Terrace development site. This development provides affordable permanent supportive housing for people living with HIV/AIDS. A pay-as-you-go TIF note was issued in the amount of \$350,000 and TIF is expected to reimburse a deferred WAC fee of \$40,000. The anticipated pay-off date of the note is 8/1/2038 and required decertification date of the TIF district is 7/1/2042.

Project 12

This district was created in 2016 covering the Terrace Mall redevelopment for Hy-Vee. A pay-as-you-go note in the amount of \$2,060,000 was discussed in a term sheet outline for a development agreement approved mid-2016. The Contract for Redevelopment with Hy-Vee related to this financing was approved in December 2016. The City Council approved the Redevelopment Area and TIF plan in August 2016 and the district was certified in 2017. The pay-as-you-go note was approved by City Council on August 20, 2018, with the first payment made to Hy-Vee as increment was received. The anticipated pay-off date of the note and required decertification date of the TIF district is 12/31/2044.

Project 13

This district was created in 2017 covering the Birdtown Flats Apartments redevelopment. A pay-as-you-go note in the amount of \$2.5M is included in the development agreement. The Contract for Redevelopment with Robbinsdale Broadway Holdings, LLC related to this financing was approved June 19, 2018. The City Council approved the Redevelopment Area and TIF plan June 12, 2018 and the district was certified in 2019. The pay-as-you-go note was approved by City Council on July 15, 2020, with the first payment made to Birdtown Flats as increment was received. The anticipated pay-off date of the note and required decertification date of the TIF district is 12/31/2045.

Project 14

This district was created in 2018 covering the Parker Station Flats Apartments redevelopment. A pay-as-you-go note in the amount of \$7.7M is included in the development agreement. The Contract for Redevelopment with Parker Station Flats, LLC related to this financing was approved April 9, 2019. The City Council approved the Redevelopment Area and TIF plan February 19, 2019 and the district was certified in 2019. The pay-as-you go note was approved in October 2021. The anticipated pay-off date of the note and required decertification date of the TIF district is 12/31/2046.

Project 15

This district was created in 2021 for the redevelopment of 4600 Lake Road. A pay-as-you-go note in the amount of \$3.280M is included in the development agreement. The City Council approved the expanded Redevelopment Area 13 and TIF plan 15 on June 15, 2021, and the district was certified in June 2021. The pay-as-you-go note is capped at 15 years.

TIF Debt Service

The debt related to Project 8 was reissued in 2019. A summary of Debt Service for 2026 is included.

Enterprise Operations

The REDA owns Broadway Court, which operates as an Enterprise Fund.

Broadway Court

The debt on Broadway Court was refinanced in June of 2006. This released the funds from the control of the trustee. The debt was refinanced again in 2015 to take advantage of historically low interest rates and to shorten the bond term. The next call date on the bonds is in February 2026. The REDA maintains reserves for repair and replacement, debt service, and operating. A new management agreement starting in 2017 was executed with Great Lakes; the agreement was reapproved for a five-year term to commence in January 2026. The repair and replacement reserve requirements are regularly reviewed to determine future needs and planned replacement funding schedules. Any remaining funds will be available to the REDA. Transfers to the General Development Fund are anticipated to begin at some future date.

Conclusion

This represents the Proposed Budget for 2026. The REDA Board is asked to discuss and provide staff with any comments or direction regarding this proposed budget. The Budget may be adopted with changes at this time. A resolution has been provided for that purpose.

As we enter 2026, we will continue to focus on the following programs:

- ✓ Development requests for assistance related to high density housing anticipated for underutilized properties on the south end of downtown.
- ✓ Development inquiries for REDA vacant land 3933-3939 West Broadway
- ✓ Scattered single family housing opportunities.

Sincerely,

Concurrence:

Tim Sandvik
Executive Director

Diaa Tahoun
Finance Director

Robbinsdale EDA TIF Districts

TIF #	Activity	County #	Certification Date	Required Decertification	Frozen Value	Current Market Value - Payable 2025
2000-4	Scattered Site Housing	1125	3/27/2002	12/31/2029	\$ 678,900.00	\$ 3,074,500.00
2000-5	Scattered Site Housing	1127/1128	7/9/2004	12/31/2030	\$ 479,600.00	\$ 2,874,800.00
8	Mixed Use Development	1129	5/31/2005	12/31/2031	\$ 3,734,000.00	\$ 53,178,900.00
2000-6	Scattered Site Housing	1131	3/25/2009	12/31/2035	\$ 1,048,000.00	\$ 2,292,000.00
2000-7	Scattered Site Housing	1132/1133	6/9/2010	12/31/2036	\$ 612,000.00	\$ 3,322,400.00
10	Downtown Development - 4124/4131 W. Broadway	1135	3/29/2013	12/31/2039	\$ 628,000.00	\$ 4,299,000.00
11	Housing Development - Clare Terrace	1136	7/15/2014	7/1/2042	\$ 265,390.00	\$ 4,560,000.00
2000-8	Scattered Site Housing	1137/1138/1139/1140	4/20/2015	7/1/2041	\$ 288,400.00	\$ 2,478,700.00
12	Commercial Development - Hy- Vee	1141	6/26/2017	12/31/2044	\$ 2,500,000.00	\$ 12,065,000.00
2000-9	Scattered Site Housing	1142/1145	8/9/2017	12/31/2044	\$ 162,000.00	\$ 1,559,600.00
13	Housing Development - Birdtown Flats	1143	6/19/2018	12/31/2045	\$ 2,329,000.00	\$ 36,724,500.00
14	Housing Development - Parker Station Flats	1144	2/12/2019	12/31/2046	\$ 1,280,000.00	\$ 42,673,000.00
2000-10	Scattered Site Housing	1146	3/16/2021	12/31/2047	\$ 154,000.00	\$ 1,132,100.00
15	Housing Development - The Reeve Lakeside	1147	7/22/2021	12/31/2048	\$ 1,620,000.00	\$ 29,000,000.00

Pay-as-you-go

Pay-as-you-go

Pay-as-you-go

Pay-as-you-go

Pay-as-you-go

* The older TIF Districts still have expenditures as they are repaying EDA General (2005) the interfund loans that accumulated when new districts were created. They are repaying the loans with a 5% interest rate. The tax increment that is received each year is swept to pay off the loans.

ROBBINSDALE ECONOMIC DEVELOPMENT AUTHORITY

Fund: General Development

**Fund Type: Special Revenue
2005**

ACCOUNT	DESCRIPTION	2023 ACTIVITY	2024 ACTIVITY	2025 BUDGET	2025 PROJECTED ACTIVITY	2026 PROPOSED BUDGET
Revenues and Other Sources						
ESTIMATED REVENUES						
Dept 2005 - BUSINESS & HOUSING DEVELOPMENT						
4011.00000	CURRENT PROPERTY TAXES (AD VAL	226,381	271,749	334,832	281,000	336,482
4012.00000	DELINQUENT PROPERTY TAXES (AD	1,189	1,004			
4014.00000	OTHER TAX REVENUE	462	546			
4018.00000	FISCAL DISPARITIES	46,856	49,240	60,970	61,350	62,612
4515.00000	DEVELOP LOAN-PRINCIPAL PYMTS	1,898	1,449	1,900	2,000	1,475
4642.00000	INSURANCE DIVIDENDS	2,393				
4792.00000	COMMERCIAL RENTAL	69,986	70,348	70,500	65,131	54,000
4852.00000	INTEREST INCOME	84,645	139,764	88,000	90,000	92,000
4854.00000	LOAN INTEREST RECEIVED	203,392	198,862	182,800	192,400	182,200
4856.00000	CHANGE IN FAIR VALUE OF INVEST	71,132	60,370			
4872.00000	LAND SALES					
4882.00000	DONATIONS & GIFTS					
4886.00000	OTHER REVENUE					
4972.00000	OPERATING TRANSFERS IN					
TOTAL ESTIMATED REVENUES		708,334	793,332	739,002	691,881	728,769

Expenditures and other Uses						
APPROPRIATIONS						
Dept 2005 - BUSINESS & HOUSING DEVELOPMENT						
6139.00000	COMMISSIONER STIPEND	3,360	2,940	4,000	3,280	3,600
6214.00000	OPERATING SUPPLIES	93	45	75	50	75
6310.00000	PROFESSIONAL SERVICES	11,784	6,040	10,000	14,000	14,000
6311.00000	LEGAL FEES - GENERAL COUNSEL	12,988	1,191	10,000	10,000	10,000
6336.00000	OTHER CONTRACTS		6,500	5,000	5,000	5,000
6340.00000	REPAIR & MAINTENANCE	1,473	657	2,075	1,150	1,300
6358.00000	DEMOLITION			50,000		50,000
6359.00000	DEVELOPMENT GRANTS		60,600	75,000	50,000	70,000
6378.00000	POSTAGE & SHIPPING					
6391.00000	GENERAL LIABILITY	3,868	3,796	1,291	1,290	1,500
6392.00000	PROPERTY INSURANCE	79	78	87	87	84
6414.00000	WATER & SEWER SERVICE	8,574	2,836	5,500	12,300	13,150
6434.00000	ENTERPRISE FUND REIMBURSEMENT	8,040	64,589	45,000	45,000	50,000
6712.00000	LEGAL NOTICES		270	250	300	300
6718.00000	LICENSES TAXES & FEES	15,733	16,133	17,700	17,455	18,000
6720.00000	SERVICE CHARGES	10,469	13,187	10,750	10,750	12,000
6722.00000	CLOSING COSTS					
6724.00000	INVENTORY WRITEDOWNS	105,158	(44,900)			
6910.00000	LAND			500,000		500,000
6915.00000	BUILDING & STRUCTURES (INCLUDE			150,000		150,000
7210.00000	OPERATING TRANSFERS OUT					
TOTAL APPROPRIATIONS		181,619	133,962	886,728	170,662	899,009

Fund Equity						
Excess (Deficiency) of Revenues						
Over Expenditures		526,715	659,370	(147,726)	521,219	(170,240)
Fund Balance						
Beginning of Year		9,089,706	9,754,976	10,414,346	10,414,346	10,935,565
Prior Period Adjustment		138,555				
End of Year		9,754,976	10,414,346	10,266,620	10,935,565	10,765,325
Cash Account Analysis (2025-2026)						
Beginning Cash (12/31/24 audit)					5,148,235	5,669,454
Revenue Receipts					691,881	728,769
Disbursements/Expenditures (includes property acquisitions)					(170,662)	(899,009)
Ending Cash (Estimated)					5,669,454	5,499,214

ROBBINSDALE ECONOMIC DEVELOPMENT AUTHORITY

Fund: REDA Tax Increment
Tif Area: Project 8
Activity: TIF Bonds- Project 8

Fund Type: Debt Service
4272

Program Description

Redevelopment of parcels for Parker Station Flats apartments

Services

- * Taxable TIF Bonds of 2004 and refinanced with Taxable TIF Bonds of 2007
- * Taxable TIF Bonds of 2007 were refinanced with Tax Exempt Bonds of 2010
- * Tax Exempt Bonds of 2010 were refinanced with Tax Increment Refunding Bonds of 2019

ACCOUNT	DESCRIPTION	2023 ACTIVITY	2024 ACTIVITY	2025 BUDGET	2025 PROJECTED ACTIVITY	2026 PROPOSED BUDGET
Revenues and Other Sources						
ESTIMATED REVENUES						
4025.00000	TAX INCREMENT	567,515	561,409	593,000	594,400	570,000
4852.00000	INTEREST INCOME	24,335	35,502	10,000	10,000	10,000
4856.00000	CHANGE IN FAIR VALUE OF INVEST	19,094	15,104			
4905.00000	BOND PROCEEDS					
4908.00000	DISCOUNT/PREMIUM ON DEBT ISSUE					
TOTAL ESTIMATED REVENUES		610,944	612,015	603,000	604,400	580,000
Expenditures and Other Uses						
APPROPRIATIONS						
6310.00000	PROFESSIONAL SERVICES	3,120		1,000	500	1,000
6712.00000	LEGAL NOTICES			30		30
6718.00000	LICENSES TAXES & FEES	3,054	2,993	3,100	3,100	3,150
6720.00000	SERVICE CHARGES	2,810	3,299	2,500	3,000	3,100
7010.00000	BOND PRINCIPAL	215,000	230,000	255,000	255,000	275,000
7030.00000	BOND INTEREST	105,125	94,000	81,875	81,875	68,625
7038.00000	OTHER INTEREST					
7040.00000	FISCAL AGENT FEES	550	550	550	550	575
7042.00000	DEBT ISSUANCE COSTS					
TOTAL APPROPRIATIONS		329,659	330,842	344,055	344,025	351,480
Fund Equity						
Reserved for Debt Service						
Balance January 1		792,448	1,073,733	1,354,906	1,354,906	1,615,281
Revenues over (under) Expenditures		281,285	281,173	258,945	260,375	228,520
Non Cash Interfund Interest						
Balance December 31		\$ 1,073,733	\$ 1,354,906	\$ 1,613,851	\$ 1,615,281	\$ 1,843,801

ROBBINSDALE ECONOMIC DEVELOPMENT AUTHORITY

Fund: TIF Development
TIF Area: Project 2000-4
Activity: Scattered Site Housing Redevelopment

Fund Type: Special Revenue
2542

Program Description

Redevelopment of scattered housing sites that have been determined to be blighted. Program to be financed through future Tax Increment Financing revenues. Initial funding is advanced from the General Development Fund

Services

- ~ Neighborhood preservation
- ~ To promote life-cycle housing
- ~ Improve upon City's overall tax base

ACCOUNT	DESCRIPTION	2023 ACTIVITY	2024 ACTIVITY	2025 BUDGET	2025 PROJECTED ACTIVITY	2026 PROPOSED BUDGET
Revenues and Other Sources						
ESTIMATED REVENUES						
4025.00000	TAX INCREMENT	27,246	28,177	29,025	31,230	32,166
TOTAL ESTIMATED REVENUES		27,246	28,177	29,025	31,230	32,166
Expenditures and Other Uses						
APPROPRIATIONS						
6712.00000	LEGAL NOTICES	17				
6718.00000	LICENSES TAXES & FEES	694	684	715	700	720
7038.00000	OTHER INTEREST	15,369	14,989	15,500	15,000	14,500
TOTAL APPROPRIATIONS		16,080	15,673	16,215	15,700	15,220
NET OF REVENUES/APPROPRIATIONS - FUND 2542		11,166	12,504	12,810	15,530	16,946
NET OF REVENUES/APPROPRIATIONS - FUND 2542		11,166	12,504	12,810	15,530	16,946
BEGINNING FUND BALANCE		(308,024)	(296,858)	(284,354)	(284,354)	(268,824)
ENDING FUND BALANCE		(296,858)	(284,354)	(271,544)	(268,824)	(251,878)

- Projects:
- 3700 27th Ave
 - 4050 Lake Rd
 - 3715 Major
 - 3860 Major
 - 4364 Toldeo
 - 3931 Unity
 - 4328 Unity
 - 4029 Xenia

ROBBINSDALE ECONOMIC DEVELOPMENT AUTHORITY

Fund: TIF Development
 TIF Area: Project 2000-5
 Activity: Scattered Site Housing Redevelopment

Fund Type: Special Revenue
 2543

Program Description

Redevelopment of scattered housing sites that have been determined to be blighted. Program to be financed through future Tax Increment Financing revenues. Initial funding is advanced from the General Development Fund.

Services

- ~ Neighborhood preservation
- ~ To promote life-cycle housing
- ~ Improve upon City's overall tax base

ACCOUNT	DESCRIPTION	2023 ACTIVITY	2024 ACTIVITY	2025 BUDGET	2025 PROJECTED ACTIVITY	2026 PROPOSED BUDGET
Revenues and Other Sources						
ESTIMATED REVENUES						
4025.00000	TAX INCREMENT	26,213	27,502	23,800	30,675	31,595
TOTAL ESTIMATED REVENUES		26,213	27,502	23,800	30,675	31,595
Expenditures and Other Uses						
APPROPRIATIONS						
6712.00000	LEGAL NOTICES	17		30	25	30
6718.00000	LICENSES TAXES & FEES	678	667	675	680	685
7038.00000	OTHER INTEREST	13,035	12,517	13,000	12,500	12,300
TOTAL APPROPRIATIONS		13,730	13,184	13,705	13,205	13,015
NET OF REVENUES/APPROPRIATIONS - FUND 2543		12,483	14,318	10,095	17,470	18,580
NET OF REVENUES/APPROPRIATIONS - FUND 2543		12,483	14,318	10,095	17,470	18,580
BEGINNING FUND BALANCE		(261,329)	(248,846)	(234,528)	(234,528)	(217,058)
ENDING FUND BALANCE		(248,846)	(234,528)	(224,433)	(217,058)	(198,478)

- Projects
- 3453 Grimes
 - 3835 Hubbard
 - 3807 Orchard
 - 4001 Orchard
 - 4503 Quail
 - 3915 Zane

ROBBINSDALE ECONOMIC DEVELOPMENT AUTHORITY

Fund: TIF Development
TIF Area: Project 2000-6
Activity: Scattered Site Housing Redevelopment

Fund Type: Special Revenue
2544

Program Description

Redevelopment of scattered housing sites that have been determined to be blighted. Program to be financed through future Tax Increment Financing revenues. Initial funding is advanced from the General Development Fund.

Services

- ~ Neighborhood preservation
- ~ To promote life-cycle housing
- ~ Improve upon City's overall tax base

ACCOUNT	DESCRIPTION	2023 ACTIVITY	2024 ACTIVITY	2025 BUDGET	2025 PROJECTED ACTIVITY	2026 PROPOSED BUDGET
Revenues and Other Sources						
ESTIMATED REVENUES						
4025.00000	TAX INCREMENT	13,567	14,818	15,265	13,800	14,214
TOTAL ESTIMATED REVENUES		13,567	14,818	15,265	13,800	14,214
Expenditures and Other Uses						
APPROPRIATIONS						
6712.00000	LEGAL NOTICES	17		25	25	26
6718.00000	LICENSES TAXES & FEES	645	636	675	675	695
7038.00000	OTHER INTEREST	16,305	16,473	16,800	16,500	16,200
TOTAL APPROPRIATIONS		16,967	17,109	17,500	17,200	16,921
NET OF REVENUES/APPROPRIATIONS - FUND 2544		(3,400)	(2,291)	(2,235)	(3,400)	(2,707)
NET OF REVENUES/APPROPRIATIONS - FUND 2544		(3,400)	(2,291)	(2,235)	(3,400)	(2,707)
BEGINNING FUND BALANCE		(326,698)	(330,098)	(332,389)	(332,389)	(335,789)
ENDING FUND BALANCE		(330,098)	(332,389)	(334,624)	(335,789)	(338,496)

- Projects:
- 4050 Lake Road
 - Subdivided into:
 - 4135 Halifax
 - 4145 Halifax
 - 4150 Lake Road
 - 4005 Unity Ave N
 - 4354 Vera Cruz Ave N

ROBBINSDALE ECONOMIC DEVELOPMENT AUTHORITY

Fund: TIF Development
TIF Area: Project 2000-7
Activity: Scattered Site Housing Redevelopment

Fund Type: Special Revenue
2545

Program Description

Redevelopment of scattered housing sites that have been determined to be blighted. Program to be financed through future Tax Increment Financing revenues. Initial funding is advanced from the General Development Fund.

Services

- Neighborhood preservation
- To promote life-cycle housing
- Improve upon City's overall tax base

ACCOUNT	DESCRIPTION	2023 ACTIVITY	2024 ACTIVITY	2025 BUDGET	2025 PROJECTED ACTIVITY	2026 PROPOSED BUDGET
Revenues and Other Sources						
ESTIMATED REVENUES						
4025.00000	TAX INCREMENT	28,939	30,947	31,875	31,770	32,723
TOTAL ESTIMATED REVENUES		28,939	30,947	31,875	31,770	32,723
Expenditures and Other Uses						
APPROPRIATIONS						
6712.00000	LEGAL NOTICES	17		25	25	26
6718.00000	LICENSES TAXES & FEES	698	689	720	700	721
7038.00000	OTHER INTEREST	42,176	42,781	43,000	42,500	42,000
TOTAL APPROPRIATIONS		42,891	43,470	43,745	43,225	42,747
NET OF REVENUES/APPROPRIATIONS - FUND 2545		(13,952)	(12,523)	(11,870)	(11,455)	(10,024)
NET OF REVENUES/APPROPRIATIONS - FUND 2545		(13,952)	(12,523)	(11,870)	(11,455)	(10,024)
BEGINNING FUND BALANCE		(842,375)	(856,327)	(868,850)	(868,850)	(880,305)
ENDING FUND BALANCE		(856,327)	(868,850)	(880,720)	(880,305)	(890,329)

- Projects
- 4264 Beard
 - 4100 Perry
 - 4023 Quail
 - 3811 Regent
 - 4330 Toledo
 - 4123 Welcome
 - 4217 Zenith

ROBBINSDALE ECONOMIC DEVELOPMENT AUTHORITY

Fund: TIF Development
TIF Area: Project 2000-8
Activity: Scattered Site Housing Redevelopment

Fund Type: Special Revenue
2546

Program Description

Redevelopment of scattered housing sites that have been determined to be blighted. Program to be financed through future Tax Increment Financing revenues. Initial funding is advanced from the General Development Fund.

Services

- ~ Neighborhood preservation
- ~ To promote life-cycle housing
- ~ Improve upon City's overall tax base

ACCOUNT	DESCRIPTION	2023 ACTIVITY	2024 ACTIVITY	2025 BUDGET	2025 PROJECTED ACTIVITY	2026 PROPOSED BUDGET
Revenues and Other Sources						
ESTIMATED REVENUES						
4025.00000	TAX INCREMENT	24,486	25,372	26,135	27,645	28,474
TOTAL ESTIMATED REVENUES		24,486	25,372	26,135	27,645	28,474
Expenditures and Other Uses						
APPROPRIATIONS						
6214.00000	OPERATING SUPPLIES					
6712.00000	LEGAL NOTICES	17				
6718.00000	LICENSES TAXES & FEES	667	656	695	675	695
7038.00000	OTHER INTEREST	12,954	12,409	13,000	12,300	12,000
TOTAL APPROPRIATIONS		13,638	13,065	13,695	12,975	12,695
NET OF REVENUES/APPROPRIATIONS - FUND 2546		10,848	12,307	12,440	14,670	15,779
NET OF REVENUES/APPROPRIATIONS - FUND 2546		10,848	12,307	12,440	14,670	15,779
BEGINNING FUND BALANCE		(259,701)	(248,853)	(236,546)	(236,546)	(221,876)
ENDING FUND BALANCE		(248,853)	(236,546)	(224,106)	(221,876)	(206,097)

- Projects**
- 3358 Grimes
 - 3807 Major
 - 3828 Major
 - 4318 Vera Cruz
 - 4023 Zane

ROBBINSDALE ECONOMIC DEVELOPMENT AUTHORITY

Fund: TIF Development
TIF Area: Project 2000-9
Activity: Scattered Site Housing Redevelopment

Fund Type: Special Revenue
2547

Program Description

Redevelopment of scattered housing sites that have been determined to be blighted. Program to be financed through future Tax Increment Financing revenues. Initial funding is advanced from the General Development Fund.

Services

- ~ Neighborhood preservation
- ~ To promote life-cycle housing
- ~ Improve upon City's overall tax base

ACCOUNT	DESCRIPTION	2023 ACTIVITY	2024 ACTIVITY	2025 BUDGET	2025 PROJECTED ACTIVITY	2026 PROPOSED BUDGET
Revenues and Other Sources						
ESTIMATED REVENUES						
4025.00000	TAX INCREMENT	14,685	16,134	16,600	17,745	18,277
TOTAL ESTIMATED REVENUES		14,685	16,134	16,600	17,745	18,277
Expenditures and Other Uses						
APPROPRIATIONS						
6340.00000	REPAIR & MAINTENANCE			200		
6358.00000	DEMOLITION					
6414.00000	WATER & SEWER SERVICE					
6712.00000	LEGAL NOTICES	17		30		
6718.00000	LICENCES TAXES & FEES	633	624	650	650	670
6722.00000	CLOSING COSTS					
6724.00000	INVENTORY WRITEDOWNS					
6910.00000	LAND					
7038.00000	OTHER INTEREST	9,989	9,784	10,000	9,500	9,300
TOTAL APPROPRIATIONS		10,639	10,408	10,880	10,150	9,970
NET OF REVENUES/APPROPRIATIONS - FUND 2547		4,046	5,726	5,720	7,595	8,307
NET OF REVENUES/APPROPRIATIONS - FUND 2547		4,046	5,726	5,720	7,595	8,307
BEGINNING FUND BALANCE		(200,359)	(196,313)	(190,587)	(190,587)	(182,992)
ENDING FUND BALANCE		(196,313)	(190,587)	(184,867)	(182,992)	(174,685)

Projects
 3359 Halifax
 3905 Quail
 3912 Quail

ROBBINSDALE ECONOMIC DEVELOPMENT AUTHORITY

Fund: TIF Development
TIF Area: Project 2000-10
Activity: Scattered Site Housing Redevelopment

Fund Type: Special Revenue
2548

Program Description

Redevelopment of scattered housing sites that have been determined to be blighted. Program to be financed through future Tax Increment Financing revenues. Initial funding is advanced from the General Development Fund.

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Services

- ~ Neighborhood preservation
- ~ To promote life-cycle housing
- ~ Improve upon City's overall tax base

ACCOUNT	DESCRIPTION	2023 ACTIVITY	2024 ACTIVITY	2025 BUDGET	2025 PROJECTED ACTIVITY	2026 PROPOSED BUDGET
Revenues and Other Sources						
ESTIMATED REVENUES						
4025.00000	TAX INCREMENT	11,129	11,634	11,985	12,582	12,959
4872.00000	LAND SALES					
TOTAL ESTIMATED REVENUES		11,129	11,634	11,985	12,582	12,959
Expenditures and Other Uses						
APPROPRIATIONS						
6311.00000	LEGAL FEES - GENERAL COUNSEL	361.00				
6712.00000	LEGAL NOTICES	17.00		30.00	30.00	30.00
6718.00000	LICENSES TAXES & FEES	619.00	608.00	650.00	625.00	644.00
6722.00000	CLOSING COSTS					
6724.00000	INVENTORY WRITEDOWNS	(2,000)				
6910.00000	LAND					
7038.00000	OTHER INTEREST	6,052	6,052	6,100	6,000	5,900
TOTAL APPROPRIATIONS		5,049	6,660	6,780	6,655	6,574
NET OF REVENUES/APPROPRIATIONS - FUND 2548		6,080	4,974	5,205	5,927	6,385
NET OF REVENUES/APPROPRIATIONS - FUND 2548		6,080	4,974	5,205	5,927	6,385
BEGINNING FUND BALANCE		(133,787)	(127,707)	(122,733)	(122,733)	(116,806)
PRIOR PERIOD ADJ				-	-	-
ENDING FUND BALANCE		(127,707)	(122,733)	(117,528)	(116,806)	(110,421)

Projects
 4217 Ewing
 3717 Vera Cruz

ROBBINSDALE ECONOMIC DEVELOPMENT AUTHORITY

Fund: TIF Development
TIF Area: Project 8 Development Area
Activity: Mixed Use Development

Fund Type: Special Revenue
2572

Program Description

Redevelopment of Project 8 area for mixed use housing centered at 42nd & Regent. Funding will be provided through private investment, TIF Bonds, future TIF revenues, and various grants.

Services

- * Increased tax base
- * Leverage private investment
- * Expanded goods and services
- * Expanded employment opportunities with the community

ACCOUNT	DESCRIPTION	2023 ACTIVITY	2024 ACTIVITY	2025 BUDGET	2025 PROJECTED ACTIVITY	2026 PROPOSED BUDGET
Revenues and Other Sources						
ESTIMATED REVENUES						
4025.00000	TAX INCREMENT					
4872.00000	LAND SALES					
TOTAL ESTIMATED REVENUES						
Expenditures and Other Uses						
APPROPRIATIONS						
6712.00000	LEGAL NOTICES					
7038.00000	OTHER INTEREST					
TOTAL APPROPRIATIONS		65,355	68,622	67,000	68,000	67,000
NET OF REVENUES/APPROPRIATIONS - FUND 2572		(65,355)	(68,622)	(67,000)	(68,000)	(67,000)
NET OF REVENUES/APPROPRIATIONS - FUND 2572		(65,355)	(68,622)	(67,000)	(68,000)	(67,000)
BEGINNING FUND BALANCE		(1,307,094)	(1,372,449)	(1,441,071)	(1,441,071)	(1,509,071)
ENDING FUND BALANCE		(1,372,449)	(1,441,071)	(1,508,071)	(1,509,071)	(1,576,071)

Projects

- Parker Village Project
- *School Site Acquisition
- * Demolition
- *Public Infrastructure
- *Ongoing admin costs
- Scott Avenue

ROBBINSDALE ECONOMIC DEVELOPMENT AUTHORITY

Fund: TIF Development
TIF Area: Project 8-A Krantz
Activity: Residential Development

Fund Type: Special Revenue
2573

Program Description

Redevelopment of Project 8 area for mixed use housing centered at 42nd & Regent. Funding will be provided through private investment, TIF Bonds, future TIF revenues, and various grants.
 Decertified

Services

- * Increased tax base
 - * Leverage private investment
 - * Expanded goods and services
 - * Expanded employment opportunities with the community
- Decertified

ACCOUNT	DESCRIPTION	2022 ACTIVITY	2023 ACTIVITY	2024 BUDGET	2024 PROJECTED ACTIVITY	2025 PROPOSED BUDGET
Revenues and Other Sources						
ESTIMATED REVENUES						
4025.00000	TAX INCREMENT					
4852.00000	INTEREST INCOME					
4856.00000	CHANGE IN FAIR VALUE OF INVEST					
TOTAL ESTIMATED REVENUES		-	-	-	-	-
Expenditures and Other Uses						
APPROPRIATIONS						
6712.00000	LEGAL NOTICES					
6718.00000	LICENSES TAXES & FEES					
6726.00000	REIMBURSEMENTS					
TOTAL APPROPRIATIONS		-	-	-	-	-
NET OF REVENUES/APPROPRIATIONS - FUND 2573		-	-	-	-	-
NET OF REVENUES/APPROPRIATIONS - FUND 2573		-	-	-	-	-
BEGINNING FUND BALANCE		(563)	(563)	(563)	(563)	(563)
ENDING FUND BALANCE		(563)	(563)	(563)	(563)	(563)

Projects
 Scott Ave Properties

ROBBINSDALE ECONOMIC DEVELOPMENT AUTHORITY

Fund: TIF Development
TIF Area: Project 9
Activity: Scattered Site Housing Redevelopment

Fund Type: Special Revenue
2575

CLOSED

Program Description

Redevelopment of 39th and West Broadway area into townhomes

Services

- * Neighborhood preservation
 - * To promote alternative housing options and life-cycle housing
 - * Improve upon City's overall tax base
- DO NOT PRINT**

ACCOUNT	DESCRIPTION	2019 ACTIVITY	2020 ACTIVITY	2021 AMENDED BUDGET	2021 PROJECTED ACTIVITY	2022 DEPT REQUESTED BUDGET
Revenues and Other Sources						
ESTIMATED REVENUES						
4025.00000	TAX INCREMENT					
4852.00000	INTEREST INCOME					
4856.00000	CHANGE IN FAIR VALUE OF INVEST					
TOTAL ESTIMATED REVENUES		0	0	0	0	0
Expenditures and Other Uses						
APPROPRIATIONS						
6712.00000	LEGAL NOTICES					
6718.00000	LICENSES TAXES & FEES					
6726.00000	REIMBURSEMENTS					
TOTAL APPROPRIATIONS		0	0	0	0	0
NET OF REVENUES/APPROPRIATIONS - FUND 2575		0	0	0	0	0
NET OF REVENUES/APPROPRIATIONS - FUND 2575		0	0	0	0	0
BEGINNING FUND BALANCE		0	0	0	0	0
ENDING FUND BALANCE		0	0	0	0	0

Projects
W. Broadway Townhomes

ROBBINSDALE ECONOMIC DEVELOPMENT AUTHORITY

Fund: TIF Development
 TIF Area: Project 10
 Activity: Downtown Robbinsdale

Fund Type: Special Revenue
 2576

Program Description

Redevelopment of parcels of property in downtown Robbinsdale

Services

- * Downtown business renovation
- * To promote business development
- * Improve upon City's overall tax base

ACCOUNT	DESCRIPTION	2023 ACTIVITY	2024 ACTIVITY	2025 BUDGET	2025 PROJECTED ACTIVITY	2026 PROPOSED BUDGET
Revenues and Other Sources						
ESTIMATED REVENUES						
4025.00000	TAX INCREMENT	81,361	89,641	92,350	99,270	102,248
4852.00000	INTEREST INCOME					
TOTAL ESTIMATED REVENUES		81,361	89,641	92,350	99,270	102,248
Expenditures and Other Uses						
APPROPRIATIONS						
6214.00000	OPERATING SUPPLIES					
6311.00000	LEGAL FEES - GENERAL COUNSEL	17		30	25	26
6712.00000	LEGAL NOTICES	757	753	800	775	798
6718.00000	LICENSES TAXES & FEES	19,419	13,086	20,000	16,250	15,500
7038.00000	OTHER INTEREST					
TOTAL APPROPRIATIONS		20,193	13,839	20,830	17,050	16,324
NET OF REVENUES/APPROPRIATIONS - FUND 2576		61,168	75,802	71,520	82,220	85,924
NET OF REVENUES/APPROPRIATIONS - FUND 2576		61,168	75,802	71,520	82,220	85,924
BEGINNING FUND BALANCE		(389,082)	(327,914)	(252,112)	(252,112)	(169,892)
ENDING FUND BALANCE		(327,914)	(252,112)	(180,592)	(169,892)	(83,968)

Projects
 Turducken LLC
 Pro Meals LLC

ROBBINSDALE ECONOMIC DEVELOPMENT AUTHORITY

Fund: TIF Development
 TIF Area: Project 11
 Activity: Housing District

Fund Type: Special Revenue
 2577

Program Description

Redevelopment of parcels for Clare Terrace Development Housing Project

Services

- * Redevelop parcels in the city
- * Create a housing district for affordable housing
- * Provide affordable permanent supportive housing for people living with HIV/Aids

ACCOUNT	DESCRIPTION	2023 ACTIVITY	2024 ACTIVITY	2025 BUDGET	2025 PROJECTED ACTIVITY	2026 PROPOSED BUDGET
Revenues and Other Sources						
ESTIMATED REVENUES						
4025.00000	TAX INCREMENT	29,163	29,411	30,300	12,868	13,254
TOTAL ESTIMATED REVENUES		29,163	29,411	30,300	12,868	13,254
Expenditures and Other Uses						
APPROPRIATIONS						
6310.00000	PROFESSIONAL SERVICES					
6712.00000	LEGAL NOTICES	17		30	20	21
6718.00000	LICENSES TAXES & FEES	647	634	675	675	695
6735.00000	TIF - PAYG NOTE ACQUISITION	26,246	26,470	27,270	11,582	11,929
7038.00000	OTHER INTEREST					
TOTAL APPROPRIATIONS		26,910	27,104	27,975	12,277	12,645
NET OF REVENUES/APPROPRIATIONS - FUND 2577		2,253	2,307	2,325	591	609
NET OF REVENUES/APPROPRIATIONS - FUND 2577		2,253	2,307	2,325	591	609
BEGINNING FUND BALANCE		(9,441)	(7,188)	(4,881)	(4,881)	(4,290)
ENDING FUND BALANCE		(7,188)	(4,881)	(2,556)	(4,290)	(3,681)

Projects
 Clare Terrace

ROBBINSDALE ECONOMIC DEVELOPMENT AUTHORITY

Fund: TIF Development
TIF Area: Project 12
Activity: Commercial Redevelopment

Fund Type: Special Revenue
2578

Program Description

Redevelopment of commercial property in an old shopping center,
 Hy-Vee grocery and convenience store

Services

- * Redevelop parcels in the city
- * To promote busines development
- * Improve upon the city's overall tax base

ACCOUNT	DESCRIPTION	2023 ACTIVITY	2024 ACTIVITY	2025 BUDGET	2025 PROJECTED ACTIVITY	2026 PROPOSED BUDGET
Revenues and Other Sources						
ESTIMATED REVENUES						
4025.00000	TAX INCREMENT	134,284	150,515	155,030	317,868	327,404
TOTAL ESTIMATED REVENUES		134,284	150,515	155,030	317,868	327,404
APPROPRIATIONS						
6310.00000	PROFESSIONAL SERVICES	14,005			1,200	1,236
6712.00000	LEGAL NOTICES	17		35	20	21
6718.00000	LICENSES TAXES & FEES	854	859	875	875	880
6735.00000	TIF - PAYG NOTE ACQUISITION	120,856	135,464	139,525	286,080	294,662
7038.00000	OTHER INTEREST					
TOTAL APPROPRIATIONS		135,732	136,323	140,435	288,175	296,799
NET OF REVENUES/APPROPRIATIONS - FUND 2578		(1,448)	14,192	14,595	29,693	30,605
NET OF REVENUES/APPROPRIATIONS - FUND 2578		(1,448)	14,192	14,595	29,693	30,605
BEGINNING FUND BALANCE		39,716	38,268	52,460	52,460	82,153
ENDING FUND BALANCE		38,268	52,460	67,055	82,153	112,758

Projects
 Hy-Vee

ROBBINSDALE ECONOMIC DEVELOPMENT AUTHORITY

Fund: TIF Development
TIF Area: Project 13
Activity: Commercial Redevelopment

Fund Type: Special Revenue
2579

Program Description

Redevelopment of parcels for Beard/Birdtown Flats apartments

Services

- * Redevelop parcels in the city
- * Create a housing district for market rate housing

ACCOUNT	DESCRIPTION	2023 ACTIVITY	2024 ACTIVITY	2025 BUDGET	2025 PROJECTED ACTIVITY	2026 PROPOSED BUDGET
Revenues and Other Sources						
ESTIMATED REVENUES						
4025.00000	TAX INCREMENT	484,044	532,738	548,725	488,244	502,891
TOTAL ESTIMATED REVENUES		484,044	532,738	548,725	488,244	502,891
Expenditures and Other Uses						
APPROPRIATIONS						
6310.00000	PROFESSIONAL SERVICES	23,431		1,000	1,000	1,030
6311.00000	LEGAL FEES - GENERAL COUNSEL			500	500	515
6712.00000	LEGAL NOTICES	17		30	30	31
6718.00000	LICENSES TAXES & FEES	1,634	1,579	1,725	1,650	1,700
6735.00000	TIF - PAYG NOTE ACQUISITION	392,075	484,041	444,467	464,367	478,298
7038.00000	OTHER INTEREST					
TOTAL APPROPRIATIONS		417,157	485,620	447,722	467,547	481,574
NET OF REVENUES/APPROPRIATIONS - FUND 2579		66,887	47,118	101,003	20,697	21,317
NET OF REVENUES/APPROPRIATIONS - FUND 2579		66,887	47,118	101,003	20,697	21,317
BEGINNING FUND BALANCE		94,119	161,006	208,124	208,124	228,821
ENDING FUND BALANCE		161,006	208,124	309,127	228,821	250,138

Projects
 Birdtown Flats

ROBBINSDALE ECONOMIC DEVELOPMENT AUTHORITY

Fund: TIF Development
 TIF Area: Project 14
 Activity: Commercial Redevelopment

Fund Type: Special Revenue
 2581

Program Description

Redevelopment of parcels of land for Parker Station Flat apartments

Services

- * Redevelop parcels in the city
- * Create a housing district for market rate housing

ACCOUNT	DESCRIPTION	2023 ACTIVITY	2024 ACTIVITY	2025 BUDGET	2025 PROJECTED ACTIVITY	2026 PROPOSED BUDGET
Revenues and Other Sources						
ESTIMATED REVENUES						
4025.00000	TAX INCREMENT	524,071	561,287	578,125	649,020	668,491
TOTAL ESTIMATED REVENUES		524,071	561,287	578,125	649,020	668,491
Expenditures and Other Uses						
APPROPRIATIONS						
6310.00000	PROFESSIONAL SERVICES	14,005				
6712.00000	LEGAL NOTICES	17		30	25	26
6718.00000	LICENSES TAXES & FEES	1,621	1,625	1,500	1,650	1,700
6735.00000	TIF - PAYG NOTE ACQUISITION	497,868	533,223	549,218	616,568	635,065
TOTAL APPROPRIATIONS		513,511	534,848	550,748	618,243	636,791
NET OF REVENUES/APPROPRIATIONS - FUND 2581		10,560	26,439	27,377	30,777	31,700
NET OF REVENUES/APPROPRIATIONS - FUND 2581		10,560	26,439	27,377	30,777	31,700
BEGINNING FUND BALANCE		11,008	21,568	48,007	48,007	78,784
ENDING FUND BALANCE		21,568	48,007	75,384	78,784	110,484

Projects
 Parker Station Flats

ROBBINSDALE ECONOMIC DEVELOPMENT AUTHORITY

Fund: TIF Development
 TIF Area: Project 15
 Activity: Commercial Redevelopment

Fund Type: Special Revenue
 2582

Program Description

Redevelopment of parcels of land for Reeve Lakeside Apartments

Services

* Redevelop parcels in the city

ACCOUNT	DESCRIPTION	2023 ACTIVITY	2024 ACTIVITY	2025 BUDGET	2025 PROJECTED ACTIVITY	2026 PROPOSED BUDGET
Revenues and Other Sources						
ESTIMATED REVENUES						
4025.00000	TAX INCREMENT	9,595	253,950	261,568	410,550	422,867
TOTAL ESTIMATED REVENUES		9,595	253,950	261,568	410,550	422,867
Expenditures and Other Uses						
APPROPRIATIONS						
6310.00000	PROFESSIONAL SERVICES	561		600	300	309
6311.00000	LEGAL FEES - GEN COUNSEL	3,835		500	250	258
6712.00000	LEGAL NOTICES	17		30	20	21
6718.00000	LICENSES TAXES & FEES	608	1,052		1,100	1,135
6735.00000	TIF - PAYG NOTE ACQUISITION	8,635	228,555	235,412	369,495	380,580
7038.00000	OTHER INTEREST	1				
TOTAL APPROPRIATIONS		13,657	229,607	236,542	371,165	382,303
NET OF REVENUES/APPROPRIATIONS - FUND 2582		(4,062)	24,343	25,026	39,385	40,564
NET OF REVENUES/APPROPRIATIONS - FUND 2582		(4,062)	24,343	25,026	39,385	40,564
BEGINNING FUND BALANCE		(583)	(4,645)	19,698	19,698	59,083
ENDING FUND BALANCE		(4,645)	19,698	44,724	59,083	99,647

Projects
 Reeve Apartments

ROBBINSDALE ECONOMIC DEVELOPMENT AUTHORITY

**Tax Increment Financing
Schedule of Bonds Issues Payable
December 31, 2025**

Year	Interest Rate	Principal Amount	Interest Amount	Total
<u>General Obligation Tax Increment Refunding Bonds - Series 2019A - Project 8</u>				
2026	5.00%	275,000	68,625	343,625
2027	5.00%	300,000	54,250	354,250
2028	5.00%	325,000	38,625	363,625
2029	2.00%	355,000	26,950	381,950
2030	2.00%	370,000	19,700	389,700
2031	2.00%	390,000	12,100	402,100
2032	2.00%	410,000	4,100	414,100
		<u>\$ 2,425,000</u>	<u>\$ 224,350</u>	<u>\$ 2,649,350</u>

First optional call date is February 2027

ROBBINSDALE ECONOMIC DEVELOPMENT AUTHORITY

<i>Fund:</i>	Broadway Court				
<i>Fund Type:</i>	Enterprise				
	2023	2024	2025	2025	2026
	Actual	Actual	Budget	Estimated	Budget
Operating Statement					
Operating Revenues:					
Apartment Operations	\$ 859,912	\$ 914,419	\$ 944,733	\$ 947,832	\$ 980,710
Commercial Operations	122,091	118,960	126,244	130,226	131,952
Total Operating Revenues	982,003	1,033,379	1,070,977	1,078,058	1,112,662
Operating Expenses					
Personal Services	128,257	130,972	153,861	151,884	154,986
Supplies	21,443	21,587	17,500	24,414	29,870
Other Services & Charges	430,719	523,008	492,621	500,145	510,961
Depreciation	179,892	178,371	172,144	177,064	180,144
Total Operating Expenses	760,311	853,938	836,126	853,508	875,961
Operating Income (Loss)	221,692	179,441	234,851	224,550	236,701
Nonoperating Revenues					
Investment Earnings	54,106	65,900	10,000	10,000	10,000
Total Nonoperating Revenues	54,106	65,900	10,000	10,000	10,000
Nonoperating Expenses					
Interest and Fiscal Charges	51,162	46,037	43,144	43,144	36,895
Total Nonoperating Expenses	51,162	46,037	43,144	43,144	36,895
Net Income (loss) before Operating Transfers	224,636	199,304	201,707	191,406	209,806
Transfers From (To) Other Funds					
Net Income (Loss)	224,636	199,304	201,707	191,406	209,806
Retained Earnings					
Beginning of Year	4,940,791	5,165,427	5,364,731	5,364,731	5,556,137
End of Year	<u>\$ 5,165,427</u>	<u>\$ 5,364,731</u>	<u>\$ 5,566,438</u>	<u>\$ 5,556,137</u>	<u>\$ 5,765,943</u>
Non-Expensed Cash Outlay *					
Bond Principal Payments	\$ 260,000	\$ 265,000	\$ 275,000	\$ 275,000	280,000
Capital Improvements			150,000	150,000	160,000
Total	<u>\$ 260,000</u>	<u>\$ 265,000</u>	<u>\$ 425,000</u>	<u>\$ 425,000</u>	<u>\$ 440,000</u>
Cash Availability					
Beginning Cash Balance	\$ 2,127,945	\$ 2,289,959	\$ 2,468,844	\$ 2,468,844	\$ 2,406,913
Cash Receipts	1,036,106	1,107,324	1,080,977	1,088,058	1,122,662
Cash Disbursements	(874,092)	(928,439)	(1,136,757)	(1,149,988)	(1,172,712)
Ending Cash Balance	<u>\$ 2,289,959</u>	<u>\$ 2,468,844</u>	<u>\$ 2,413,064</u>	<u>\$ 2,406,913</u>	<u>\$ 2,356,863</u>
Repair and Replacement Reserve					\$ 549,305
Debt Service Reserve					\$ 319,144
Unreserved cash					\$ 1,488,414

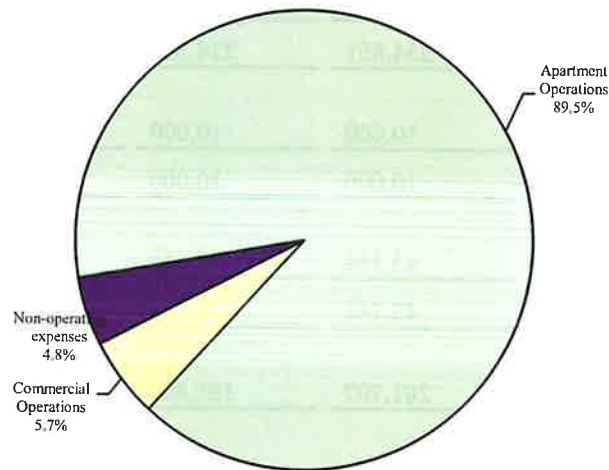
* - Items represented in this category are reflected in the balance sheet per proprietary accounting rules established by the Governmental Accounting Standards Board.

ROBBINSDALE ECONOMIC DEVELOPMENT AUTHORITY

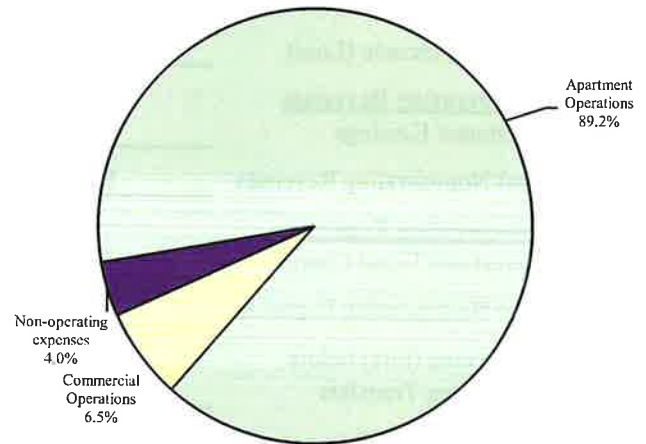
Fund: Broadway Court
Fund Type: Enterprise

	Expenses By Program				
	2023 Actual	2024 Actual	2025 Budget	2025 Estimated	2026 Budget
Apartment Operations	\$ 711,850	\$ 806,355	\$ 776,211	\$ 802,669	\$ 813,863
Commercial Operations	48,461	47,583	59,915	50,839	62,098
Non-operating expenses	51,162	46,037	43,144	43,144	36,895
Total	\$ 811,473	\$ 899,975	\$ 879,270	\$ 896,652	\$ 912,856

**2025 Estimate
Expenses By Program**



**2026
Proposed
Expenses By Program**



Category	2023 Actual	2024 Actual	2025 Budget	2025 Estimated	2026 Budget
Broadway Court Debt Service:					
Operating revenues	\$ 982,003	\$ 1,033,379	\$ 1,070,977	\$ 1,078,058	\$ 1,112,662
Investment income	54,106	65,900	10,000	10,000	10,000
Total Revenue	\$ 1,036,109	\$ 1,099,279	\$ 1,080,977	\$ 1,088,058	\$ 1,122,662
Operating expenses less depreciation	580,419	675,567	663,982	676,444	695,817
Operating Surplus	455,690	423,712	416,995	411,614	426,845
Debt Service:					
Principal	\$ 260,000	\$ 265,000	\$ 275,000	\$ 275,000	\$ 280,000
Interest & Fiscal Charges	51,162	46,037	43,144	43,144	36,895
Total Debt Service	\$ 311,162	\$ 311,037	\$ 318,144	\$ 318,144	\$ 316,895
Broadway Court Debt Service Surplus	\$ 144,528	\$ 112,675	\$ 98,851	\$ 93,470	\$ 109,950
Cumulative 2023-2026					\$ 460,623

Balance is available as a reserve for future debt payments on the bonds, capital improvements or transfers to the REDA General Fund for development projects.

ROBBINSDALE ECONOMIC DEVELOPMENT AUTHORITY

Fund: Broadway Court
Departments: Administration & Finance
Program: Commercial Leasing Operations

Major Objective: Enterprise

Program Description

Program accounts for all expenses related to the commercial space leasing operations of Broadway Court

Services

- Leasing of the commercial space in Broadway Court.
- Perform routine cleaning and maintenance of common areas within the building
- Remodel and Improve the common areas of the building as needed
- Maintain access to the commercial properties to help promote viable downtown businesses.

Category	Expenses				
	2023 Actual	2024 Actual	2025 Budget	2025 Estimated	2026 Budget
Personal Services	\$ 1,534	\$ 3,406	\$ 5,888	\$ 3,195	\$ 6,593
Other Services & Charges	44,863	42,113	51,963	45,580	53,441
Depreciation & Amortization	2,064	2,064	2,064	2,064	2,064
Total	\$ 48,461	\$ 47,583	\$ 59,915	\$ 50,839	\$ 62,098

Related Revenue					
Commercial Rental	\$ 71,882	\$ 65,681	\$ 69,468	\$ 70,580	71,916
Common Area	26,224	25,776	24,700	27,570	26,388
Other - Comm Real Estate & Misc	23,985	27,503	32,076	32,076	33,648
Total	\$ 122,091	\$ 118,960	\$ 126,244	\$ 130,226	\$ 131,952

ROBBINSDALE ECONOMIC DEVELOPMENT AUTHORITY

**Broadway Court
Schedule of Long-Term Debt Issues Payable
December 31, 2025**

Year	Interest Rate	Principal Amount	Interest Amount	Total
<u>General Obligation Housing Development Refunding Bonds - Series 2015A</u>				
2026	2.00%	280,000	26,125	306,125
2027	2.00%	285,000	19,063	304,063
2028	2.00%	290,000	11,875	301,875
2029	2.00%	300,000	4,125	304,125
		<u>\$ 1,155,000</u>	<u>\$ 61,188</u>	<u>\$ 1,216,188</u>

The first optional call date is February 2026

Member _____ moved and Member _____ seconded a motion that the following resolution be read and adopted this 9th day of December, 2025

REDA RESOLUTION NO. 2025-__

A RESOLUTION ADOPTING THE 2026 BUDGET OF THE
ROBBINSDALE ECONOMIC DEVELOPMENT AUTHORITY
AND APPROVING AMENDMENT OF THE 2025 BUDGET

WHEREAS, the Robbinsdale Economic Development Authority has reviewed a proposed comprehensive budget for 2026 and determined it advisable to adopt;

NOW THEREFORE, BE IT RESOLVED by the Robbinsdale Economic Development Authority that said proposed budget for 2026 and the amended budget for 2025, attached hereto, are hereby approved and adopted.

The question was on adoption of the resolution and upon a vote being taken thereon the following voted in favor thereof:

and the following voted against the same:

WHEREUPON SAID RESOLUTION WAS DECLARED DULY PASSED AND ADOPTED THIS 9TH DAY OF DECEMBER 2025.

Jason Greenberg, President

ATTEST:

Tim Sandvik
Executive Director



TO: Mayor and City Council
PREPARED BY: Kayla Kirtz, Sustainability Coordinator
APPROVED BY: Tim Sandvik, City Manager
DATE: December 9, 2025
RE: Consider Renewal of the Agreement to Perform Home Energy Squad Visits in the City of Robbinsdale

Background:

In 2024, the City began offering a limited number of free Home Energy Squad (HES) visits for Robbinsdale residents. HES visits include a home energy audit and installation of energy efficient materials like high efficiency showerheads, smart thermostats, LED lightbulbs, and faucet aerators. These initial visits were funded by a Seed grant from the Clean Energy Resource Teams. Following a successful inaugural program year, the EDA approved another HES partnership agreement for 2025. The initial 2025 agreement allocated \$5,000 for subsidized HES visits. This agreement was amended mid-year to allocate another \$5,000, totaling a \$10,000 budget for the 2025 program year, due to program demand. Between January 1, 2025 and September 30, 2025, 65 Robbinsdale households completed a free HES visit, with additional visits scheduled/completed through the remainder of this year (staff are awaiting Q4 program totals). Staff recommend renewing the contract with CEE for 2026 to continue to offer free HES visits in Robbinsdale, with a budget of \$10,000.

Analysis:

The free HES program in Robbinsdale has proven to be very successful over the last two years. We have seen a substantial increase in the number of households completing home energy audits since the implementation of the free HES program. In 2024, 88 total visits were completed, compared to 26 visits in 2023 and 17 visits in 2022. Removing the financial barrier is enabling more and more households to assess their energy efficiency and make significant efficiency improvements. Maintaining the HES program in the City of Robbinsdale at no cost to residents demonstrates a commitment to equitable home improvements. This program also enables the City to continue to make progress towards our energy emissions reductions goals as part of the Robbinsdale Energy Action Plan. The HES program, coupled with the City's Home Improvement Grant Program, is a sustainable, equitable strategy to reduce energy emissions and invest in the housing stock in Robbinsdale.

Recommendation:

Motion to authorize the City Manager to sign the 2026 Agreement to Perform Home Energy Squad Visits in the City of Robbinsdale.

Attachments:

1. 2026 HES Partnership Agreement - Robbinsdale

**AGREEMENT to Perform
Home Energy Squad Visits
In the City of Robbinsdale**

This Agreement is made by and between the City of Robbinsdale (“CITY”) with offices at 4100 Lakeview Avenue North, Robbinsdale, MN 55422 and the Center for Energy and Environment (“CEE”), with offices at 212 3rd Avenue North, Suite 560, Minneapolis, Minnesota, 55401.

The following agreement is for the Center for Energy and Environment (CEE) to deliver Home Energy Squad visits to residents of the City of Robbinsdale.

PROGRAM SCOPE

The purpose of the Home Energy Squad visits are to promote energy conservation in residential properties. Energy Saver visits offer energy efficient installs, and Energy Planner visits offer installs, diagnostic tests, and follow-up services. CEE will perform Home Energy Squad Energy Saver and Energy Planner visits for residents per the fee schedule listed below.

Type of Home Energy Squad Visit	City payment	Resident co-pay
Energy Saver visit	\$70	\$0
Energy Planner visit	\$100	\$0

ELIGIBLE PROPERTIES

Properties must be residential (from 1-4 units) and located within the geographical boundaries of the City of Robbinsdale. Individual owners of condominiums or town homes are eligible for funding.

CEE TASKS

- 1. Conduct Home Energy Squad Energy Saver Visits.** CEE will conduct Home Energy Squad Energy Saver visits to help homeowners identify and implement energy savings opportunities in their homes. The visit will include an insulation inspection, safety check on heating system and water, and the direct install of energy-saving materials where possible, including high-efficiency showerheads, faucet aerators, door weather stripping, programmable thermostats and LED light bulbs.
- 2. Conduct Home Energy Squad Energy Planner Visits.** CEE will conduct Home Energy Squad Energy Planner visits to help homeowners identify and implement energy savings opportunities in their homes. The Energy Planner visit will include the direct install of energy-saving materials where possible, including high-efficiency showerheads, faucet aerators, door weather stripping, programmable or smart thermostats and LED light bulbs. In addition, it will include a blower door test to check for air leaks, visual inspection of insulation levels with use of infrared camera as weather permits, heating system and hot water heater combustion safety tests and a report to the homeowner on recommended energy upgrades (if resident is a renter, permission from the landlord may be required for doing these additional diagnostic services).

The exact package of services are subject to change based on programmatic considerations, including CEE’s agreement with utilities and other factors which are outside the bounds of this agreement. CEE will notify the “CITY” prior to any changes taking effect. CEE will lead a community-based marketing campaign to promote the program. The “CITY” shall provide assistance in developing and implementing this campaign.

- 3. Providing Air Sealing and Insulation quotes.** If air sealing and/or insulation are recommended at a Home Energy Squad Energy Planner visit, CEE may provide a quote to the resident that would be honored by participating insulation contractors. CEE is an independent third party to any transaction between the resident and the insulation contractor. CEE does not receive any compensation from insulation contractors, nor does CEE, CenterPoint Energy or Xcel Energy accept any liability for any work performed

by these contractors. Any agreement for work done by the contractors is solely between the contractor and the resident.

- 4. Follow-up services and insulation contractor assistance.** If major upgrades (air sealing, insulation and furnace or boiler replacement) are recommended at the visit, CEE will follow-up with homeowners through email or by phone to encourage implementation. When a quote is provided CEE has the ability to schedule insulation work directly with a qualified contractor making it easier for homeowner to move forward with recommendations. CEE will also provide contact information to program participants who have follow-up questions after the home visit.

CITY TASKS

- 1. Assist and coordinate with CEE on marketing activities.** This includes working with CEE on press releases, articles in CITY newsletters, water bill inserts, promoting program on CITY website, CITY email lists, assistance in coordinating with neighborhood and other CITY leaders, assistance in reserving workshop and event space as needed.

PAYMENT

The City of Robbinsdale will reimburse CEE \$70 for every Home Energy Squad Energy Saver visit completed and \$100 for every Home Energy Squad Energy Planner visit completed, not to exceed \$10,000 per contract without further authorization from the City.

CONTACTS

The following individuals shall be contacts for this program:

CITY OF ROBBINSDALE CONTACT PERSON

Kayla Kirtz, City of Robbinsdale
Sustainability Coordinator
kkirtz@robbinsdalemn.gov or (763) 233-5654

CEE CONTACT PERSON

Stacy Boots Camp, Center for Energy and Environment
Outreach Manager
sbootscamp@mncee.org or 612-244-2429

TERM

The project shall run from January 1, 2026 through December 31, 2026 and may be extended upon mutual agreement by the parties.

In witness thereof, the parties have executed this work order as of the date written below.

CITY OF ROBBINSDALE

CENTER FOR ENERGY AND ENVIRONMENT

By: _____

By: _____

Date: _____

Date: _____

TAX ID 41-1647799



TO: Mayor and City Council
PREPARED BY: Chase Peterson-Etem, Assistant City Manager
APPROVED BY: Tim Sandvik, City Manager
DATE: December 9, 2025
RE: Voucher Requests Pending Approval for Disbursement

Background:

None

Analysis:

None

Recommendation:

Motion to approve Disbursement Requests for the period ending December 9, 2025.

Attachments:

None



TO: Mayor and City Council
PREPARED BY: Tim Sandvik, City Manager
APPROVED BY: Tim Sandvik, City Manager
DATE: December 9, 2025
RE: Schedule REDA Special Work Session for January 13, 2026, to discuss Scattered Site program.

Background:

Staff is requesting that REDA set a Special Work Session on Jan 13, 2026, to discuss the Scattered Site Program.

Analysis:

Recommendation:

Motion to set a Special Work Session on January 13, 2026.

Attachments:

None