

AGENDA

1. MEETING CALL TO ORDER
2. MICROPHONE CHECK
3. ROLL CALL: Blackledge, Sutton, Parisian, 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 from December 9, 2025
 - B. Approve December 9, 2025 REDA Minutes
 - C. Designation of Depositories for REDA
 - D. Interfund Loan for Future Anticipated TIF Districts
 - E. Designation of Official Newspaper
 - F. 2026 REDA Meeting Dates
5. ANNUAL ELECTION OF OFFICERS
 - A. REDA to Appoint Slate of Officers for 2026 Calendar Year
6. PUBLIC HEARINGS
 - A. None
7. OLD BUSINESS
 - A. Consider Fifth Amendment to Preliminary Development Agreement with 4orty 2wo Development, LLC
8. NEW BUSINESS
 - A. Set Special Work Session for February 10th, 2026
9. OTHER BUSINESS
 - A. Voucher Requests Pending Approval for Disbursement
10. INFORMATION ONLY
11. REDA GENERAL COMMUNICATIONS

12. ADJOURNMENT

MINUTES

MEETING CALL TO ORDER

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

ROLL CALL

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

Absent: None

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

DISCUSSION

A. Discuss REDA owned, leased spaces

Sandvik shared that staff would like to provide updates on two REDA-owned properties: the office building at 4614 41st ½ Avenue North, which is now vacant, and the storefront at 4165 Hubbard Avenue North, which remains occupied. Both properties were acquired with the intent of guiding future use, particularly in anticipation of light rail. As staff consider next steps, they are seeking REDA guidance before taking formal action.

At 4614 41st ½ Avenue North, the former tenant provided notice and the lease has ended. Staff toured the building and noted interest from potential users, though those parties are seeking longer-term arrangements. Staff discussed the possibility of removing the building and using the site as a blank slate for future downtown-focused uses, such as a small public space. Revamping the existing structure would require significant investment, with the roof identified as the largest cost concern.

Staff asked for direction on whether to explore sale, leasing, or demolition options. Member Wagner asked about the site's square footage and whether zoning would allow a larger or taller structure; staff noted they could return with more information if directed. Mayor Sutton expressed interest in exploring higher-value uses for the site. Staff noted that demolition may be the most financially viable option compared to retrofitting the existing building.

Member Greenberg asked whether there has been developer interest and whether a developer could take care of demolition. Sandvik explained that developers would likely request REDA participation in demolition costs, making it important to understand those costs in advance. A resident shared that some local businesses have expressed interest in the property. Staff and Member Greenberg discussed the possibility of a short-term lease, though staff cautioned that risks would need to be carefully evaluated given uncertainty about further investment in the site.

Regarding the Northside building at 4165 Hubbard Avenue North, Sandvik noted the tenant is currently month-to-month and requires 60 days' notice. Staff described the property as being in a "wait-and-see" phase, as the future intentions of the business owner are still unclear.

STAFF UPDATES

None.

COUNCIL UPDATES

None.

ADJOURNMENT

President Greenberg adjourned the meeting at 7:10 PM.

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: January 13, 2026
RE: Approve December 9, 2025 REDA Minutes

Background:

Draft minutes for REDA approval consideration.

Analysis:

Recommendation:

Attachments:

1. EDA 12.09.25 MINUTES

MINUTES**MEETING CALL TO ORDER**

The meeting was called to order at 7:00pm

MICROPHONE CHECK**ROLL CALL**

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

Absent: None

Staff: Tim Sandvik, Executive Director, Heather Rand, Community Development Director, Diaa Tahoun, Finance Director

CONSENT AGENDA

Motion: Commissioner Mia moved to approve the consent agenda.

Second: Commissioner Blackledge seconded the motion.

Vote: Motion carried.

- A. Approve REDA meeting minutes from 11.12

Vote: Motion carried.

- B. Approve REDA minutes from 10.14.2025

Vote: Motion carried.

PUBLIC HEARINGS

- A. None

OLD BUSINESS

- A. None

NEW BUSINESS

- A. 2026 Proposed Budget

Finance Director presented the proposed budget.

Commissioner Wagner asked about housing acquisition numbers and the process for amending the budget.

Finance Director Diaa explained there is flexibility with amending the budget due to reserves of up to \$650,000.

President Greenberg asked if the \$5.5 million is earning interest or generating revenue.

Finance Director reported investment earnings of \$92,000.

President Greenberg asked if there is a way to increase investment returns.

Motion: Commissioner Mia moved to waive the reading order, adopt the 2026 REDA Budget, and approve

amendment of the 2025 Budget.

Second: Commissioner Blackledge seconded.

Vote: Motion passed.

- B. Consider Renewal of the Agreement to Perform Home Energy Squad Visits in the City of Robbinsdale

Motion: Commissioner Mia moved to authorize the City Manager to sign the 2026 agreement for Home Energy Squad visits.

Second: Commissioner Sutton seconded.

Vote: Motion passed.

OTHER BUSINESS

- A. Voucher Requests Pending Approval for Disbursement

Motion: Commissioner Wagner moved to approve.

Second: Commissioner Blackledge seconded.

Vote: Motion passed.

- B. Schedule REDA Special Work Session for January 13, 2026, to discuss Scattered Site program.

REDA Work Session scheduled for January 13, 2026, to discuss the Scattered Site Program:

Motion: Commissioner Sutton moved to approve the work session.

Second: Commissioner Mia seconded.

Vote: Motion passed.

INFORMATION ONLY

REDA GENERAL COMMUNICATIONS

ADJOURNMENT

Motion: Commissioner Sutton moved to adjourn the meeting.

Second: Commissioner Blackledge seconded.

Vote: Motion passed.

Meeting adjourned at 7:20 PM.

Next Meeting: January 13, 2026 (Work Session)

Tim Sandvik, Executive Director

Jason Greenberg, President



TO: Mayor and City Council
PREPARED BY: Diaan Tahoun, Finance Director
APPROVED BY: Tim Sandvik, City Manager
DATE: January 13, 2026
RE: Designation of Depositories for REDA

Background:

Minnesota Statutes, Section 427.01 and 427.09 require that the official depositories of the Robbinsdale Economic Development Authority (REDA) be designated at the first Board meeting in January of each year. The depositories are financial institutions in which the REDA places public monies in checking accounts and savings accounts.

Analysis:

The Finance Director recommends that the REDA designate the below listed financial institutions as official depositories for 2026:

- US Bank
- Citizens Independent Bank
- UBS Wealth Management

Recommendation:

By motion, recommend that US Bank, Citizens Independent Bank and UBS Wealth Management be designated as depositories of the Robbinsdale Economic Development Authority funds for 2026.

Attachments:

None



TO: Mayor and City Council
PREPARED BY: Diaan Tahoun, Finance Director
APPROVED BY: Tim Sandvik, City Manager
DATE: January 13, 2026
RE: Interfund Loan for Future Anticipated TIF Districts

Background:

Tax Increment Financing (TIF) Statutes require anticipated new TIF Districts, which plan on using Non-TIF funds to finance projects that are to be reimbursed through future TIF Revenues, to pass a resolution authorizing and setting terms of an interfund loan. The interest rate that is allowed on interfund loans is set annually by State Statute and regulated by the Office of the State Auditor. It is recommended that any interfund loans be set with a variable rate that is equal to the maximum allowed each year as set by State Statute.

In the past, the REDA has adopted Interfund Loan Resolutions so that the REDA could be reimbursed for using Non-TIF funds to finance projects that are to be reimbursed through future TIF Revenues. Those resolutions addressed expenditures that occurred during a two-year period. They also provided that the interest would be at a variable rate, fluctuating with the maximum rate allowed under State Statute.

The intended effect of stating a variable and fluctuating interest rate for each interfund loan resolution allows all outstanding advances to be charged the same interest rate as set by Statute. This is the preferred method from an administrative point of view, as the actual difference received will be nominal, subject to availability of TIF, the 10% administrative expense cap, and could even result in a lower charge under the fixed method.

Analysis:

The REDA plans to incur various expenses within the REDA General Development Fund throughout 2026-2027 that will be eligible for reimbursement through future Tax Increment Financing revenues. It is requested that the REDA authorize an interfund loan for future Tax Increment Financing eligible costs from the General Development Fund as needed in an amount not to exceed \$1,000,000. The Loan will have a life equal to that of any TIF District that is established and be at a variable rate, which will be equal to the maximum rate allowed under State Statute. The interest rate is currently restricted under the State Statutes, and is 7%.

Interest is to be calculated yearly based on the average monthly balance remaining on the loan.

The REDA General Development Fund will collect principal and interest no less than once per year, providing that revenues are available, with interest being collected first. Upon dissolution of the TIF Districts that were established under this resolution, any remaining loan balance will be expensed to the REDA General Development Fund.

Recommendation:

By motion, waive the reading and order the adoption of the resolution to authorize an interfund loan for eligible REDA General Development Fund expenditures that will occur during 2026 and 2027, and are intended to be reimbursed by future tax increment revenues through the creation of

future tax increment financing districts in an amount not to exceed \$1,000,000 and specifying the interest rate to be variable, fluctuating with the maximum rate allowed under State Statute.

Attachments:

None



TO: Mayor and City Council
PREPARED BY: Heather Rand, Community Development Director
APPROVED BY: Tim Sandvik, City Manager
DATE: January 13, 2026
RE: Designation of Official Newspaper

Background:

The Crystal/Robbinsdale Sun Post has served as the REDA's official newspaper for many years now. It is also the designated official newspaper of the Robbinsdale City Council and meets publication qualifications set forth by the state of Minnesota in MN Statutes Section 331A.02, Subd.1.

Analysis:

2026 publication rates charged to REDA by Crystal/Robbinsdale Sun Post are the same as what is charged to the city council/city of Robbinsdale, for all legal newspaper publication of meeting notices, etc. as required by state law, such rate being \$12.75/column inch: Characters per inch: 320 Lines per inch: 9

Recommendation:

By motion, designate the Crystal/Robbinsdale Sun Post as the official newspaper for the Robbinsdale Economic Development Authority for 2026.

Attachments:

None



TO: Mayor and City Council
PREPARED BY: Heather Rand, Community Development Director
APPROVED BY: Tim Sandvik, City Manager
DATE: January 13, 2026
RE: 2026 REDA Meeting Dates

Background:

REDA is to set a schedule for 2026 Regular Meeting Dates in January for the 2026 calendar year.

Analysis:

REDA sets a calendar of regular monthly meeting dates for the year to coincide with the same date city council work session meetings are held, which is typically the 2nd Tuesday of the month. For 2026, staff recommend that for the month of August, the Tuesday meeting (August 11) be pushed back to August 12 to avoid holding it on Primary Election date. A listing of the proposed 2026 REDA Regular Meeting Dates is attached, and it is conveniently in synch with the city council 2026 work session schedule.

Recommendation:

Approve by motion, the proposed 2026 regular REDA meeting dates (see attached).

Attachments:

1. 2026 REDA Meeting Dates

Attachments:

1. 2026 meeting dates

Proposed City Council Meeting Dates for 2026

January 6 and 20

February 4 and 17

March 3 and 17

April 7 and 21

May 5 and 19

June 2 and 16

July 7 and 21

August 3 and 18

September 1 and 15

October 6 and 20

November 4 and 17

December 1 and 15

Proposed REDA and Regular Work Session Dates for 2026

January 13

February 10

March 10

April 14

May 12

June 9

July 14

August 12

September 8

October 13

November 10

December 8



TO: Mayor and City Council
PREPARED BY: Heather Rand, Community Development Director
APPROVED BY: Tim Sandvik, City Manager
DATE: January 13, 2026
RE: REDA to Appoint Slate of Officers for 2026 Calendar Year

Background:

Attached for review is a list of REDA officer titles with their corresponding duties as denoted in REDA bylaws. At a minimum, Section 2.1 of the REDA bylaws indicates that the President, Vice President and Treasurer are to be elected by REDA members annually.

The 2025 Slate of REDA Elected Officers was:

President: Commissioner Greenberg

Vice President: Commissioner Blackledge

President Pro Tem: Commissioner Wagner

Assistant Treasurer: Commissioner Parisian

Secretary: Commissioner Wagner

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

Executive Director: Tim Sandvik

Analysis:

Recommendation:

Discuss and vote to elect the officers for the Robbinsdale Economic Development Authority for 2026.

Attachments:

1. REDA Bylaws (officers) section with duties for reference

Attachments:

1. REDA Bylaws (officers)

2. ORGANIZATION

Section 2.1. Officers. The officers of the Authority shall consist of a President, a Vice President, a Secretary, a Treasurer and an Assistant Treasurer. The President, Vice President, and the Treasurer shall be members of the board and shall be elected annually, and no Commissioner may serve as President and Vice President at the same time. The offices of Secretary and Assistant Treasurer need not be held by a Commissioner.

Section 2.2. President. The President shall preside at all meetings of the board.

Section 2.3. Vice President. The Vice President shall preside at any meeting of the Board in the absence of the President and may exercise all powers and perform all responsibilities of the President if the President cannot exercise or perform the same due to absence, inability or if President requests the Vice President to preside.

Section 2.4. President Pro Tem. The President Pro Tem, who is a commissioner, may be appointed by the Board. The President Pro Tem shall preside at any meeting in the event the President and Vice President are absent, unable to act, or in the event the President and Vice President request the President Pro Tem to preside.

Section 2.5. Treasurer. The Treasurer shall receive and be responsible for Authority money, shall disburse authority money by check only, keep an account of all Authority receipts and disbursements and the nature and purpose relating thereto, shall file the Authority's financial statement with its secretary at least once a year as set by the Authority, and be responsible for the acts of the assistant treasurer.

Section 2.6. Assistant Treasurer. The Assistant Treasurer shall have all the powers and duties of the Treasurer if the Treasurer is absent or disabled.

Section 2.7. Secretary. The Secretary shall keep or cause to be kept minutes of all meetings of the Board and shall maintain or cause to be maintained all records of the Authority. The Secretary shall also have such additional duties and responsibilities as the Board may from time to time and by resolution prescribe.

Section 2.8. Executive Director. The Executive Director shall be designated from time to time by the Authority, shall be the chief appointed executive officer of the Authority, and shall have such additional responsibilities and authority as the Board may from time to time by resolution prescribe. The Executive Director shall serve at the pleasure of the Board.



TO: Mayor and City Council
PREPARED BY: Heather Rand, Community Development Director
APPROVED BY: Tim Sandvik, City Manager
DATE: January 13, 2026
RE: Consider Fifth Amendment to Preliminary Development Agreement with 4orty 2wo Development, LLC

Background:

For the purpose of advancing proposed redevelopment on and around a REDA-owned parcel of land located at 4205 W Broadway that is currently serving as a public parking lot, REDA entered into a Preliminary Development Agreement that was approved on Oct 8th and executed on October 15, 2024, with 4orty 2wo Development, LLC (the "Developer"). The development team continues to make progress on assembling the surrounding land parcels and readying them for redevelopment into a high-density housing and potentially mixed-use project. Such work is complex, but progress has been made. As such, the developer has requested an extension of the timeline on the preliminary development agreement to enable them to continue work.

Analysis:

The REDA parking lot continues to be utilized by the public as a parking lot, despite the development team performing work to assemble land around it, surveying adjoining parcels and performing environmental review of soil and groundwater.

The development team hired consultants to perform a Phase One environmental review on the REDA and surrounding parcels and learned that there is legacy pollution in some soil, likely from previous gas stations and dry-cleaners. For the purpose of conducting Phase Two Environmental Review and developing a remedial action plan to clean up contamination, the development team and their consultants will soon ask the city to support an application to Hennepin County for such study work. A resolution to this effect is scheduled for city council consideration at a January 20th city council meeting. It is customary for city's to support applications of this nature for the county's funding, as without it, it would likely be economically unfeasible to redevelop the land for the project.

The development team reports that they have agreed to initial purchase terms and have executed a letter of intent (LOI) to acquire the Washburn-McReavy parcels on the block, and they have been having conversations with architectural firms about building design for a multi-use, four or more-story building with underground parking.

The development team has also been in conversation with an experienced real estate development and apartment management company that could partner with 4orty2wo Development LLC to complete the project. They suggest that the financial/lending market is gradually improving for this type of market-rate housing project, that there is ample demand for such a product at this location in Robbinsdale, and their ultimate goal is to put a shovel in the ground in fall 2026.

Staff view the development team's efforts as meaningful progress for this potential redevelopment project.

The Developer has paid REDA a \$5,000 escrow fee as required in the Preliminary Development Agreement to hold the REDA parking lot from sale to others so long as a preliminary development agreement is in effect. While the city has incurred modest legal fees to draft the original agreement and amendments, these expenses do not exceed the escrowed funds to date.

Recommendation:

Staff recommend approval of a resolution approving the Fifth Amendment to the Preliminary Development Agreement with 4orty 2wo Development, LLC and authorizing REDA President and Executive Director to execute on behalf of REDA. The amendment extends the agreement 90 more days (April 15, 2026).

Attachments:

- 1. Resolution - Fifth Amendment with 4orty 2wo Development (2)
- 2. Draft Fifth Amend to Prelim Dev Agreement
- 3. 4orty 2wo Development LLC Prelim Dev Agreement 2024

Member _____ moved and Member _____ seconded a motion that the following resolution be read and adopted this 13th day of January, 2026

REDA RESOLUTION NO. 2026-__

A RESOLUTION APPROVING FIFTH AMENDMENT TO PRELIMINARY DEVELOPMENT AGREEMENT WITH 4ORTY 2WO DEVELOPMENT, LLC.

WHEREAS, the Robbinsdale Economic Development Authority (REDA) has entered into a Preliminary Development Agreement regarding the redevelopment of property owned by REDA located at 4205 W Broadway; and

WHEREAS, REDA approved a first amendment to such agreement in January 2025, that provided an extension of agreement terms until April 15, 2025; and

WHEREAS, on April 8, 2025, REDA approved the Second Amendment to Preliminary Development Agreement, which extended the term of the Preliminary Agreement to July 15, 2025; and

WHEREAS, on July 8, 2025, REDA approved the Third Amendment to Preliminary Development Agreement, which extended the terms of the Preliminary Agreement to October 15, 2025; and

WHEREAS, on October 14, 2025, REDA approved the Forth Amendment to the Preliminary Development Agreement, which extended the terms of the Preliminary Agreement to January 15, 2026; and

WHEREAS, REDA has reviewed a proposed Fifth Amendment to a Preliminary Development Agreement with 4orty 2wo Development, LLC., and find that the Fifth Amendment to the agreement advances REDA goals.

NOW THEREFORE, BE IT RESOLVED by the Robbinsdale Economic Development Authority that a Fifth Amendment to the Preliminary Development Agreement with 4orty 2wo Development, LLC., is hereby approved and adopted, and be it further resolved that the REDA President and Executive Director, are hereby authorized and directed to execute the Fifth Amendment agreement on the behalf of REDA.

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:

Tim Sandvik
Executive Director

xxxxxxx, REDA President

WHEREUPON SAID RESOLUTION WAS DECLARED DULY PASSED AND ADOPTED THIS 13TH DAY OF JANUARY 2026.

ATTEST:

FIFTH AMENDMENT TO PRELIMINARY DEVELOPMENT AGREEMENT

THIS FIFTH AMENDMENT TO PRELIMINARY DEVELOPMENT AGREEMENT (the “Fifth Amendment”), is made this 13th day of January, 2026, by and between the Robbinsdale Economic Development Authority, a public body corporate and politic under the laws of Minnesota (“REDA”) and 4orty 2wo Development, LLC, a limited liability company under the laws of Minnesota (the “Developer”).

RECITALS

WHEREAS, REDA and the Developer entered into a Preliminary Development Agreement (the “Preliminary Agreement”) regarding the redevelopment of property owned by REDA located at 4205 West Broadway (the “Property”); and

WHEREAS, the Preliminary Agreement required certain performance by the Developer by January 15, 2025; and

WHEREAS, on January 14, 2025, REDA approved the First Amendment to Preliminary Development Agreement, which extended the term of the Preliminary Agreement to April 15, 2025; and

WHEREAS, on April 8, 2025, REDA approved the Second Amendment to Preliminary Development Agreement, which extended the term of the Preliminary Agreement to July 15, 2025; and

WHEREAS, on July 8, 2025, REDA approved the Third Amendment to Preliminary Development Agreement, which extended the terms of the Preliminary Agreement to October 15, 2025; and

WHEREAS, on October 14, 2025, REDA approved the Fourth Amendment to Preliminary Development Agreement, which extended the terms of the Preliminary Agreement to January 15, 2026; and

WHEREAS, REDA and the Developer again wish to extend the term of the Preliminary Agreement.

NOW, THEREFORE, in consideration of the foregoing premises and the mutual obligations in this Fifth Amendment, REDA and the Developer agree as follows:

1. The first sentence of Section 3(a) of the Preliminary Agreement is amended to read as follows:

By no later than April 15, 2026, submit a development proposal to REDA (the “Proposal”), which Proposal must show the location, size, and nature of the proposed

Redevelopment, including the building height and footprint and building renderings, elevations, and other graphic or written explanations of the Redevelopment.

2. The first sentence of Section 8 of the Preliminary Agreement is amended to read as follows:

This Agreement is effective until the date indicated in Section 3(a) hereof.

3. Except as amended in this Fifth Amendment, all terms and conditions of the Preliminary Agreement remain unaltered and in full force and effect.

IN WITNESS WHEREOF, REDA and the Developer have each caused this Fifth Amendment to Preliminary Development Agreement to be duly executed in its name and behalf as of the day and year so indicated.

4ORTY 2WO DEVELOPMENT, LLC

By _____
Brian Ranallo

Its: Principal

Date: _____

By _____
Mike Opat

Its: Principal

Date: _____

ROBBINSDALE ECONOMIC DEVELOPMENT
AUTHORITY

By _____
_____, President

Date: _____

By _____
Tim Sandvik, Executive Director

Date: _____

This Instrument Drafted By:

KENNEDY & GRAVEN, CHARTERED (RHB)
150 South Fifth Street
Suite 700
Minneapolis, MN 55402
(612) 337-9300

PRELIMINARY DEVELOPMENT AGREEMENT

THIS PRELIMINARY DEVELOPMENT AGREEMENT (the “Agreement”), is made and entered into this 8th day of October, 2024 (the “Effective Date”) by and between the Robbinsdale Economic Development Authority, a public body corporate and politic under the laws of Minnesota (“REDA”) and 4orty 2wo Development, a limited liability corporation under the laws of Minnesota (the “Developer”). The Effective Date is the date the Agreement is executed by the second party to sign.

RECITALS

WHEREAS, REDA desires to promote redevelopment of certain property near the intersection of West Broadway and 42nd Avenue (the “Property”), one parcel of which (4205 West Broadway) is owned by REDA (the “REDA Parcel”); and

WHEREAS, the Developer has requested REDA to explore the use of certain public financial and other assistance to facilitate the construction of a mixed-use project on the Property (the “Redevelopment”); and

WHEREAS, REDA has determined that it is in the best interest of REDA and the city of Robbinsdale (the “City”) that the Developer be designated sole developer of the Property during the term of this Agreement; and

WHEREAS, REDA and the Developer are willing and desirous to undertake the Redevelopment if (i) a satisfactory agreement can be reached regarding REDA’s commitment for public assistance necessary for the Redevelopment; (ii) satisfactory mortgage and equity financing, or adequate cash resources for the Redevelopment can be secured by the Developer; (iii) the economic feasibility and soundness of the Redevelopment can be demonstrated; (iv) satisfactory terms of conveyance of the REDA Parcel to the Developer can be negotiated; (v) satisfactory resolution of zoning, land use, site design, and engineering issues and other necessary preconditions can be reached to the satisfaction of the parties and the City; and (vi) the Developer is able to acquire the other parcels within the Property; and

WHEREAS, REDA is willing to evaluate the Redevelopment and work toward all necessary agreements with the Developer if the Developer agrees to reimburse REDA for its costs relating to the Redevelopment even if the Redevelopment is abandoned or necessary agreements are not reached under the terms of this Agreement.

NOW, THEREFORE, in consideration of the foregoing and of the mutual covenants and obligations set forth herein, the parties agree as follows:

Section 1. Intention of Parties. It is the intention of the parties that this Agreement: (i) documents the present understanding and commitments of the parties; and (ii) will lead to negotiation

and execution of a mutually satisfactory Contract for Private Redevelopment (the "Contract") prior to the termination date of this Agreement. If and when executed, the Contract, together with any other agreements entered into between REDA and the Developer contemporaneously therewith, will supersede all obligations of the parties under this Agreement.

Section 2. Outline of Negotiations. Negotiations between the parties shall proceed in an attempt to formulate a definitive Contract based on the following:

- (a) the Developer's proposal for the Redevelopment (when submitted), together with any changes or modifications required by REDA;
- (b) such documentation regarding the economic feasibility of the Redevelopment as REDA may require during the term of this Agreement; and
- (c) other terms and conditions of this Agreement.

The parties agree and understand that negotiations regarding the Contract will proceed as soon as reasonably practicable after the Effective Date as sufficient details of the Redevelopment become available.

Section 3. Developer's Obligations. During the term of this Agreement, the Developer agrees to:

- (a) Within 90 days of the Effective Date, submit a development proposal to REDA (the "Proposal"), which Proposal must show the location, size, and nature of the proposed Redevelopment, including the building height and footprint and building renderings, elevations, and other graphic or written explanations of the Redevelopment. The Proposal shall also include the number of residential units and square footage of retail or other commercial space to be included in the Redevelopment. The Proposal shall be accompanied by a preliminary schedule for the starting and completion of the Redevelopment.
- (b) Submit a cost estimate for the design and construction of the Redevelopment.
- (c) Submit to REDA a financial pro forma showing income and expense projections, rates of return, and any other information requested by REDA that is reasonably necessary to demonstrate the need for public financial assistance and the amount of assistance required to make the Redevelopment financially feasible.
- (d) Furnish satisfactory financial data to REDA evidencing the Developer's ability to undertake the Redevelopment.
- (e) Submit zoning, platting, subdivision and any other applications required by the City for the Redevelopment.

- (f) Use its best efforts to secure purchase agreements or options for all parcels constituting the Property.

Section 4. REDA's Obligations. During the term of this Agreement, REDA agrees to:

- (a) Commence the process necessary to evaluate and undertake such public assistance as is necessary to facilitate the Redevelopment.
- (b) Proceed to seek all necessary information with regard to the anticipated public costs associated with the Redevelopment.
- (c) Request the City to begin a preliminary review of the zoning, planning, subdivision and other land use implications of the Redevelopment, as appropriate.
- (d) Analyze the Redeveloper's pro forma and estimate the amount of public financial assistance, if any, that is needed to make the Redevelopment feasible.

Section 5. Contingencies. It is expressly understood that execution and implementation of the Contract shall be subject to:

- (a) A determination by REDA that the Redevelopment, based on the Proposal, is in the best interests of REDA and the City.
- (b) A determination by REDA that any public financial assistance for the Redevelopment is feasible based on projected tax increment revenues or other public development revenues designated by REDA, and that financial assistance is warranted based on the Redeveloper's pro forma and any other information provided to REDA.
- (c) A determination by the Developer that the Redevelopment is feasible and in the best interests of the Developer, including but not limited to, the Developer's ability to acquire other parcels not owned by REDA but necessary for the Redevelopment.
- (d) The ability of REDA and Developer to agree upon terms for the conveyance of REDA Parcel to the Developer.

Section 6. Reimbursement of Costs. The Developer shall be solely responsible for all costs incurred by the Developer. In addition, the Developer shall reimburse REDA for the following costs:

- (a) Upon execution of this Agreement, the Developer shall deposit with REDA funds in the amount of \$5,000. REDA may apply such deposit to pay any of its administrative costs, which means reasonable and necessary out-of-pocket-costs incurred by REDA leading up to and in preparation of this Agreement until submission of the Proposal.

- (b) If at any time during the term of this Agreement REDA determines that the amount deposited by Developer is insufficient to pay the administrative costs, REDA may notify the Developer in writing as to any additional amount required to be deposited. The Developer must deposit such additional funds within 10 days after receipt of REDA's notice.
- (c) Upon termination of this Agreement in accordance with its terms, REDA will return to the Developer the balance of any funds deposited under this section that are on hand as of the date of receipt of the notice of termination, and less any administrative costs incurred through the date of receipt of the notice of termination. For the purposes of this paragraph, administrative costs are considered to be incurred if they have been paid, relate to services performed, or are payable under a contract entered into, on or before the date of receipt of the notice of termination.
- (d) At the time of submission of the Proposal, the Developer will make an additional deposit with REDA. The Deposit submitted with the Proposal shall be used for (i) REDA's financial advisor in connection with evaluating REDA's financial participation in the Redevelopment, (ii) the City's and REDA's legal counsel in connection with negotiation and drafting of the Contract and any related agreements or documents, and any legal services related to REDA's or City's participation in redevelopment of the Property; (iii) any appraiser retained by REDA in connection with conveyance of any portion of the REDA Property to the Developer; and (iv) consultants retained by the City or REDA for planning, environmental review, traffic engineering and evaluation of the physical condition of buildings on the Property in connection with establishment of a tax increment financing district in support of the Redevelopment. At Developer's request, but no more often than monthly, REDA will provide Developer with a written report on current and anticipated expenditures for the administrative costs, including invoices or other comparable evidence.

This Section 6 shall survive termination of this Agreement and shall be binding on the Developer regardless of the enforceability of any other provision of this Agreement.

Section 7. Designation As Sole Developer of Property. REDA hereby agrees that for the term of this Agreement it will not:

- (i) provide or enter into any agreement for the provision of financial assistance to any third party in connection with any proposed development of the Property; and
- (ii) condemn or agree to proceed with the condemnation of the Property to assist or facilitate development within such area by a third party.

During such period the Developer shall have the exclusive right to work with REDA in negotiating a definitive Contract for the Property.

The Developer may not assign its rights or obligations under this Agreement to any person or entity without prior written approval by REDA.

Section 8. Term of Agreement. This Agreement is effective for 90 days from the Effective Date. After such date, neither party shall have any obligation hereunder except as expressly set forth to the contrary herein.

This Agreement may also be terminated upon 10 days written notice by REDA to the Developer if:

- (a) an essential precondition to the execution of the Contract cannot be met; or
- (b) if, in the sole discretion of REDA, an impasse has been reached in the negotiation or implementation of any material term or condition of this Agreement or the Contract; or
- (c) REDA determines that REDA's administrative costs will exceed the amount on deposit for such purpose under Section 6 and the Developer does not deliver additional funds to REDA.

If REDA terminates the Agreement under this Section 8, the Developer shall remain liable to REDA under Section 6 of this Agreement for administrative costs incurred by REDA through the effective date of termination.

Section 9. Remedies. In the event that the Developer, or its heirs, successors or assigns, fails to comply with any of the provisions of this Agreement, REDA may proceed to enforce this Agreement by appropriate legal or equitable proceedings, or other similar proceedings, and the Developer, its heirs, successors or assigns, agree to pay all costs of such enforcement, including reasonable attorneys' fees.

Section 10. Severability. If any portion of this Agreement is held invalid by a court of competent jurisdiction, such decision shall not affect the validity of any remaining portion of the Agreement.

Section 11. Amendment and Waiver. In the event any covenant contained in this Agreement should be breached by one party and subsequently waived by the other party, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other concurrent, previous or subsequent breach. This Agreement may not be amended nor any of its terms modified except by a writing authorized and executed by REDA and the Developer.

Section 12. Notice. Notice or demand or other communication between or among the parties shall be sufficiently given if sent by mail, postage prepaid, return receipt requested or delivered personally:

- (a) As to REDA: Robbinsdale Economic Development Authority
4100 Lakeview Avenue North
Robbinsdale, MN 55422
Attn: Tim Sandvik, Executive Director

- (b) As to the Developer 4orty 2wo Development, LLC
4529 York Avenue North
Robbinsdale, MN 55422

Section 13. Counterparts. This Agreement may be executed simultaneously in any number of counterparts, all of which shall constitute one and the same instrument.

Section 14. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the state of Minnesota. Any disputes, controversies, or claims arising out of this Agreement shall be heard in the state or federal courts of Minnesota, and all parties to this Agreement waive any objection to the jurisdiction of these courts, whether based on convenience or otherwise.

* * * * *

IN WITNESS WHEREOF, REDA and the Developer have each caused this Agreement to be duly executed in its name and behalf as of the day and year so indicated.

4ORTY 2WO DEVELOPMENT, LLC

By 
Brian Ranallo

Its: Principal

Date: 11/7/2024

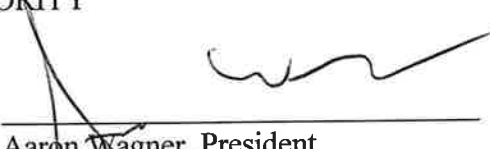
By 
Mike Opat

Its: Principal

Date: 10/17/24

ROBBINSDALE ECONOMIC DEVELOPMENT
AUTHORITY

By



Aaron Wagner, President

Date: 10.8.2024

By



Tim Sandvik, Executive Director

Date: 10/17/24

This Instrument Drafted By:

KENNEDY & GRAVEN, CHARTERED (RHB)
150 South Fifth Street
Suite 700
Minneapolis, MN 55402
(612) 337-9300



TO: Mayor and City Council
PREPARED BY: Tim Sandvik, City Manager
APPROVED BY: Tim Sandvik, City Manager
DATE: January 13, 2026
RE: Set Special Work Session for February 10th, 2026

Background:

Due to the January 13th, 2026 Special Work Session being Canceled, staff is requesting REDA consider February 10th, 2026, for a Special Work Session to discuss the Scattered Site Program, and other housing opportunities.

Analysis:

Recommendation:

Set Special Work Session for February 10th, 2026, to immediately follow the regular REDA meeting.

Attachments:

None



TO: Mayor and City Council
PREPARED BY: Chase Peterson-Etem, Assistant City Manager
APPROVED BY: Tim Sandvik, City Manager
DATE: January 13, 2026
RE: Voucher Requests Pending Approval for Disbursement

Background:

None

Analysis:

None

Recommendation:

Motion to approve Disbursement Requests for the period ending January 13, 2026.

Attachments:

None