



Old Business: Redevelopment Plan Area 12 and TIF District No. 12-Robbinsdale Mall Area

BACKGROUND:

On 7-8-2016, the REDA directed staff to prepare a new TIF district for the Robbinsdale Mall Area Redevelopment proposed for Terrace Mall and Terrace Theater. On 7-12-2016, REDA approved the term sheet forming the basis of the Development Agreement discussed later in this memo. The development proposal is for a Hy-Vee development including potential leased spaces to other users. Ehlers was retained to prepare the Redevelopment Plan and Tax Increment Financing Plan.

ANALYSIS/CONCLUSION:

The request is for a \$2,060,000 principal on a pay-as-you-go note plus 5.5% interest.

Attachment 1* is the Redevelopment Plan. This document identifies public and the objectives to be accomplished by the Redevelopment Project. The document includes standard sections which identify options the REDA is not planning to pursue (i.e. there is no REDA acquisition of property in this development).

Attachment 2* is the Tax Increment Financing Plan for TIF District No. 12. Budget components are in Sections 2-9 and 2-10.

Attachment 3* is the Report of Inspection Procedures and Results for Determining Qualifications of a Tax Increment Financing District as a Redevelopment District.

A public hearing has been scheduled for August 23, 2016 for City Council adoption of the TIF district.

Attachment 4 is the resolution prepared by the REDA Attorney for adoption of the Redevelopment Project Area and Tax Increment Financing Plan.

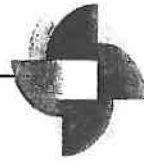
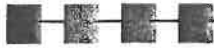
* Documents on website: robbinsdalemn.com/about/about-terrace-mall-area/about-terrace-tif/

RECOMMENDATION:

1. Motion to approve "A RESOLUTION ESTABLISHING REDEVELOPMENT PROJECT NO. 12 AND ADOPTING A REDEVELOPMENT PLAN THEREFOR; AND ESTABLISHING TAX INCREMENT FINANCING DISTRICT NO. 12 - TERRACE REDEVELOPMENT AREA THEREIN AND ADOPTING A TAX INCREMENT FINANCING PLAN THEREFOR" attached as **Attachment 4**.
2. Set a special REDA meeting immediately following the conclusion of the special City Council meeting of August 23, 2016 for the purpose of considering a Contract for Private Redevelopment by and between REDA and Hy-Vee, Inc. including terms of a TIF note.



Marcia Glick, Executive Director



*As of August 3, 2016
Draft for REDA*

**Redevelopment Plan
for the establishment of
Redevelopment Project No. 12**

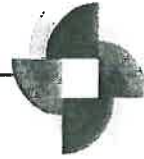
Robbinsdale Economic Development Authority
City of Robbinsdale
Hennepin County
State of Minnesota

Public Hearing: August 23, 2016
Adopted:



EHLERS

Prepared by: EHLERS & ASSOCIATES, INC.
3060 Centre Pointe Drive, Roseville, Minnesota 55113-1105
651-697-8500 fax: 651-697-8555 www.ehlers-inc.com



*As of August 3, 2016
Draft for REDA*

Tax Increment Financing Plan
for the establishment of
Tax Increment Financing District No. 12 -
Terrace Redevelopment Area
(a redevelopment district)
within
Redevelopment Project No. 12

Robbinsdale Economic Development Authority
City of Robbinsdale
Hennepin County
State of Minnesota

Public Hearing: August 23, 2016
Adopted:



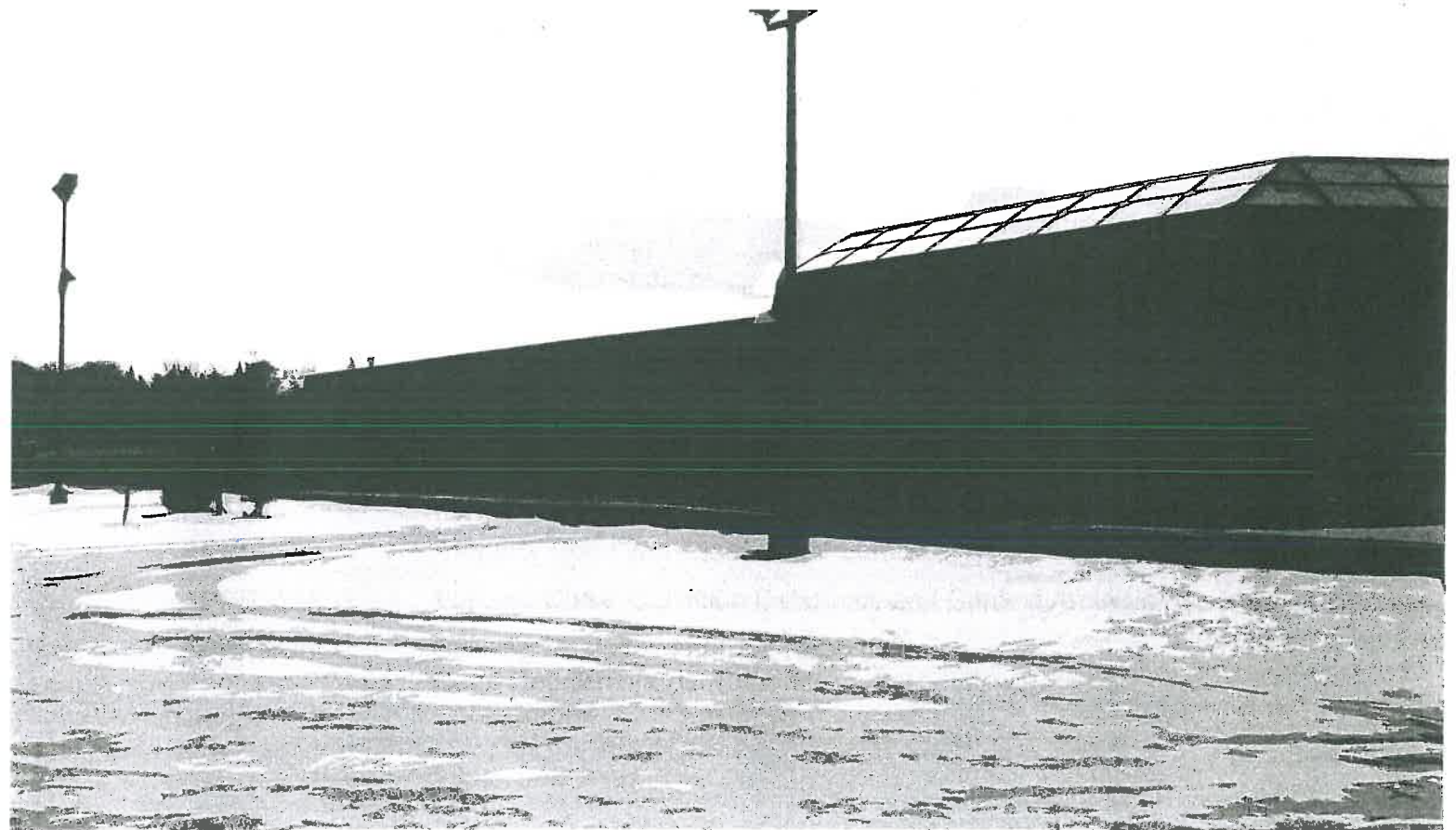
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Full Document on City Website
or by request

Report of Inspection Procedures and Results for
Determining Qualifications of a
Tax Increment Financing District as a Redevelopment District

**Robbinsdale Terrace Center
Redevelopment TIF District
Robbinsdale, Minnesota**



August 5, 2016

Prepared For the
City of Robbinsdale

Prepared by:



LHB, Inc.
701 Washington Avenue North, Suite 200
Minneapolis, Minnesota 55401

LHB Project No. 150749

Member _____ moved and Member _____ seconded a motion that the following resolution be read and adopted this _____ day of August, 2016.

ROBBINSDALE ECONOMIC DEVELOPMENT AUTHORITY

RESOLUTION NO. 16-_____

A RESOLUTION ESTABLISHING REDEVELOPMENT PROJECT NO. 12 AND ADOPTING A REDEVELOPMENT PLAN THEREFOR; AND ESTABLISHING TAX INCREMENT FINANCING DISTRICT NO. 12 - TERRACE REDEVELOPMENT AREA THEREIN AND ADOPTING A TAX INCREMENT FINANCING PLAN THEREFOR

WHEREAS, it has been proposed by the Board of Commissioners (the "Board") of the Robbinsdale Economic Development Authority ("REDA") and the City of Robbinsdale (the "City") that REDA establish Redevelopment Project No. 12 (the "Project Area") and adopt a Redevelopment Plan (the "Redevelopment Plan") therefor; and establish Tax Increment Financing District No. 12 - Terrace Redevelopment Area (the "District") therein and adopt a Tax Increment Financing Plan (the "TIF Plan") therefor (the Redevelopment Plan and the TIF Plan are referred to collectively herein as the "Plans"), all pursuant to and in conformity with applicable law, including Minnesota Statutes, Sections 469.090 to 469.1082, and Sections 469.174 to 469.1794, inclusive, as amended (the "Act"), all as reflected in the Plans and presented for the Board's consideration; and

WHEREAS, REDA has investigated the facts relating to the Plans and has caused the Plans to be prepared; and

WHEREAS, REDA has performed all actions required by law to be performed prior to the adoption of the Plans. REDA has also requested the City Planning Commission to provide for review of and written comment on the Plans and that the Council schedule a public hearing on the Plans upon published notice as required by law.

NOW, THEREFORE, BE IT RESOLVED by the Board as follows:

1. REDA hereby finds that the District is in the public interest and is a "redevelopment district" under Minnesota Statutes, Section 469.174, Subd. 10, and finds that the adoption of the proposed Plans conform in all respects to the requirements of the Act and will help fulfill a need to develop an area of the State of Minnesota which is already built up and that the adoption of the proposed Plans will help in the preservation and enhancement of the tax base of the City and the State.
2. REDA further finds that the Plans will afford maximum opportunity, consistent with the sound needs for the City as a whole, for the development or redevelopment of the Project Area by private enterprise in that the intent is to provide only that public assistance necessary to make the private developments financially feasible.
3. The reasons and facts supporting the findings in this resolution are described in the Plans.
4. REDA elects to calculate fiscal disparities for the District in accordance with Minnesota Statutes, Section 469.177, Subd. 3, clause b, which means the fiscal disparities contribution would be taken from inside the District.

5. Conditioned upon the approval thereof by the City Council following its public hearing thereon, the Plans, as presented to REDA on this date, are hereby approved, established and adopted and shall be placed on file in the office of the Executive Director of REDA.
6. Upon approval of the Plans by the City Council, the staff, REDA's advisors and legal counsel are authorized and directed to proceed with the implementation of the Plans and for this purpose to negotiate, draft, prepare and present to this Board for its consideration all further plans, resolutions, documents and contracts necessary for this purpose. Approval of the Plans does not constitute approval of any project or a Development Agreement with any developer.
7. Upon approval of the Plans by the City Council, the Executive Director of REDA is authorized and directed to forward a copy of the Plans to the Minnesota Department of Revenue and the Office of the State Auditor pursuant to Minnesota Statutes 469.175, Subd. 4a.
8. Upon approval of the Plans by the City Council, the Executive Director of REDA is authorized and directed to forward a copy of the Plans to the Hennepin County Auditor and request that the Auditor certify the original tax capacity of the District as described in the Plans, all in accordance with Minnesota Statutes 469.177.

The question was on the 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 10th DAY OF AUGUST, 2016.

William A. Blonigan, President

ATTEST:

Marcia Glick, Executive Director