



*As of August 18, 2016
Draft for Public Hearing*

**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:



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(for reference purposes only)

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MUNICIPAL ACTION TAKEN

(This Municipal Action is only for convenience of reference.)

Based upon the statutory authority described in the Redevelopment Plan attached hereto, the public purpose findings by the City Council and for the purpose of fulfilling the City's development objectives as set forth in the Redevelopment Plan, the City Council has created, established and designated Redevelopment Project No. 12 pursuant to and in accordance with the requirements of the Municipal Development District Act and the TIF Act as defined in the definitions of this document.

Tax Increment Financing District No. 12 - Terrace Redevelopment Area, a redevelopment tax increment financing district, was established at the same time that the Redevelopment Project No. 12 was established.

The following municipal action was taken in connection therewith:

Redevelopment Project No. 12:

August 23, 2016: The Redevelopment Plan for Redevelopment Project No. 12 was adopted by REDA in and for the City of Robbinsdale.

Tax Increment Financing District No. 12 - Terrace Redevelopment Area:

August 23, 2016: The Tax Increment Financing Plan for Tax Increment Financing District No. 12 - Terrace Redevelopment Area was adopted by REDA in and for the City of Robbinsdale.

SECTION I
REDEVELOPMENT PLAN FOR REDEVELOPMENT PROJECT NO. 12

Subsection 1-1. Definitions

The terms defined below shall, for purposes of this Redevelopment Plan, have the meanings herein specified, unless the context otherwise specifically requires.

"REDA" means the Robbinsdale Economic Development Authority.

"City" means the City of Robbinsdale.

"City Council" means the City Council of the City of Robbinsdale.

"Comprehensive Plan" means the documents which contain the objectives, policies, standards and programs to guide public and private land use, development, redevelopment and preservation for all lands and water within the City.

"County" means the County of Hennepin County, Minnesota.

"Enabling Act" means Minnesota Statutes, 469.090 to 469.1082, as amended and supplemented from time to time.

"Redevelopment Project" means the property within Redevelopment Project No. 12, as described in the Redevelopment Plan.

"Redevelopment Plan" means this Redevelopment Plan for Redevelopment Project No. 12, as initially proposed, and as it shall be modified.

"HRA Act" means Minnesota Statutes, Section 469.001 through 469.047.

"EDA Act" means Minnesota Statutes, Section 469.090 through 469.1082.

"Land Use Regulations" means all federal, state and local laws, rules, regulations, ordinances, and plans relating to or governing the use of development of land in the City, including but not limited to environmental, zoning and building code laws and regulations.

"Municipal Development District Act" means Minnesota Statutes, 469.124 to 469.133, inclusive, as amended.

"Project Area" means the real property within the City constituting the Redevelopment Project.

"Public Costs" means the costs set forth in the Tax Increment Financing Plan, and any other costs eligible to be financed by Tax Increments under the TIF Act, EDA Act, HRA Act or the Municipal Development District Act.

"Public Improvements" means the public improvements described in the Redevelopment Plan and Tax Increment Financing Plan.

"State" means the State of Minnesota.

"Tax Increment Bonds" means any tax increment bonds or notes issued by the City to finance the Public Costs as stated in the Redevelopment Plan for Redevelopment Project No. 12 and in the Tax Increment Financing Plans, and any obligations issued to refund such bonds.

"TIF Act" means Minnesota Statutes, Sections 479.174 through 479.1794, inclusive, as amended.

"Tax Increment Financing District" means any tax increment financing district presently established or to be established in the future in Redevelopment Project No. 12.

"Tax Increment Financing Plan" or "Plan" means the Plans adopted by REDA or City for any Tax Increment Financing District.

Subsection 1-2. Statutory Authority

The Enabling Act authorizes REDA, upon certain public purpose findings by REDA and City, to establish and designate development and redevelopment projects within the City and to establish, develop and administer redevelopment plans therefore to meet the needs and accomplish the public purposes specified in Statement of and Finding of Public Purpose. In accordance with the purposes set forth in the Enabling Act, REDA and City have established the Redevelopment Project comprising the area described on the attached Exhibit A and has adopted this Redevelopment Plan therefore.

The Tax Increment Financing Act authorizes REDA, upon certain findings, establish and designate tax increment financing districts within the Redevelopment Project and to adopt and implement a tax increment financing plan to accomplish the Redevelopment Plan established for the Redevelopment Project.

Subsection 1-3. Statement of and Finding of Public Purpose

REDA as determined that there is a need for REDA to take certain actions designed to encourage, ensure and facilitate development and redevelopment by the private sector of under utilized and unused land located within the corporate limits of the City, in order to provide additional employment opportunities for residents of the City and the surrounding area, to improve the tax base of the City, the County and the School District thereby enabling them to better utilize existing public facilities and provide needed public services, and to improve the general economy of the City, the County, and the State. Specifically, REDA has determined that the property within the Redevelopment Project is either under utilized or unused due to a variety of factors, including inadequate public improvements to serve the property; which has resulted in a lack of private investment; that, as a result, the property is not providing adequate employment opportunities, and is not contributing to the tax base and general economy of the City, the School District, the County and the State to its full potential; and, therefore, that it is necessary for the City to exercise its authority under the Enabling Act and the Tax Increment Financing Act to develop, implement and finance a program designed to encourage, ensure and facilitate the commercial development and redevelopment of the property located in the Redevelopment Project, to further and accomplish the public purposes specified in this paragraph.

The development proposed for the Redevelopment Project would not occur solely through private investment in the foreseeable future; the Tax Increment Financing Plan proposed herein is consistent with the Redevelopment Plan; and the Tax Increment Financing Plan will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the development or redevelopment of the property located in the Redevelopment Project by private enterprise.

The welfare of the City, County and the State of Minnesota requires active promotion, attraction, encouragement and development of economically sound industry and commerce by REDA.

Subsection 1-4. Statement of Objectives

The establishment of the Redevelopment Project in the City pursuant to the Enabling Act is necessary and in the best interests of the City and its residents and is necessary to give REDA the ability to meet certain public purpose objectives that would not be obtainable in the foreseeable future without intervention by the City in the normal development process.

REDA intends, to the extent permitted by law, to accomplish the following objectives through the implementation of the Redevelopment Plan:

1. Promoting and securing the prompt development of property in the Redevelopment Project in a manner consistent with the City's planning and with a minimal adverse impact on the environment, which property is less productive because of the lack of proper utilization and lack of investment, and thereby promoting and securing the development of other land in the City;
2. Promoting and securing additional employment opportunities within the Redevelopment Project and the City for residents of the City and the surrounding area, thereby improving living standards and preventing unemployment and the loss of skilled and unskilled labor and other human resources in the City;
3. Securing the increase in value of property subject to taxation by the City, School District, County and any other taxing jurisdictions in order to better enable such entities to pay for public improvements and governmental services and programs required to be provided by them;
4. Securing the construction and providing moneys for the payment of the cost of public improvements in the Redevelopment Project, which are necessary for the orderly and beneficial development of the Redevelopment Project.
5. Promoting the concentration of new unified development consisting of desirable industrial and other appropriate development in the Redevelopment Project so as to maintain the area in a manner compatible with its accessibility and prominence in the City.
6. Encouraging the expansion and improvement of local business, economic activity and development, whenever possible.
7. Creating a desirable and unique character within the Redevelopment Project through quality land use alternatives and design quality in new buildings.
8. Providing and securing the development of increased opportunities for families to reside in quality owner-occupied housing , for senior citizens to choose from housing options which offer a wide array of services without regard to income, and for residents looking for a wide range of multi-family units.

Subsection 1-5. Statement of Public Facilities and Costs to Be Financed

REDA will perform or cause to be performed, to the extent permitted by law, all project activities pursuant to the Enabling Act, the Tax Increment Financing Act and other applicable state laws, and in doing so anticipates that the following may, but are not required, to be undertaken by REDA:

(a) The making of studies, planning, and other formal and informal activities relating to the Redevelopment Plan.

(b) The implementation and administration of the Redevelopment Plan.

(c) The re-zoning of land within the City.

(d) The acquisition of property, or interests in property, by purchase or condemnation, which acquisition is consistent with the objectives of the Redevelopment Plan.

(e) The preparation of property for use and development in accordance with applicable Land Use Regulations and any development agreements, including demolition of structures, clearance of sites, placement of fill and grading.

(f) The resale of property to private parties.

(g) The construction or reconstruction of facilities to own and lease as described in the Tax Increment Financing Plans.

(h) The issuance of Tax Increment Bonds to finance the Public Costs of the Redevelopment Plan, and the use of Tax Increments or other funds available to the City to pay or finance the Public Costs of the Redevelopment Plan incurred or to be incurred by it pursuant to the Development Agreement.

(i) The use of Tax Increments to pay debt service on the Tax Increment Bonds or otherwise pay or reimburse with interest the Public Costs of the Redevelopment Plan.

Subsection 1-6. Funding of Developments and Redevelopments

It is anticipated that the Public Costs of the Redevelopment Plan will be paid from proceeds of Tax Increment Bonds. REDA reserves the right to utilize other available sources of revenue, including but not limited to special assessments and user charges, which REDA may apply to pay a portion of the Public Costs.

Subsection 1-7. Environmental Controls

All municipal actions, public improvements and private development shall be carried out in a manner consistent with existing environmental controls and all applicable Land Use regulations.

Subsection 1-8. Proposed Reuse of Property

The Redevelopment Plan contemplates that REDA or City may acquire property and reconvey the same to another entity. Prior to formal consideration of the acquisition of any property, REDA or City will require the execution of a binding development agreement with respect thereto and evidence that Tax Increments or other funds will be available to repay the Public Costs associated with the proposed acquisition. It is the intent of REDA and City to negotiate the acquisition of property whenever possible. Appropriate restrictions regarding the reuse and redevelopment of property shall be incorporated into any development agreement to which REDA is a party.

Subsection 1-9. Open Space to Be Created

Any open space within the Redevelopment Project will be created in accordance with the zoning and ordinances of the City.

Subsection 1-10. Administration and Maintenance of Redevelopment Project No. 12

Maintenance and operation of the Redevelopment Project will be the responsibility of the REDA Executive Director. Each year, the administrator of the Redevelopment Project will submit to the City Council the maintenance and operation budget for the following year.

The administrator of the Redevelopment Project will administer the Redevelopment Project pursuant to the provision of the Enabling Act; provided, however, that such powers may only be exercised at the direction of REDA. No action taken by the administrator of the Redevelopment Project pursuant to the above-mentioned powers shall be effective without authorization by REDA.

Subsection 1-11. Rehabilitation

Owners of properties within the Redevelopment Project may be encouraged to rehabilitate their properties to conform with the applicable state and local codes and ordinances, as well as any design standards. Persons who purchase property within the Redevelopment Project from the City may be required to rehabilitate their properties as a condition of sale of land. The City may provide such rehabilitation assistance as may be available from federal, state or local sources.

Subsection 1-12. Relocation

Any person or business that is displaced as a result of the Redevelopment Plan will be relocated in accordance with Minnesota Statutes, Section 117.50 to 117.56. REDA accepts its responsibility for providing for relocation assistance pursuant to the Enabling Act.

Subsection 1-13. Property Acquisition

REDA or City intends to acquire such property, or appropriate interest therein, within the Project Area as the Authority may deem to be necessary or desirable to assist in the implementation of the Redevelopment Plan.

Subsection 1-14. Modification of the Redevelopment Plan and/or Redevelopment Project No. 12

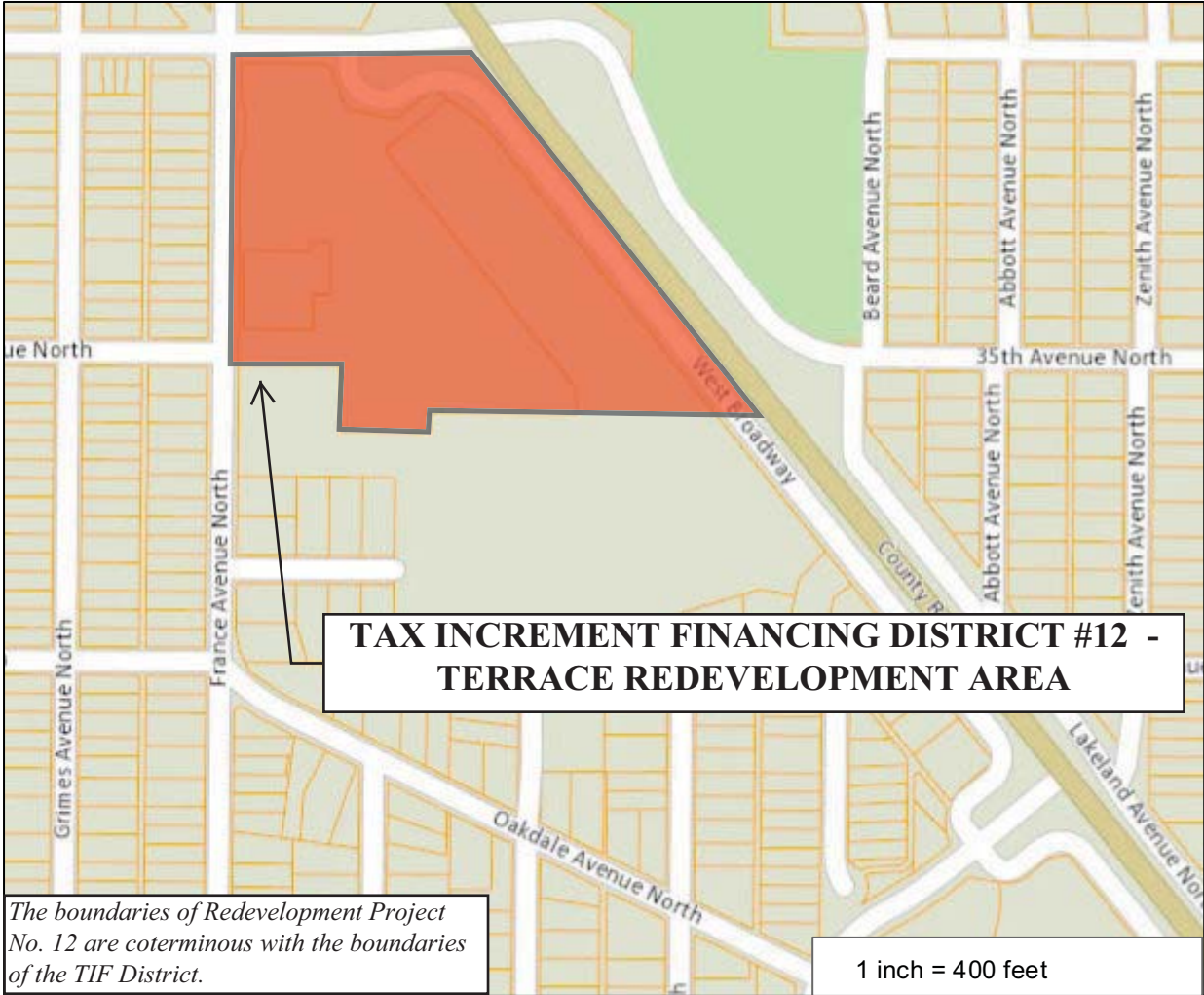
REDA reserves the right to alter and amend the Redevelopment Plan and the Tax Increment Financing Plans, subject to the provisions of state law regulating such action. REDA specifically reserves the right to enlarge or reduce the size of the Project Area and the Tax Increment Financing District, the Redevelopment Plan, the Public Costs and the amount of Tax Increment Bonds to be issued to finance such cost by following the procedures specified in Minnesota Statutes, Section 469.175, subdivision 4.

Subsection 1-15. Description of Boundaries of Redevelopment Project No. 12

The boundaries of the Redevelopment Project shall be coterminous with the boundaries of Tax Increment Financing District No. 12 - Terrace Redevelopment Area.

APPENDIX A

BOUNDARY MAP OF REDEVELOPMENT PROJECT NO. 12



**TAX INCREMENT FINANCING DISTRICT #12 -
TERRACE REDEVELOPMENT AREA
Redevelopment Project No. 12**

CITY OF ROBBINSDALE
HENNEPIN COUNTY, MINNESOTA