

**ROBBINSDALE
ECONOMIC DEVELOPMENT AUTHORITY
MEETING MINUTES
TUESDAY, MAY 11, 2021
VIA WebEx**

CALL TO ORDER:

1. The Robbinsdale Economic Development Authority (REDA) meeting was called to order by President Backen at 7:40 p.m.

MICROPHONE CHECK:

2. Complete.

ROLL CALL:

3. Members Present: Selman, Blonigan, Kline, Webb, President Backen
Members Absent: None
Staff Present: Marcia Glick, Executive Director
Rick Pearson, Community Development Coordinator
Ron Batty, EDA Attorney
Others Present: Nick Hennen, Momentum Design Group
Ari Parritz, Reuter Walton
Jeff Wrede, Architect, Momentum Design Group
Jim LaValle, developer partner

#4A-B CONSENT AGENDA:

4. **MOTION** by Member Selman, seconded by Member Kline to approve and place on file the Consent Agenda Items #4A-B:
 - A. Motion to approve and order placed on file minutes of the following:
 - **Regular Meeting Minutes of April 13, 2021;**
 - B. Motion to approve **Disbursement Requests** for period ending May 11, 2021.

ROLL CALL:

Yea: Selman, Blonigan, Kline, Webb, President Backen

Nay: None

The vote was unanimous and the motion carried.

#7A: NEW BUSINESS: 4600 Lake Road – Design Refinements Update:

5. Glick gave a brief presentation outlined in the staff report.
6. **Ari Parritz, Reuter Walton**, noted that they are still working with the original architects. He shared views of the site from the lake and a concept of the building looking similar to high-end homes. They will keep the majority of mature trees. The lakeside patio and swimming pool are at the same level. There will also be a dog park, fire pit and dock. The building elevation will be moved up one foot to move the basement away from the water table. The first floor will be 6 inches higher than previous submission. The project will be heavily landscaped. The pool area will have heated pavers and is essentially a big hot tub. The building design will be simple; less expensive to build. The price of materials continues to climb.

7. Member Blonigan applauded the timeless design, saving all the trees and improving the trails. He asked what the percentage of units are studios, etc.? Why did you change the exterior design from curvy to linear? Do all the units have a deck?
8. **Jim LaValle**, replied that all the units will have decks. Changed to linear design to match the vision of their clients.
9. **Nick Hennen** listed the number of units: there will be 6 three-bedrooms, 18 two-bedrooms, 9 one bedrooms plus den, 52 one bedrooms, 27 one-bedroom juniors, and 6 alcoves. Studios, one bedrooms, one-bedroom juniors and 6 alcoves will be about 72%. This distribution is typical for most rental properties.
10. Member Blonigan asked about traffic from commercial business. LaValle replied that traffic study has been performed and he would locate the information. Generally, commercial use is heavier. Traffic usage likely to change as more people working at home some days.
11. Member Selman liked the changes that have been made to the project.
12. President Backen liked the new look and "modern farmhouse style."
13. Glick noted other items expected to be in the agreement: the site/exterior plans approved by REDA, no motorized boat storage, adding canoe/kayak racks, roof top patio and exterior lighting review. The June meeting will consider adoption of TIF plan before public hearing at City Council June 15th. She noted the developer may be asking City Council to consider WAC (water access charge) payment deferral.
14. Member Blonigan and President Backen supported spreading out the payments.
15. Member Blonigan congratulated the team noting the timeless design; responsive to the neighborhood concerns. He brought to the attention of the REDA attorney that the property next door encroaches on the development site.
16. **MOTION** by Member Selman, seconded by Member Blonigan to approve the plans for the Robbinsdale Twin Lakes Apartments located a 4600 Lake Road as presented. **ROLL CALL:**
Yea: Selman, Blonigan, Kline, Webb, President Backen
Nay: None
The vote was unanimous and the motion carried.

#9: Information Only: Project updates

17. No action required.
18. Glick noted that the plans for 3359 Halifax are being revised. Need to make sure the finished plan matches the square footage in the agreement. Anticipate closing in late May.
19. Glick also noted the demo bid for 3933 West Broadway came in at about \$17K and Salon Halo will be moving into their expanded space on June 1.
20. President Backen requested a copy of the plans for 3359 Halifax Ave N.

#10: REDA General Communications

21. Member Blonigan noted that he signed a proclamation declaring National Police Week which acknowledged the death of Robbinsdale Police Officer Scanlon on Valentine's Day 36 years ago. He thanked police officers for protecting us and officers who have given their lives.

22. President Backen noted the meeting with Commissioner Lunde was very productive. More news coming on federal funding.

#11: ADJOURNMENT:

23. **MOTION** by Member Selman seconded by Member Webb to adjourn the meeting at 8:23 p.m.

ROLL CALL:

Yea: Selman, Blonigan, Kline, Webb, President Backen

Nay: None

The vote was unanimous and the motion carried.



Marcia Glick, Recording Secretary



Pat Backen, REDA President