

**RO PBBINSDALE
ECONOMIC DEVELOPMENT AUTHORITY
SPECIAL WORK SESSION MINUTES
TUESDAY, OCTOBER 17, 2017
BACK MEETING ROOM
6:15 P.M.**

CALL TO ORDER:

1. The Robbinsdale Economic Development Authority (REDA) meeting was called to order by President Backen at 6:15 p.m.

ROLL CALL:

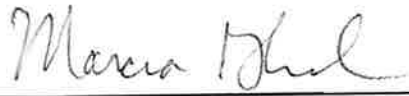
2. Members Present: Selman, Murphy, Blonigan, President Backen (6:17pm)
Members Absent: Rogan
Staff Present: Marcia Glick, Executive Director;
Rick Pearson, Community Development Coordinator

DISCUSSION: Development Concept Presentation – Inland Development Partners

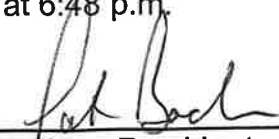
3. Bob Cunningham and Kent Carlson, Inland Development Partners, shared concept plans for a redevelopment project at 3600-3636 France Ave N. The concept is very preliminary. The presentation is in advance of a request for the city to support a developer application for grant funding to cover some of the development costs.
4. The concept is for over 200 market rate apartment units/300 underground parking stalls, with 30% 2-bedroom units. Most of the rest would be a mix of 1 bedroom and studio/alcove units. A market study has begun which will help to determine the size, mix of type, and price range for the units. The concept shows a commercial component as an option – the user of that space or type of use is not identified. Projected construction time range is September 2018 through spring 2020.
5. Development team has 30 years of experience in residential developments including 660 units in the Excelsior Grand area of St Louis Park. They plan to finance the project locally – estimating the finished project value of \$40 million. Another firm would manage the apartment rentals.
6. Board members noted the need for study of traffic patterns and counts, shade impacts on adjacent properties, and design element review.
7. The developers noted that the proposal shows large windows and balconies currently expected by those in the apartment market. The concept would also include bicycle amenities, pets, sound proofing, and possibility of a solar component.
8. It's currently expected that the project details would be ready for Planning Commission consideration in February 2018.

ADJOURNMENT:

9. **MOTION** by Member Backen adjourned the meeting at 6:48 p.m.



Marcia Glick, Recording Secretary



Pat Backen, President