ROBBINSDALE
ECONOMIC DEVELOPMENT AUTHORITY
WORK SESSION MEETING MINUTES
TUESDAY, MAY 15, 2018
COUNCIL CHAMBERS

CALL TO ORDER:

1. The Robbinsdale Economic Development Authority (REDA) Work Session meeting was called to order by President Selman at 6:00 p.m.

MICROPHONE CHECK:

2. Complete.

ROLL CALL:

3.

Members Present:	Blonigan, Rogan, Backen, President Selman
Members Absent:	Murphy
Staff Present:	Marcia Glick, Executive Director
	Rick Pearson, Community Development Coordinator

#3 Consideration of TIF Redevelopment Area 3600-3636 France Ave N:

4. Kent Carlson provided an update on the project: one underground parking space for each bedroom, a swimming pool and other amenities. Kraus Anderson has been able to work with Urban Works to adjust the project to something that could be feasible with tax increment assistance. Retail has been reduced related to available surface parking and market response, anticipating 3300 to a maximum of 5300 square feet. The market response is partially related to plentiful options across the street. The new use would be less traffic demand than the potential of the current businesses on site.

   The development would feature active sidewalks, eyes on the street and appropriate landscaping, bike parking, pets welcomed and home office options. There would be balconies on 50% of units, and average of 700 square feet for 191 units. Tenants may be young millennials who are less likely to have roommates – studios with social areas. The preliminary mix of apartment sizes was discussed.

4. Jason Aarsvold, Ehlers, reported that it has been challenging to create a design which would be financially feasible, however with the recent revisions, Gap financing should be solvable with TIF generated on site.

5. It was noted that the current energy code assures greater efficiency. Lighting would be LED, the building would be highly insulated, and the new elevators use less energy.

6. General support of the concept depending on details from review of the financing at the next step.

7. Mr. Carlson noted that there were extensive traffic studies at Hy-Vee project and these will be updated to add this development before the plan is submitted.

8. President Selman requested that the notification for the Planning Commission review of the project be extended beyond the typical 350 foot radius.

ADJOURNMENT:

9. President Selman adjourned the work session at 6:57 p.m.
All voted in favor and the motion carried. (Murphy absent)

Marcia Glick, Recording Secretary

George B. Selman, REDA President