ROBBINSDALE
ECONOMIC DEVELOPMENT AUTHORITY
Work Session Minutes
TUESDAY March 17, 2020

CALL TO ORDER:

1. The tour began at 8:55 pm

ROLL CALL:

2. Members Present: Murphy, Backen, Selman, Blonigan, President Rogan
   Members Absent: None
   Staff Present: Marcia Glick, Executive Director;

Consideration of Application for Pre-Development Design Assistance

3. Glick introduced Lorri Toomey from Robbinsdale Marine and Beth Pfeifer & Merrie Sjogren from Assembly who had been working with the Toomeys on future development concepts.

4. Beth Pfeifer noted that Assembly provides Full Service real estate development advice. She indicated that they had looked at concepts including retail and mix used before focusing on a residential apartment concept for a 20-unit, 3-story building with both underground and open parking for residents and guests. She noted that the area though close to West Broadway does not provide a friendly pedestrian terrain. The Livable Community Development Account Pre-development grant offered through the Metropolitan Council helps development projects through early planning including feasibility study and pedestrian connections.

5. Glick noted that Met Council requires a 20% grant match and therefore it is important to determine REDA preliminary reaction to the project before the application work is undertaken.

6. REDA members expressed interest in exploring possibilities provided that there wasn't a need for significant support through TIF, concern regarding the marketability and sustainability of a market-rate building given the challenges of the location, wanting the project to support the downtown area, and information on the value to the REDA for contributing towards the study. In summary, there was support for moving forward with the application while considering the concerns voiced.

7. President Pro Tem Backen adjourned the meeting at 9:00 p.m..

Marcia Glick, Recorder

Pat Backen, President Pro Tem