

ROBBINSDALE ECONOMIC DEVELOPMENT AUTHORITY
TUESDAY, AUGUST 18, 2016
At 6:00 p.m.
COUNCIL CHAMBERS
Special Meeting Minutes

1. **CALL TO ORDER:**

2. **ROLL CALL:**

Present: Selman, Backen, Murphy (arrived at 6:45), President Blonigan
Absent: Rogan
Staff Present: Marcia Glick, Executive Director
Rick Pearson, Community Development Coordinator

#3A: Continued Public Hearing: 4023 Zane Ave N – Disposition of Land:

3. Mr. Pearson reviewed information in the staff report. A proposal from Mr. Glenn Hammer, Owner of Great Buy Homes, has a lot reservation fee and is offering \$45K for the lot. His proposal is a 4-story house with a 3-car garage attached in front with carriage style doors with windows. Explained reasons for window positions. Advantage of this design is two lookout windows that would provide light into level 3 that could be finished. Reviewed the floor plans.
4. Member Selman noted preferences for a different style of home and that if the lot is discounted, there's a preference for upgrades particularly the front of the home.
5. President Blonigan re-opened the public hearing.
6. **Sean Rogers, Keller Williams Realty, Representing the Builder:**
This home has been a great seller and the split level gives more light on the third level lookout. Market for the area seemed more guided to a rambler versus a 2-story. Thinks the thirds stall garage also appeals to buyers. Floor plan is open with 9' ceilings with 14' vault, open area. Believe this plan works well on the site. Ninety percent of homes in the area are priced under \$200K. Already bringing a step-up home. Cabinets are in a 9' kitchen, cabinets would be reaching the ceiling in a typical 8' room.
7. Member Selman asked Mr. Rogers about a 2-story design. Mr. Rogers stated that he and the builder do not see what purpose this serves. Bringing in a 2-story would be a 40% increase over existing homes.
8. **Glenn Hammer, Owner of Great Buy Homes, 5790 195th Ave NW, Anoka:**
He noted that the older homes have a driveway to a back yard. Buyers are looking for 3-car garage and putting in back yard reduces the rear yard space. Feels positive that this home will attract a buyer before the home is finished.

9. A community room was discussed. The example of Hy-Vee in New Hope is a tasting room that can only be accessed through the liquor store. Glick indicated that interest in leasing additional space for a community room was an option that could be explored by the City Council.
10. The retaining wall and pedestrian connections were discussed. Further details about the retaining wall will be available when the building permit application is made.
11. Vice President Selman adjourned the worksession at 8:12 pm.



Marcia Glick, Recorder



George B. Selman, REDA Vice President