

**ROBBINSDALE
ECONOMIC DEVELOPMENT AUTHORITY
SPECIAL WORK SESSION MINUTES
TUESDAY, SEPTEMBER 26, 2017
BACK MEETING ROOM
6:30 P.M.**

CALL TO ORDER:

1. The Robbinsdale Economic Development Authority (REDA) meeting was called to order by President Backen at 6:30 p.m.

ROLL CALL:

2. Members Present: Selman, Murphy, Rogan Blonigan, President Backen
Staff Present: Marcia Glick, Executive Director

DISCUSSION: Development Concept Presentation – The Beard Group

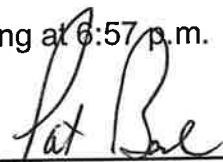
3. Ben Beard and Bill Beard presented elevations of the 132 unit market rate apartment development being proposed for the area between West Broadway and Lakeland just north of the Citizens Independent Bank building. The project application for planning commission review is being submitted this week. The average unit size is 766 sq. ft. and targeted initially at \$1,340/month. Moving forward they would have market research confirm the pricing for the units.
4. Glick noted that as with any redevelopment site, the price to acquire and clear the site is expected to have a gap between the amount of that cost which can be carried by the development. An application has been submitted for Hennepin County Transit Oriented Development funds, which council is being asked to endorse. There is also the possibility of Tax Increment Financing, which will be presented to REDA later this fall. Financial analysis is being conducted; exact figures are not yet available.
5. The Beard Group has a similar project being completed in Victoria with similar finishing, but larger units. This development would have 160 bedrooms divided among the 132 units and 163 underground parking spaces. Exterior amenities include a dog park, lawn game area, and roof top patio with grills and gas firepit. They will be asking for the city to consider allowing gas grills on patios where there are adjacent automatic fire suppression devices.

ADJOURNMENT:

6. **MOTION** by Member Backen adjourned the meeting at 6:57 p.m.



Marcia Glick, Recording Secretary



Pat Backen, President