

MINUTES

MEETING CALL TO ORDER**MICROPHONE CHECK****ROLL CALL**

Present: Murphy, Greenberg, Blonigan, Parisian, President Wagner

Absent:

Staff: Tim Sandvik, Executive Director; Heather Rand, Community Development Director

CONSENT AGENDA

- A. Approve REDA Meeting Minutes of October 8, 2024 Meeting

Member Parisian MOVED, seconded by Member Greenberg to approve the consent agenda. The vote was unanimous and the motion carried.

PUBLIC HEARINGS

- A. None

OLD BUSINESS

- A. None

NEW BUSINESS

- A. Present Redevelopment Sketch Plan for 3900 Block of W Broadway (Elim Lutheran)

Community Development Director Rand stepped forward and gave a synopsis of the development sketch plan for the 3900 Block of West Broadway. She then introduced Mike Sturdivant to give the presentation. He is a Principal Planner for Paster Properties.

Sturdivant gave a presentation to the commissioners discussing the proposed project for the Elim Lutheran site. The proposed project is looking at a 177 market rate apartment with amenities including a lobby, fitness center, clubroom, and rooftop terrace. They propose having around 184 enclosed parking spaces for this project.

Blonigan asked if the property would be owned and operated by Paster Properties or if they only intended to develop the property and to then sell it off to a buyer.

Sturdivant stated that it was still too early to answer that question.

Murphy asked if the Elim Lutheran site was being proposed for the Blue Line park and ride.

Sandvik said that there is flexibility at the moment for this idea, though he stated that the project office has not purchased any property for the park and ride at this time.

Blonigan asked what the thoughts the developer had about not including AMI housing units within the proposal.

Sturdivant said that Paster Properties is a market rate developer and that AMI inclusion would increase the need for additional subsidies.

Parisian asked the developer if they received any feedback from Robbins Landing on the new proposed access point.

Sturdivant stated that they have not received a formal response from Robbins Landing over the access point, though they fully plan on opening more channels of communication with them as this project goes forward.

Parisian asked if Elim Lutheran would still be utilized as a polling place.

The pastor of Elim Lutheran stepped forward and stated they love being a polling place and would wish to continue operating as one.

Murphy asked when they could start construction.

Sturdivant responded that they are eager to get going, and they expect a 16-18 month construction timeline when they are ready.

Rand stated that this kind of project would require a Preliminary Plat and Final Plat and that those applications would take a couple of months since they would need to go through the Planning Commission and City Council.

Parisian said that she is very excited about this development opportunity and that the preliminary designs look great.

B. Enter into closed session to discuss the potential purchase of a property

Sandvik said that under Minnesota State Statute Chapter 13 D.05, the EDA may enter into a closed session to discuss the purchase of a property. He said that the property in question is 3939 Quail Ave N and staff is recommending entering into a closed session to begin further discussions.

Member Blonigan MOVED, seconded by Member Murphy, to enter into a closed session to discuss the potential purchase of a property located at 3939 Quail Ave N. The vote was unanimous and the motion carried.

The Economic Development Authority has entered into a closed session.

OTHER BUSINESS

A. Voucher Requests Pending Approval for Disbursement

Member Blonigan MOVED, seconded by Member Murphy to approve the voucher requests pending approval. The vote was unanimous and the motion carried.

INFORMATION ONLY

Sandvik spoke about outstanding questions from last month's meeting and that Great Lake's Management was able to respond back with answers. The first question he discussed was regarding LED lighting and that the management team has been implementing these new lights as they do replacements. He then spoke about the other outstanding question regarding the water softener line item and that the management team propose to remove

the tanks at this time.

REDA GENERAL COMMUNICATIONS

ADJOURNMENT

Member Parisian MOVED, seconded by Member Murphy to adjourn the meeting at 7:41PM. The vote was unanimous and the motion carried.



Tim Sandvik, Executive Director



Aaron Wagner, President