

Project: Blake Road Station Development
RE: Neighborhood Meeting (July 14, 2021, 6:30-7:30 pm)

Attendees: (see attached Sign-In Sheet for attendees that signed in; approximately 15 people attended)

Development Team Attendees: Josh Peters, Tim Biere, Nicole Midtdahl – Trilogy Real Estate Group; Gretchen Camp, Heather Whalen, Alyssa Jagdfeld and Teresa Forsberg – ESG

Introductions were made from the development and design team. The general public approvals process and next steps for this project at the City were discussed. General master plan clarification questions were asked as well as the location of the future LRT station.

Questions from the group and discussion:

1. What type of apartments and any proposed for ownership? **Market-rate; none for ownership.**
2. Are you proposing any affordable units? **No. The study performed for Hopkins indicated there is a surplus of affordable units that already exist.** Perhaps discuss with surrounding sites about proposing some affordable housing.
3. What is the general construction timeframe for each phase? **It is approximate – Fall 2021 start construction for Site A; Fall 2022 start construction for Site B; 10 years after approval granted for Site C**
4. Do you own this/these property/properties? **Not yet. Due diligence is occurring, and a closing date would come after approval is granted (approximately Aug. 18).**
5. How did you select this property? **It is located near the future LRT station. Hopkins has a certain amount of vacancy, so there is an adequate need for proposing a project like this.**
6. Most of us here tonight are business owners:
 - a. What types of retail are you proposing? **We are open to various types but cannot discuss the specifics of leases without the landlord(s) present. Any questions we've already received have been forwarded onto the landlord(s).**
 - b. What types of retail are in your other projects? **We do not have retail in other projects due to those projects' locations and market.**
7. What about any environmental issues? **We have an environmental report that indicates environmental issues. Any contaminated water that will be properly dealt with in the new construction efforts, proper vapor mitigation will occur, and, for any existing asbestos, proper asbestos remediation will occur. We can share a list of sustainable items that are proposed in the project and site [we shared with an interested attendee via email].**
8. What about solar? **We have been exploring being solar-ready.** Perhaps investigate the solar payback and electric models. **We are enrolled with Xcel Energy for an efficient building analysis.**

9. What is the unit rental range? **The rental model is based on the neighborhood analysis. We do not have the rental cost ready to release as that will be concluded further into construction.**
10. How much TIF are you asking for? **None.**
11. How much notice-to-vacate will we receive? **We don't have the lease terms nor can discuss with you without the landlord(s) being present.** None of us have leases. Mac's Liquor owner expressed he is most concerned with where he goes when Site A breaks ground (his existing location).
12. I'd like to see a townhome style proposed for this site.
13. Can you sit down with existing retailers now and work on the top identified needs for retail you're proposing? **We encourage you to discuss this strategy with the City so that we can work together, especially on the subsidy part of the financial ask for tenants.**
14. Have you expressed interest in the Arby's site? **We have, and we have not received returned correspondence.** Has the City notified you of other possible sites to develop? **Yes, and we've investigated as well.**