

**Minnetonka: 5937 County Road 101
Corridor Development Initiative
Workshop III: Developer Panel Discussion**



Thursday, October 17, 2019
5:30 - 7 pm
Minnetonka Community Center
14600 Minnetonka Blvd
Minnetonka, MN 55345



AGENDA

5:30 **Welcome – City of Minnetonka**
Review of process, purpose and goals

5:40 **Overview of Workshops 1 & 2**
Barbara Raye – facilitator

5:50 **Developer Panel Discussion**
Facilitated by Barbara Raye

Panelists:

- **Bob Lux, Alatus**
- **Jeff Washburne, City of Lakes Community Land Trust**
- **Alex Frank, Magnolia Homes**
- **Kim Donat, Wellington Management**
- **Todd Stutz, RobertThomas Homes**

Opening Questions

1. What is your development expertise?
2. How would you redevelop the site at 5937 County Road 101?
3. What would you consider the greatest challenges and opportunities are for the area?

Q & A with audience

6:50 **Next Steps – Final Recommendations**

7:00 **Evaluation / Next Meeting / Adjourn**

For more information, go to: www.eminnetonka.com/5937-CR101



Panelist Bios:

Bob Lux **Alatus, LLC**

Bob founded Alatus LLC in 2005 and serves as its Principal. He has been in the real estate development and investment business for over 30 years. He has been involved in numerous housing, office, and industrial projects throughout the Minneapolis Metro area. As co-founder and Principal of APEX Asset Management from 1993 to 2007, he was active in the business of property acquisition, disposition asset management, and the organization and management of investment programs. In the 1980's, he was Local Managing Partner of Trammell Crow Residential Minnesota where he was responsible for all of the development, construction, and management of Trammell Crow's Minnesota residential portfolio.

Bob was named one of Twin Cities Business Magazine's Top 100 People to Know in 2017 and is identified as a top Influencer for the region as a key individual expected "to make an impact on local business, the regional economy and quality of life in 2017".

He serves as an executive committee member (and former Chair) of the Minneapolis Convention Bureau (MEET Minneapolis), Co-Chair of the Destination Transformation 2030 master plan, and as a board member of the Minneapolis Downtown Council and Downtown Council Executive Committee. He has served previously as a Director of Minnesota Multi-Housing Association, NAIOP, and is an active member of the Minnesota Chapter of Urban Land Institute.



Jeff Washburne **City of Lakes Community Land Trust (CLCLT)**

Jeff Washburne has served as the Executive Director of the City of Lakes Community Land Trust since 2002, implementing the community vision of starting a Community Land Trust in Minneapolis. Jeff previously worked at Twin Cities Neighborhood Services as its Executive Director, and prior to that was a construction supervisor and trainer for a residential construction firm in South Korea, a YMCA Program Manager in New Mexico, and served as a Peace Corps Volunteer in Honduras. Jeff holds a B.S. in Psychology from DePauw University and an M.A. in Public Administration from Hamline University. In 2014 he completed the NeighborWorks Achieving Excellence in Community Development Program at Harvard Kennedy School. Jeff currently serves on the boards of the Minneapolis Consortium of Community Developers (MCCD), Land Bank Twin Cities, NorthPoint Health and Wellness Center, MN Cycling Center (MCC), and the MN Community Land Trust Coalition (MNCLTC).



Alex Frank
Magnolia Homes, LLC

J. Alex Frank currently serves as the managing director (owner) for two companies Magnolia Homes, LLC, a real estate development company focused on increasing workforce/affordable housing solutions, and Magnolia Residential Properties, LLC, a real estate holding company operating in multiple states. He has been a real estate investor for over 23 years. Also, Alex has over 17 years of Supply Chain experience with multiple Fortune 500 companies and has retired from the United States Marine Corps Reserves. He has a BS in Engineering from Tulane University and a MS in Technology Management from the University of Maryland. Alex currently serves as the 2020 Urban Land Institute (ULI) REDI Program co-chairman – a program focused on increasing the number of women and minority real estate developers in the Twin Cities and is a volunteer with the ULI UrbanPlan high school program, which exposes high school seniors to the real estate develop process. Previous board memberships are the Greater Metropolitan Housing Corporation (GMHC), a local non-profit focused on providing workforce/affordable housing in the Twin Cities and the United Way of Greater Hazleton, PA . He has also served as an Allocation Committee chairman for the Rutherford and Cannon Counties United Way in Murfreesboro, TN.



Kim Donat
Wellington Management, Inc.

Kim Donat is General Counsel at Wellington Management, Inc. (WMI). Kim oversees all loan transactions, leases and land use approvals. Prior to joining WMI in 2013, Kim worked as an attorney in the real estate group at the Best & Flanagan law firm where she acquired extensive experience in commercial mortgage lending, multi-family financing, new market tax credit transactions and municipal law and land use. Kim has also worked extensively in non-profit leadership and development, including serving two years as a Peace Corps volunteer in Honduras and two years with Americorps in Charleston, South Carolina. A summa cum laude graduate of Concordia College, Moorhead, Kim earned a B.A. in International Relations and Spanish. Kim's graduate education includes a Masters degree in Public Policy, Finance and Administration from the University of Minnesota's Humphrey School of Public Affairs and a JD degree from the University of Minnesota Law School. She currently serves on the Foundation Board of Lyngblomsten, a St. Paul care center for older adults.



Todd Stutz

Robert Thomas Homes, Inc.

Todd Stutz serves as President of Robert Thomas Homes, Inc. He leads the company's overall vision, strategic planning, and policymaking. Todd has over thirty years of experience in the homebuilding and development industry. Prior to his role at Robert Thomas Homes, Inc. Todd was the COO of Rottlund Homes; one of the industry's largest privately-held homebuilders and land developers.

Todd has been instrumental in establishing the company's brand through a commitment to architectural excellence, innovation, and long-term relationships with our clients and partners. He holds a BS degree from his hometown school of Minnesota State University, Mankato. Todd is passionate about creating homes and neighborhoods for families across the Twin Cities.



Minnetonka – 5937 County Road 101

CDI WORKSHOPS:

It is recommended and encouraged that participants attend all four workshops, as the process is designed to build on work from the previous workshops.

All are invited to attend (even if you can't make all of them)!!

Light refreshments will be provided.

Workshop I: Gathering Information

Thursday, September 5, 2019 5:30 - 7 pm

Minnetonka Community Center, 14600 Minnetonka Blvd, 55345

What is important and unique about the area surrounding 5937 County Road 101? What are the concerns about future development, and what can be achieved by new investment?

Workshop II: The Block Exercise

Thursday, September 19, 2019 5:30 - 7 pm

Minnetonka Community Center, 14600 Minnetonka Blvd, 55345

Join your neighbors in an interactive workshop to create development scenarios for the 5937 County Road 101 site. Design experts will be on hand to share ideas and insights.

Workshop III: Developer Panel Discussion

Thursday, October 17, 2019 5:30 – 7 pm

Minnetonka Community Center, 14600 Minnetonka Blvd, 55345

Explore the opportunities and challenges of the redevelopment site, and ways the investment could benefit the community.

Workshop IV: Framing the Recommendations

Thursday, October 24, 2019 5:30 – 7 pm

Minnetonka Community Center, 14600 Minnetonka Blvd, 55345

Contribute to the creation of development recommendations for the 5937 County Road 101 site, which will be submitted to the Minnetonka City Council and Planning Commission.

Light refreshments will be provided

All events are free and open to the public.

Childcare will be provided upon request only. Please contact Gretchen Nicholls at 651-265-2280 on week in advance of each workshop.

For more information, contact:

Rob Hanson, City of Minnetonka, rhanson@eminnetonka.com or 952-939-8234

Alisha Gray, City of Minnetonka, agray@eminnetonka.com or 952-939-8285

Gretchen Nicholls, LISC Twin Cities, gnicholls@lisc.org or 651-265-2280

Or visit www.eminnetonka.com/5937-CR101