



HOUSING AND REDEVELOPMENT AUTHORITY MEETING MINUTES

Richfield, Minnesota

Regular Meeting

September 19, 2016

CALL TO ORDER

Due to technical difficulties, the start of the meeting was delayed.

The meeting was called to order by Chair Supple at 7:05 p.m.

ATTENDANCE

HRA Members Present: Mary Supple, Chair; David Gepner; Pat Elliott; Debbie Goettel and

HRA Members Absent: Doris Rubenstein.

Staff Present:

John Stark, Acting Executive Director/Director of Community Development, Kate Aitchison, Housing Specialist/Acting City Clerk, Myrt Link, Community Development Accountant, Rebecca Kurtz, Senior Municipal Advisor, Ehlers.

Item #1	APPROVAL OF THE MINUTES OF THE REGULAR HRA MEETING OF AUGUST 15, 2016
----------------	------------------------------------------------------------------------------

M/Goettel, S/Elliott to approve the minutes.

Motion carried 4-0.

Item #2	HRA APPROVAL OF THE AGENDA
----------------	-----------------------------------

M/Elliott, S/Goettel to approve the agenda.

Motion carried 4-0.

Item #3	CONSIDERATION OF AN AMENDMENT TO A DEFERRED LOAN AGREEMENT AND MORTGAGE FOR 7408 10TH AVENUE
----------------	----------------------------------------------------------------------------------------------------------------

Community Development Director Stark presented Staff Report No. 28.

Commissioner Elliot asked about the qualifications that need to be met in order to be eligible for a Deferred Loan. Staff replied that the qualifications are based on income limits and the number of people in the household.

Commissioner Gepner asked for clarification on the details of the loans issued to the homeowner.

Commissioner Goettel pointed out that the amendment was needed to assist the household in a very trying period for their family.

Chair Supple responded that the amendment coincided with the intent of the program.

M/Elliott, S/Goettel to approve an Amendment to a Deferred Loan Agreement and Mortgage for 7408 10th Avenue.

Motion carried 4-0.

Item #4	CONSIDERATION OF THE RICHFIELD HOUSING AND REDEVELOPMENT AUTHORITY TAX INCREMENT DISTRICT STATUS UPDATE
----------------	----------------------------------------------------------------------------------------------------------------

Community Development Director Stark asked Rebecca Kurtz of Ehlers and Associates present the TIF District Status Update.

Following the presentation, Community Development Director Stark stated that the City will be reprogramming some of the Housing and Redevelopment Fund money to move forward with potential acquisitions. Those actions will be brought to the HRA in the future.

Chair Supple asked for an update on the legislative action that was being proposed during the 2016 session that would have impacted a local TIF district. Community Development Director Stark answered that the an extension to the Cedar Cooridor TIF District was requested as part of the 2016 Tax Bill. The 2016 Tax Bill was not passed. The goal of the request is to set the 25-year 'clock' on the district to begin once redevelopment has occurred.

M/Goettel, S/Elliott to accept the Richfield Housing and Redevelopment Authority Tax Increment District Status Update

Motion carried 4-0.

Item #5	HRA DISCUSSION ITEMS
----------------	-----------------------------

HRA Commissioner Goettel provided an update on the lawsuit against the Metropolitan Council. She stated that the regional HUD office is trying to mitigage the complaint without a lengthy lawsuit. Commissioner Goettel is serving on a task force that has requested a new analysis of the situation, and is hopeful that the results of this task force will provide a way forward.

HRA Chair Supple asked for an update on the redevelopment projects throughout the city.

Community Development Director Stark stated that the Mesaba/senior housing project at the former city garage site will be closing on the sale of the property soon, and they hope to begin construction in October.

Community Development Director Stark stated that the preliminary development agreement for the Cedar Point II housing project has expired, and that the developer is currently trying to make the project financially feasible. The developer is having a hard time during the

underwriting process, as the rents commanded in Richfield are not high enough given the lack of comparable products within the city-limits.

Community Development Director Stark stated that the Cedar Point South project is also working on financial feasibility, and is waiting for results of a grant that the city applied for to help with the costs of constructing the multi-modal trail on the site.

Commissioner Goettel asked for an update on the Trunk Hwy 77 Underpass. Community Development Director Stark stated that he had no update, but was informed that the Public Works Department was on schedule to acquire some of the properties in the area.

Commissioner Elliott stated his anger that Richfield is unable to command similar rents to what is underwritten in surrounding communities, given the quality amenities and access that Richfield can offer. Community Development Director Stark stated that the HRA may have the ability and desire to offer more financial assistance to make up for this short-sightedness, order to help create momentum for development in the community.

Item #6	EXECUTIVE DIRECTOR REPORT
----------------	----------------------------------

Community Development Director Stark mentioned the upcoming Renovation Celebration Home Tour and encouraged policymakers to keep it in mind as they are promoting community events.

Commissioner Goettel also mentioned that the recently completed Hennepin County Medical Center Clinic is having an open house on Friday, September 23rd, and that policymakers are invited to attend.

Item #7	CLAIMS AND PAYROLL
----------------	---------------------------

M/Goettel, S/Elliott that the following claims and payroll be approved:

U.S. BANK	9/19/2016
Section 8 Checks: 127996 - 128089	\$ 171,280.50
HRA Checks: 32819 - 32849	\$ 34,477.66
TOTAL	\$ 205,758.16

Motion carried 4-0.

ADJOURNMENT

The meeting was adjourned by unanimous consent at 7:53 p.m.

Date Approved: October 17, 2016

Mary B. Supple
HRA Chair

Kate Aitchison
Acting City Clerk

John Stark
Acting Executive Director