



# HOUSING AND REDEVELOPMENT AUTHORITY MEETING MINUTES

Richfield, Minnesota

## Regular Meeting

### December 19, 2016

<b>CALL TO ORDER</b>
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The meeting was called to order by Chair Supple at 7:00PM.

<b>ATTENDANCE</b>
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HRA Members  
Present:

Mary Supple, Chair; Pat Elliott; Debbie Goettel; David Gepner; and  
Doris Rubenstein

Staff Present:

Steve Devich, Executive Director; and Karen Barton, Acting  
Community Development Director

<b>Item #1</b>	<b>APPROVAL OF THE MINUTES OF THE REGULAR HRA MEETING OF NOVEMBER 21, 2016</b>
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M/Elliott, S/Gepner to approve the minutes of the Regular HRA Meeting of November 21, 2016.

Motion carried 5-0.

<b>Item #2</b>	<b>HRA APPROVAL OF THE AGENDA</b>
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M/Goettel, S/Rubenstein to approve the agenda.

Motion carried 5-0.

<b>Item #3</b>	<b>CONSENT CALENDAR</b>
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- A. Consideration of a resolution authorizing the use of an Affordable Housing Initiative Fund loan for the acquisition of 7227 Chicago Avenue by the West Hennepin Affordable Housing Land Trust.

HRA RESOLUTION NO. 1242

RESOLUTION AUTHORIZING THE USE OF AN AFFORDABLE  
HOUSING INCENTIVE FUND LOAN FOR THE  
PURCHASE OF 7227 CHICAGO AVENUE

This resolution appears as HRA Resolution No. 1242.

- B. Consideration of a resolution authorizing execution of an agreement with the Greater Metropolitan Housing Corporation for the acquisition, rehabilitation and sale of houses under the New Home Program utilizing 2016 Community Development Block Grant funds.

HRA RESOLUTION NO. 1243

RESOLUTION APPROVING DEVELOPMENT AGREEMENT  
WITH GREATER METROPOLITAN HOUSING CORPORATION

This resolution appears as HRA Resolution No. 1243.

- C. Consideration of a resolution authorizing the purchase of real property located at 6625 2<sup>nd</sup> Avenue through the Richfield Rediscovered Program.

HRA RESOLUTION NO. 1244

RESOLUTION AUTHORIZING PURCHASE OF REAL PROPERTY  
LOCATED AT 6625 2ND AVENUE

This resolution appears as HRA Resolution No. 1244.

M/Goettel, S/Elliott to approve the Consent Calendar.

Motion carried 5-0.

<b>Item #4</b>	<b>HRA DISCUSSION ITEMS</b>
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Commissioner Elliott commented on the front facades of the Sheridan Villa Townhomes and how well they look and he asked about the marketing of the townhomes and how they are being sold. Acting Community Development Director, Karen Barton, stated that there has been a lot of intent but the units cannot be shown until the certificate of occupancy is granted.

Commissioner Goettel stated that this is her last HRA meeting and thanked everyone for their service. Chair Supple thanked Commissioner Goettel for her service also.

Chair Supple mentioned an upcoming open house for the Southdale Library Community Task Force and that they are in need for representatives. Commissioner Rubenstein stated that the open house is not for input but merely a reaction to a plan. Commissioner Rubenstein also stated that Edina is taking an aggressive lead on the project, but all of Hennepin County should be notified. There was discussion regarding the involvement of Richfield and the concern about the development and density on the site.

Chair Supple asked about the status of Cedar Point II. Acting Community Development Director, Karen Barton, stated they are in the process of developing the contract with the developer and anticipate on bringing this before the HRA in January. Barton also stated that we got formal approval from the Met Council of an award of \$1,350,000 for the construction of Richfield Parkway.

<b>Item #5</b>	<b>EXECUTIVE DIRECTOR REPORT</b>
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None.

<b>Item #6</b>	<b>CLAIMS AND PAYROLL</b>
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M/Goettel, S/Elliott, that the following claims and payroll be approved:

<b>U.S. BANK</b>	<b>12/16/16</b>
Section 8 Checks: 128267 – 128355	\$ 167,331.71
HRA Checks: 32908 – 32938	615,494.82
<b>TOTAL</b>	<b>\$ 782,826.53</b>

Commissioner Rubenstein had a question regarding a half-million dollars for Lyndale Gardens. Acting Community Development Director, Karen Barton, stated that the money was used for the construction of the shoreline improvements at Lyndale Gardens and the money will be reimbursed by Met Council.

Motion carried 5-0.

<b>ADJOURNMENT</b>
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The meeting was adjourned by unanimous consent at 7:18 p.m.

Date Approved: January 17, 2017

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Mary B. Supple  
HRA Chair

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Karen Barton  
Acting City Clerk

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Steven L. Devich  
Executive Director