

**CITY COUNCIL MEETING MINUTES**  
Richfield, Minnesota



**Special Joint City Council and  
Housing and Redevelopment Authority  
Work Session**

**May 15, 2017**

**CALL TO ORDER**

The joint work session was called to order by Mayor Elliott and Chair Supple at 6:30 p.m. in the Bartholomew Room.

*Council Members Present:* Pat Elliott, Mayor; Michael Howard; and Maria Regan Gonzalez.

*Council Members Absent:* Edwina Garcia

*HRA Members Present:* Mary Supple, Chair; Pat Elliott; Michael Howard; Doris Rubenstein; and Sue Sandahl.

*Staff Present:* Steven L. Devich, City Manager/Executive Director; John Stark, Community Development Director; Karen Barton, Assistant Community Development Director and; Jared Voto, Executive Aide/Analyst.

<b>Item #1</b>	<b>DEVELOPMENT UPDATE BY THE COMMUNITY DEVELOPMENT DEPARTMENT</b>
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Assistant Community Development Director Barton introduced Colleen Carey and her development team.

Ms. Carey reviewed the revised development plan for the Lyndale Gardens project area. The project is now separated into three aspects: townhomes, a restaurant, and either an apartment or condominium building.

There was general discussion regarding the specific components of the proposed project, including the potential of a three story building for either apartments or condominium units.

**ADJOURNMENT**

The joint work session was adjourned by unanimous consent at 7:00 p.m.

Date Approved: June 13, 2017

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Pat Elliott  
Mayor

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Jared Voto  
Executive Aide/Analyst

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Steven L. Devich  
City Manager



# HOUSING AND REDEVELOPMENT AUTHORITY MEETING MINUTES

Richfield, Minnesota

## Regular Meeting

May 15, 2017

### CALL TO ORDER

The meeting was called to order by Chair Supple at 7:03 p.m.

### ATTENDANCE

HRA Members Present: Mary Supple, Chair; Pat Elliott; Michael Howard; Doris Rubenstein; Sue Sandahl

HRA Members Absent: None

Staff Present: Steve Devich, Executive Director  
John Stark, Director of Community Development  
Karen Barton, Assistant Director of Community Development  
Julie Eddington, Attorney to HRA, Kennedy and Graven  
Kate Aitchison, Housing Specialist/Acting City Clerk

Item #1

### APPROVAL OF THE MINUTES OF THE REGULAR HRA MEETING OF APRIL 17, 2017

M/Elliott, S/Howard to approve the minutes of the regular HRA meeting of April 17, 2017.

Motion carried 5-0.

Item #2

### HRA APPROVAL OF THE AGENDA

M/Howard, S/Sandahl, to approve the agenda.

Motion carried 5-0.

Item #3

### HRA APPROVAL OF THE CONSENT CALENDAR

Executive Director Devich presented the consent calendar.

A. Consideration of the approval of a resolution approving a Subordination Agreement related to Richfield Urban Village (Staff Report No. 20).

B. Consideration of the approval of a resolution authorizing the HRA to affirm the monetary limits on statutory municipality tort liability (Staff Report No. 21).

C. Consideration of the approval of a resolution authorizing the purchase of 6839 Cedar Avenue (Staff Report No. 22).

M/Elliott, S/Howard, to approve the consent calendar.

Motion carried 5-0.

<b>Item #4</b>	<b>CONSIDERATION OF THE APPROVAL OF A RESOLUTION AUTHORIZING THE RIGHT OF ENTRY AGREEMENT WITH INLAND DEVELOPMENT LLC.</b>
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Assistant Community Development Director Karen Barton presented Staff Report No. 23.

Commissioner Elliott asked for clarification on the need for entry to the property. Assistant Community Development Director Barton responded that the developer was simply doing their due diligence.

Commissioner Rubenstein asked about payment for the testing and the disclosure of results. Assistant Community Development Director Barton responded.

Commissioner Sandahl asked about the existing 11-unit buildings that are part of the project. Assistant Community Development Director Barton responded that they will go through extensive rehabilitation and be included in the entire development. .

Chair Supple stated she was happy to see that no residents will be displaced as part of this project.

M/Sandahl, S/Elliott, to approve the resolution authorizing the Right of entry Agreement with Inland Development LLC.

Motion carried 5-0.

<b>Item #5</b>	<b>PUBLIC HEARING AND CONSIDERATION OF THE APPROVAL OF A RESOLUTION APPROVING THE CONVEYANCE OF CERTAIN REAL PROPERTY TO INTERSTATE LLC AND APPROVING A PURCHASE AGREEMENT WITH RESPECT HERETO.</b>
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Assistant Community Development Director Karen Barton presented Staff Report No. 24.

Commissioner Rubenstein stated that the community had been discussing this topic, and that neighbors were concerned about noise. She related her experience living near a restaurant with drive-thru window service.

Community Development Director Stark stated that staff has been working with the developer to position the speakers away from residential uses, as well as using advanced technology to minimize the noise disturbance.

Chair Supple asked for clarification on the time of day the businesses will be open and the impact on parking.

M/Sandahl, S/Elliott to open the Public Hearing

Motion carried 5-0.

Rosalee Hinrich, 6638 16th Avenue, stated that she has not seen any concrete evidence of the advanced technology or changes made to improve the project. She stated she is worried about the noise impacts of cars and crowds, as well as the increased traffic that will be on 16th Avenue throughout the day. She requested that the policy makers drive on 16th Avenue and imagine the impacts.

Chair Supple asked about the status of a liquor license for the restaurant-tenant. Community Development Director Stark responded that he assumed they will probably have one. He stated that there will be two entrances into the development and that a 'porkchop' island will help divert traffic away from 16th Avenue. He also stated that the property has been zoned for commercial use since 1968.

Christine Wiehle, speaking on behalf of 6638 17th Ave. Ms. Wiehle offered her thoughts about the traffic impacts on the neighborhood, as well as how the noise from the new development will be detrimental when added to the noise from the airport. She stated that it seems like a lot of development for the corner when added to the nearby business.

M/Sandahl, S/Elliott to close the public hearing.

Motion carried 5-0.

Commissioner Howard thanked the residents for coming and sharing their thoughts, and stated that staff will work on continuing the conversation that has begun.

Commissioner Sandahl asked to see a map. Community Development Director Stark provided a map and explained the layout of the development.

Executive Director Devich talked about the buffer that will be created via landscaping and berming between the parking lot and residential uses. Community Development Director Stark added that the developer will work with the adjacent neighbors to meet their needs.

Commissioner Howard commended the cooperation between staff, the developer and the neighborhood.

Commissioner Rubenstein stated her concerns about traffic and parking, based on her personal experience.

Executive Director Devich stated that there is adequate parking on the site. Community Development Director Stark stated that if there are problems, things can be adjusted in the future.

M/Sandahl, S/Elliott to approve a resolution approving the conveyance of certain real property to Interstate LLC and approving a purchase agreement with respect thereto.

Motion carried 5-0.

Item #6	<b>CONSIDERATION OF THE APPROVAL OF A PETITION REQUESTING THAT THE CITY COUNCIL CONSIDER THE VACATION OF A PORTION OF 17TH AVE. THE RIGHT-OF-WAY IS ADJACENT TO THE PROPOSED PLAZA 66 DEVELOPMENT (APPROX 6600, 6608, AND 6614 17TH AVE).</b>
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John Stark presented Staff Report No. 25.

Commissioner Sandahl asked if residents can currently exit their neighborhood easily. Community Development Director Stark responded that they could.

M/Elliott, S/Howard to approve a petition requesting that the city council consider the vacation of a portion of 17th Avenue.

Motion carried 5-0.

<b>Item #7</b>	<b>HRA DISCUSSION ITEMS</b>
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Chair Supple asked for an update on the grant applications that had been submitted. Assistant Community Development Director Barton stated that three grants were applied for. One grant, for \$50,000, was awarded for Penn Avenue Façade Improvement grants. The other two grants were not awarded, likely due to the early stages of the projects. Staff will have the opportunity to re-apply in the winter of 2018.

Chair Supple asked about the status of the Purchase Agreement for Seasons Park. Executive Director Devich responded that Aeon is going through their due diligence process. Chair Supple thanked everyone involved in the deal for helping keep residents from being displaced.

Chair Supple mentioned that the Comprehensive Plan Task Force is looking for input, and encouraged residents to give their feedback about the community.

<b>Item #8</b>	<b>EXECUTIVE DIRECTOR REPORT</b>
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Community Development Director Stark provided an update on the Cedar Point II and Cedar Point South projects.

He also provided an update to the April 24th work session on affordable housing. Staff has a plan to continue the dialog with the affordable housing partners about how cities can create policy around affordable housing. They plan to meet with various stakeholders to gather input and advice. A follow-up work session will be scheduled for June 19<sup>th</sup>.

<b>Item #9</b>	<b>CLAIMS AND PAYROLL</b>
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M/Elliott, S/Sandahl, that the following claims and payroll be approved:

<b>U.S. BANK</b>	<b>5/17/17</b>
Section 8 Checks: 128711 - 128797	\$ 157,933.26
HRA Checks: 33073 - 33109	\$ 152,805.05
<b>TOTAL</b>	<b>\$ 310,738.31</b>

Commissioner Rubenstein asked a question about expenses related to the Lyndale Gardens project.

Motion carried 5-0.

<b>ADJOURNMENT</b>
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The meeting was adjourned by unanimous consent at 7:59 p.m.

Date Approved: July 17, 2017

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Mary B. Supple  
HRA Chair

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Kate Aitchison  
Housing Specialist

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Steve Devich  
Executive Director