



HOUSING AND REDEVELOPMENT AUTHORITY MEETING MINUTES

Richfield, Minnesota

Regular Meeting

September 18, 2017

CALL TO ORDER

The meeting was called to order by Chair Supple at 7:00 p.m.

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

HRA Members Absent: Sue Sandahl

Staff Present: John Stark, Community Development Director; and Kate Aitchison, Housing Specialist.

APPROVAL OF THE MINUTES OF THE REGULAR HRA MEETING OF AUGUST 21 AND THE MINUTES OF THE SPECIAL HRA MEETING OF AUGUST 29

Chair Supple noted that the minutes should be corrected to show that the meeting on August 29th was called to order by Chair Supple and not Vice Chair Elliott.

M/Elliott, S/Howard to approve the minutes of the: (1) Regular Housing and Redevelopment Authority meeting of August 21, 2017; and (2) Special Housing and Redevelopment Authority meeting of August 29, 2017.

Motion carried 4-0.

Item #1	HRA APPROVAL OF THE AGENDA
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M/Rubenstein, S/Elliott, to approve the agenda.

Motion carried 4-0.

Item #2	CONSENT CALENDAR
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Community Development Director Stark presented the consent calendar:

A. Consideration of the approval of a resolution authorizing an Amendment to the Purchase Agreement for the purchase of real property at 6409 16th Avenue. Staff Report No. 34

B. Consideration of the authorization of initiation of foreclosure proceedings on an unpaid Deferred Loan at 209 Pillsbury Lane. Staff Report No. 35

C. Consideration of the approval of a contract with the Center for Energy and Environment to provide loan and remodeling advising services to Richfield homeowners for the remainder of 2017 and 2018. Staff Report No. 36

D. Consideration of the approval of an agreement with Scene Clean, Inc., to clean out 6839 Cedar Avenue. Staff Report No. 37

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

Motion carried 4-0.

Item #3	CONSIDERATION OF THE APPROVAL OF A RESOLUTION AMENDING A LOAN AGREEMENT (AND RELATED DOCUMENTS) WITH AEON SEASONS PARK LLC.
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Community Development Director Stark presented Staff Report 38. Blake Hopkins, Project Manager for Aeon, was available to answer questions.

Commissioner Elliot asked about the financial assumptions made when calculating the outcomes of this amendment, as well as asked if the schools have been consulted about the decision. Community Development Director Stark answered that Finance Manager used the current tax rate and the current market value of the property in his assumptions, and that the schools were not been consulted.

Commissioner Elliott also shared his concerns over the contract and giving up tax revenue, especially given that the property values will increase over time. He indicated he did not want to set a precedent with this situation and decision.

The policymakers would like the minutes to reflect that it is made it clear that an action taken on this specific agenda item is not to be taken as precedent for future policy decisions.

Commissioner Rubenstein asked if residents would be removed if their income exceeded the income standards. Blake Hopkins stated that anyone who is currently at the facility would be grandfathered in under the new agreement.

Commissioner Howard asked for clarification on tax shares.

M/Elliott, S/Howard to approve a resolution authorizing the amendment to a loan agreement with Aeon Seasons Park LLC.

Motion carried 4-0.

Item #4	CONSIDERATION OF THE ACCEPTANCE OF THE RICHFIELD HOUSING AND REDEVELOPMENT AUTHORITY TAX INCREMENT DISTRICT STATUS UPDATE.
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Community Development Director Stark presented Staff Report 39. Rebecca Kurtz, of Ehlers and Associates, presented her findings.

Commissioner Rubenstein expressed her support of the use of TIF.

Chair Supple stated that it is helpful to understand how TIF works and how the risk is distributed to the developer.

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

Motion carried 4-0.

Item #5	HRA DISCUSSION ITEMS
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Chair Supple made note of the upcoming Renovation Celebration: A Tour of Remodeled Homes on October 7th, 2017.

Community Development Director Stark noted that a market study for the Cedar Point II Housing Redevelopment area has been received, and that staff is reviewing it. They plan to send out a memo to policymakers in the near future.

Item #6	EXECUTIVE DIRECTOR REPORT
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None.

Item #7	CLAIMS AND PAYROLL
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M/Elliott, S/Rubenstein, that the following claims and payroll be approved:

U.S. BANK	9/18/17
Section 8 Checks: 129059-129140	\$146,925.84
HRA Checks: 33220-33248	\$45,161.71
TOTAL	\$192,087.55

Motion carried 5-0.

ADJOURNMENT

The meeting was adjourned by unanimous consent at 7:43 p.m.

Date Approved: October 16, 2017

Mary B. Supple
HRA Chair

Kate Aitchison
Housing Specialist

Steve Devich
Executive Director