



HOUSING AND REDEVELOPMENT AUTHORITY MEETING MINUTES

Richfield, Minnesota

Regular Meeting

February 20, 2018

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; Sue Sandahl and Erin Vrieze Daniels.

Staff Present: John Stark, Community Development Director, Melissa Poehlman, Assistant Community Development Director, Julie Urban, Housing Manager and Kate Aitchison, Housing Specialist.

APPROVAL OF THE MINUTES OF THE REGULAR HRA MEETING OF JANUARY 16, 2018

M/Sandahl, S/Elliott to approve the minutes of the January 16, 2018 Housing and Redevelopment Authority regular meeting.

Motion carried 5-0.

Item #1	2017 HRA/EDA YEAR IN REVIEW PRESENTATION
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Community Development Director John Stark welcomed Melissa Poehlman, Julie Urban and Kate Aitchison to present the 2017 HRA/EDA Year in Review.

Item #2	APPROVAL OF THE AGENDA
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M/Sandahl, S/Howard to approve the agenda with the change to the consent calendar.

Commissioner Vrieze Daniels requested that the item on the consent agenda be removed for discussion.

Commissioner Sandahl accepted that request as a friendly amendment

Motion carried 5-0.

Item #3	CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT CALENDAR
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Community Development Director Stark read Staff Report no. 5 to cover the consideration of the approval of a resolution authorizing the purchase of 7300 Portland Avenue.

Commissioner Vrieze Daniels discussed her concerns of the amount of money spent on the property, as well as the loss of a unit of affordable housing in our community.

Community Development Director Stark clarified that the home would likely be developed under the New Home Program, which would replace the current unit with another affordable home.

Commissioner Vrieze Daniels asked about plans to acquire the neighboring home.

Housing Manager Urban responded that staff will monitor the home next door.

Commissioner Sandahl commented that previous purchases under these housing programs have inspired neighboring properties to improve their own homes.

Commissioner Howard stated that it is important to keep the discussion of affordability as the HRA considers these acquisitions.

M/Sandahl, S/Howard to approve a resolution authorizing the purchase of 7300 Portland Avenue.

Motion carried 5-0.

Item #5	PUBLIC HEARING AND CONSIDERATION OF THE APPROVAL OF A RESOLUTION AUTHORIZING THE SALE OF 6345 BLOOMINGTON AVENUE TO ENDRES CUSTOM HOMES AND THE APPROVAL OF A CONTRACT FOR PRIVATE DEVELOPMENT WITH ENDRES CUSTOM HOMES FOR THE CONSTRUCTION OF A SINGLE FAMILY HOMES THROUGH THE RICHFIELD REDISCOVERED PROGRAM
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Housing Manager Julie Urban presented Staff Report 6.

Chair Supple opened the public hearing.

M/Howard, S/Vrieze Daniels to close the public hearing.

Motion carried 5-0.

Commissioner Vrieze Daniels asked about the future of the retaining wall on Bloomington Avenue. Housing Manager Urban stated that the Engineering department would approve the final plan for the retaining wall.

M/Vrieze Daniels, S/Elliott approve of a resolution authorizing the sale 6345 Bloomington Avenue to Endres Custom Homes.

Motion carried 5-0.

Item #6	CONSIDERATION OF A SETTLEMENT OF A HOUSING AND REDEVELOPMENT AUTHORITY DEFERRED LOAN AT 6500 WOODLAKE DRIVE, UNIT #405.
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Housing Specialist Kate Aitchison presented Staff Report 7.

M/Supple, S/Vrieze Daniels to approve the proposed settlement of a Housing and Redevelopment Authority Deferred loan at 6500 Woodlake Drive, Unit 415 for a settlement of \$1,800

Commissioner Vrieze Daniels stated that these loans come with risk, and that she is happy that the HRA can help the homeowner move on with her life.

Motion carried 5-0.

Item #4	HRA DISCUSSION ITEMS
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Commissioner Elliott asked about the potential development with Therapy of Champions on East 66th Street and if the city has a role in negotiations.

Community Development Director Stark stated that the city has not been asked to be involved. He stated that the property owned by the HRA was quoted at \$250,000 to the Therapy of Champions representatives.

Commissioner Sandahl stated that her understanding was that the development wouldn't need to acquire the neighboring property in order to move forward. Community Development Director Stark confirmed.

Chair Supple asked about the sizeable expenditures for the Lyndale Gardens site.

Community Development Director Stark stated that the city will pay the contractor to do site work, but that expense will be reimbursed by a Department of Employment and Economic Development grant.

Item #5	EXECUTIVE DIRECTOR REPORT
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Community Development Director Stark gave an update on upcoming items that will be heard by the City Councils.

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

U.S. BANK	2/20/18
Section 8 Checks: 129465-129544	\$153,763.84
HRA Checks: 33395-33412	\$561,517.59
TOTAL	\$715,281.43

Motion carried 5-0.

ADJOURNMENT

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

Date Approved: March 19, 2018

Mary B. Supple
HRA Chair

Kate Aitchison
Housing Specialist

Steven L. Devich
Executive Director