



HOUSING AND REDEVELOPMENT AUTHORITY MEETING MINUTES

Richfield, Minnesota

Regular Meeting

April 16, 2018

CALL TO ORDER

The meeting was called to order by Chair Supple at 7:01 p.m.

HRA Members present: Mary Supple, Chair; Pat Elliott; Sue Sandahl (arrived at 7:30pm); Michael Howard and Erin Vrieze Daniels.

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

APPROVAL OF THE MINUTES OF THE REGULAR HRA MEETING OF MARCH 19, 2018

M/Vrieze Daniels, S/Supple to approve the minutes of the March 19, 2018, Housing and Redevelopment Authority regular meeting.

Motion carried 4-0.

Item #1	APPROVAL OF THE AGENDA
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Commissioner Vrieze Daniels requested the removal of the consideration of the approval of a resolution authorizing the purchase of 7324 Girard Avenue through the Richfield Rediscovered program from the consent agenda.

M/Howard, S/Elliott to approve the agenda with the requested change.

Motion carried 4-0.

Item #2	<p>ITEM REMOVED FROM CONSENT AGENDA</p> <p>CONSIDERATION OF THE APPROVAL OF A RESOLUTION AUTHORIZING THE PURCHASE OF 7324 GIRARD AVENUE THROUGH THE RICHFIELD REDISCOVERED PROGRAM</p>
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Community Development Director Stark presented Staff Report 10.

Commissioner Vrieze Daniels expressed concerns about the economics of the transaction, and over the removal of an affordable single-family home in exchange for a higher value home.

Community Development Director Stark discussed the criteria for determining when a home might be acquired through this program.

Chair Supple inquired how many vacant lots were available through the program.

Housing Specialist Aitchison responded that there were currently no vacant lots available in the program.

Executive Director Devich remarked that though the home may be purchased on the open market, it would likely be flipped in a quick-minded approach which would not substantially improve the property.

Community Development Director Stark explained the Richfield Rediscovered Program Credit option.

Commissioner Vrieze Daniels stated that she will not be supporting the acquisition.

Staff explained the substandard requirements that are part of the criteria for qualifying a home for acquisition through the Richfield Rediscovered program.

Community Development Director Stark stated that these conversations are important for the HRA to have.

Executive Director Devich stated that this type of program has been important to keeping the neighborhoods in Richfield strong, by replacing the worst homes on the blocks with the quality new homes.

M/Supple, S/Elliott, to approve of a resolution authorizing the purchase of 7324 Girard Ave through the Richfield Rediscovered program.

Motion carried 3-1, (Commissioner Vrieze Daniels dissenting).

<p>Item #3</p>	<p>CONSIDERATION OF THE APPROVAL OF A RESOLUTION APPROVING AN AMENDED AND RESTATED CONTRACT FOR PRIVATE DEVELOPMENT AND A RIGHT-OF-ENTRY AGREEMENT WITH INLAND DEVELOPMENT PARTNERS FOR THE CEDAR POINT SOUTH REDEVELOPMENT AREA.</p>
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Community Development Director Stark presented Staff Report No. 11.

Commissioner Sandahl arrived at 7:30pm.

Commissioner Elliott remarked that the project needs to move forward and that this action by the HRA will not cost anything, so long as it progresses with the spirit and intent of the original Contract for Private Development.

Community Development Director Stark provided an update on the work with the Metropolitan Airports Commission (MAC) and stated he hoped to provide an update to the HRA soon regarding the outcome of the Letter of Understanding between the City of Richfield and the MAC.

M/Elliott, S/Howard to adopt a resolution approving an Amended and Restated Contract for Private Development with Inland Development Partners for the Cedar Point South Redevelopment area, with wordsmithing as necessary to complete the process.

Motion carried 5-0.

M/Elliott, S/Sandahl to adopt a resolution approving a Right-of-Entry Agreement with Inland Development Partners for the Cedar Point South Redevelopment Area.

Motion carried 5-0.

Item #4	CONSIDERATION OF THE APPROVAL 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 No. 12.

M/Howard, S/Elliott to approve the settlement of a Housing and Redevelopment Authority Deferred Loan at 6500 Woodlake Drive for at least \$1,800.

Motion carried 5-0.

Item #5	HRA DISCUSSION ITEMS
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Commissioner Elliott spoke about an editorial he recently read in the Star Tribune regarding housing density.

Chair Supple requested an update on the project for Cedar Point Housing with NHH Properties.

Community Development Director Stark responded that staff has been meeting with the developer and that he is confident they will meet the first benchmarks which are due later this week. Staff is hoping to have a neighborhood meeting scheduled shortly to discuss this project with the homeowners in the neighborhood.

Item #6	EXECUTIVE DIRECTOR REPORT
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Executive Director Devich stated that with all the building activity going on in the community, a temporary building inspector has recently been added to help meet demand for inspections.

Commissioner Sandahl asked if the work was for residential or commercial projects.

Community Development Director Stark stated that more residential projects are underway.

Community Development Director Stark also noted that a community meeting will be held on Thursday, April 19th, regarding a project proposed at 66th Street East and Stevens Avenue. It will be held at City Hall from 5:30-7:30pm.

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

U.S. BANK	4/16/18
Section 8 Checks: 129625-129708	\$165,655.98
HRA Checks: 33426-33440	\$ 17,271.74
TOTAL	\$182,927.72

Motion carried 5-0.

ADJOURNMENT

The meeting was adjourned by unanimous consent at 7:47 p.m.

Date Approved: May 21, 2018

Mary B. Supple
HRA Chair

Kate Aitchison
Housing Specialist

Steven L. Devich
Executive Director