



CITY COUNCIL MEETING MINUTES

Richfield, Minnesota

Special Joint City Council and Housing and Redevelopment Authority Work Session

May 21, 2018

CALL TO ORDER

The work session was called to order by Chair Supple at 5:45 p.m. in the Bartholomew Room.

Council Members Present: Michael Howard; Maria Regan Gonzalez; and Simon Trautmann

Council Members Absent: Pat Elliot; Mayor; Edwina Garcia

HRA Members Present: Mary Supple, Chair; Michael Howard, Sue Sandahl.

HRA Members Absent: Erin Vrieze Daniels and Pat Elliot.

Staff Present: John Stark, Community Development Director; Julie Urban, Housing Manager; Steve Devich, City Manager

Item #1	NOAH UPDATE
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Community Development Director Stark and Housing Manager Urban presented on tools and strategies for preserving and strengthening the City’s naturally occurring affordable rental housing.

In response to Director Stark’s request that they prioritize the tools and strategies, Council Member Howard suggested staff work on items that can be moved forward sooner. He recommended prioritizing the identification of buildings at risk and tenant protection measures, including a 90-day tenant protection ordinance and an inclusionary housing policy ordinance.

HRA Chair Supple added that we should move on a fair housing ordinance or policy so we don’t lose out on financial opportunities.

Council Member Trautmann suggested we also study the 4-D tax break and use it as leverage to improve the quality of our apartments. He also encouraged renters to apply for City Commissions.

Council Member Regan Gonzalez added that we should partner with schools as we work to identify at-risk buildings and that we should do further study on just cause mass non-renewal.

Chair Supple invited members of the public to speak:

Lee, renter, stated that there is a need in the community for accessible units with zero-threshold showers.

Donna Paulson, Richfield Towers, expressed concern that there have been multiple police calls to the building and felons living there.

Dave Snyder, 70th and Harriet, encouraged the Council to adopt tools and strategies to prevent displacement of tenants.

Santos, Season's Park, stated that he has lived at this complex for many years and that there have been multiple owners. Aeon now owns it, and he hopes that they will make improvements.

Alan Lundberg, renter, stated that providing 90 days' notice to vacate is better.

Jay Tindell, Richfield Towers, stated that there are drugs, alcohol, crime and gangs in the apartment building.

Ben Whalen, renter, expressed support for valuing renters, and he pointed out that concessions were made to landlords and that tools were taken off the table because of landlords.

ADJOURNMENT

The work session was adjourned by unanimous consent at 6:58 p.m.

Date Approved: June 12, 2018

Pat Elliott
Mayor

Jared Voto
Executive Aide/Analyst

Steven L. Devich
City Manager



HOUSING AND REDEVELOPMENT AUTHORITY MEETING MINUTES

Richfield, Minnesota

Regular Meeting

May 21, 2018

CALL TO ORDER

The meeting was called to order by Chair Supple at 7:04 p.m.

HRA Members Present: Mary Supple, Chair; Michael Howard; and Sue Sandahl

HRA Members Absent: Pat Elliott; and Erin Vrieze Daniels.

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

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

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

Motion carried 3-0.

Item #1	APPROVAL OF THE AGENDA
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M/Sandahl, S/Howard to approve the agenda.

Motion carried 3-0.

Item #2	CONSENT CALENDAR
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Executive Director Devich presented the consent agenda.

- A. Consideration of the approval of a Right of Entry Agreement with NHH Companies, LLC for the Cedar Point II properties owned by the Housing and Redevelopment Authority. (S.R. No. 13)
- B. Consideration of the approval of Contracts for Sale of Buildings located at 6333 16th Avenue, 6401 16th Avenue, and 6409 16th Avenue to NHH Companies, LLC. (S.R. No. 14)
- C. Consideration of the adoption of a resolution authorizing the HRA to affirm the monetary limits on statutory municipality tort liability. (S.R. No. 15)

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

Chair Supple supported the moving of the homes on 16th Avenue instead of tearing them down.

Commissioner Sandahl asked for details about the size of the existing homes. Community Development Director Stark provided more information.

Motion carried 3-0.

Item #3	CONSIDERATION OF ITEMS, IF ANY, REMOVED FROM CONSENT CALENDAR
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None.

Item #4	CONSIDERATION OF THE APPROVAL OF THE SETTLEMENT OF A HOUSING AND REDEVELOPMENT AUTHORITY DEFERRED LOAN AT 6701 STEVENS AVENUE.
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Housing Specialist Aitchison presented Staff Report No. 16.

Sandahl asked whether the subordination policy has changed. Housing Specialist Aitchison responded that the current subordination policy now does not allow for reverse mortgages.

M/Sandahl, S/Howard to approve the proposal made by the representatives of the Homeowner of 6701 Stevens Avenue for the full forgiveness of a \$23,095.68 Richfield Rehabilitation Deferred Loan.

Motion carried 3-0.

Sandahl stated that the Title Company erred in this situation.

Item #5	CONSIDERATION OF THE ADOPTION OF A RESOLUTION AUTHORIZING THE PURCHASE OF REAL PROPERTY LOCATED AT 1430 E. 66TH STREET, PENDING A FINDING OF CONSISTENCY BY THE RICHFIELD PLANNING COMMISSION.
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Community Development Director Stark presented Staff Report No. 17.

Executive Director Devich stated that it is a great opportunity for the city and for 66th Street East.

Chair Supple asked for clarification on the Finding of Consistency of the Planning Commission. Community Development Director Stark answered and explained the process.

M/Sandahl, S/ Howard to adopt a resolution authorizing the purchase of real property located at 1430 E. 66th Street, pending a finding of consistency by the Richfield Planning Commission.

Commissioner Howard stated his support for this action.

Motion carried 3-0.

Item #6	HRA DISCUSSION ITEMS
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Chair Supple asked if anything from the Minnesota legislative session will impact the Housing and Redevelopment Authority.

Community Development Director Stark responded that he didn't think anything that will impact the HRA had occurred. He will follow up with information about Minnesota Housing's legislative efforts and if they would impact Richfield.

Commissioner Sandahl asked for an update on the Cedar Avenue tunnel funding and timeline.

Executive Director Devich stated that the City is trying to voluntarily purchase the Motel 6 property. There would be other mechanisms to acquire the property if the voluntary purchase is unsuccessful.

Item #7	EXECUTIVE DIRECTOR'S REPORT
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Executive Director Devich stated that there is a lot of interest in Richfield, with many building permits being issued. There has been a lot of work preparing for this time, and it is now happening. Commercial and residential developments are both coming in.

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

U.S. BANK	5/21/2018
Section 8 Checks: 129709-129795	\$159,845.00
HRA Checks: 33441-33458	\$21,010.70
TOTAL	\$180,855.70

Motion carried 5-0.

ADJOURNMENT

The meeting was adjourned by unanimous consent at 7:23 p.m.

Date Approved: June 18, 2018

Mary B. Supple
HRA Chair

Kate Aitchison
Housing Specialist

Steven L. Devich
Executive Director