Portland Ave Bikeway At Crosstown (Hwy 62)
February 11, 2019 – Richfield City Council Work Session
Connects to bicycle lanes north of 60th St

Connects to bicycle lanes south of 66th St
Project Goals

- Maintenance
- Safety and Accessibility
- Multimodal Connectivity
- Economy and Job Access
- Active Living and Environmental Health
- Support Land Use Context
Engagement Strategies

• Minneapolis BAC/PAC
• Hennepin County BAC
• **Richfield Farmers Market**
• **Richfield Transportation Commission**
• Hale–Page–Diamond Lake Community Association
• Other Community Events
Further Study of lane configuration during final design

Three-lane roadway with buffered bike lanes and elimination of Sunday parking
Three-lane roadway with buffered bike lanes and elimination of Sunday parking
Three-lane roadway with buffered bike lanes and elimination of Sunday parking

Elimination of “free right”

Sidewalk easement required at water plant
Wider sidewalks on bridge
Timeline

• 2018: Public Engagement and Preliminary Design
• 2019 Final Design
• 2020 Build
Jason Staebell
Jason.staebell@hennepin.us, 612-596-0371

Josh Potter
Joshua.potter@hennepin.us, 612-596-0820

Project Website:
https://www.hennepin.us/portlandave-crosstown
RICHFIELD PUBLIC WORKS
CITYWIDE WATER METER REPLACEMENT PROJECT
FEBRUARY 11, 2019
OVERVIEW

Meters are the “cash registers” for the water utility.

10,858 meters

• 10,315 residential
• 543 non-residential
Problem: experiencing a high failure rate in water meters.

- Meters are at the end of their life
- Over 10% of meters read per week are faulty
  - Bill based on estimates of past use (over/under)
  - Time intensive
    - Hand calculate bills based on past use
    - Time to contact residents and make an appointment
    - 2 employees respond to service call

Solution: Citywide meter replacement.
METER SELECTION PROCESS

• Met with multiple meter suppliers (Neptune, Sensus, Badger)
• Surveyed other cities
• Priorities for Richfield
  • Overall accuracy
  • Low flow accuracy for leak detection (conservation)
  • Warranty
  • Low maintenance/ease of repair
  • Future conversion to advanced metering infrastructure (AMI)
CHOSEN OPTION

• Sensus Meters
  • High accuracy
  • Local vendor
  • Commercial meter style preferred by public works
  • 15 year warranty (including battery)
  • Easy upgrade to advanced metering system

• Automatic Meter Reading (AMR) system
  “Drive-by-read” – wake up technology

• Estimated project cost – $4.1M
  • Water Utility Cash Flow
**METER REPLACEMENT PLAN**

Proposing a three (3) year program:

- **Year 1**: Pilot program
  Commercial properties
  Failing meters
  30% of residential meters

- **Year 2**: 30-40% of residential meters

- **Year 3**: Project completion

New Residential Meter
OUTREACH CAMPAIGN

- Citywide project promotion
  - social media, billing inserts, Sun Current
- City will direct mail notification to account holders.
- Contractor will arrange appointments w/ residents using step system:
  1. Mailing an initial appt. notice;
  2. Door knocking & hangers;
  3. Mailing a 2\textsuperscript{nd} notice;
  4. Sending a certified letter to property owner; and
  5. Turn account over to the City for replacement by Public Works
CONTRACTOR’S STAFF

• BCA background checks
• Required ID badges w/ Richfield logo
• Conduct the scheduling/replacement
• Licensed plumber on staff
• Competent adult must be present before they enter the home
• Supervisor(s) on hand to respond to customer concerns
NEXT STEPS

• Council approval to move forward – February 26
• Begin citywide outreach campaign
• Advertise for Bids
• Council award contract – March 26
WATERSMART SOFTWARE

Cloud-based software that customers can access through any web browser.

Customer “Dashboard”

• Understanding water use and bills
• Consumption data
• Pay bills – linked to Invoice Cloud
• Group messenger notification system
  • E-mails
  • Text messaging (100/sec)
  • Automated voice calls
• Flushing
• Service outage or main break
• No parking for street maintenance
• Snow emergency
QUESTIONS?

THANK YOU!
City of Richfield
Workforce Housing Proposal
Outline

• Development Team
  • Developer - MWF Properties
  • Builder - Eagle Building Company
  • Management Company - Velair Property Management

• Development Summary
  • Location
  • Job demographics example
  • Project features
  • Site Plan
  • Rendering

• Q&A
Development Team

DEVELOPER

MWF Properties

Builder

Eagle Building Company

Property Manager

Velair Property Management
Established in 1999

1,249 units developed. 342 under construction. 250 units breaking ground in 2019.

Long term owners – Have never sold a property.

Company philosophy:
- Build and maintain relationships
- Maintain positive reputation
  - Curb appeal
  - Strong management
  - Community Relations
- Headquarters in Richfield
Repeat business

- Rochester – 11 properties
- Forest Lake – 2 properties
- Vadnais Heights – 2 properties*
- Shakopee – 2 properties*
- Waconia – 2 properties*

*Approved but not completed
• Built 14 of MWF’s properties (all since 2012)
• Headquarters in Richfield
• “It’s always nice to work with professionals. My hats off to [Eagle Building].”
  - Building official, City of Eagan
Recent Projects

Forest Oak Apartments II
Forest Lake, MN
Opened May 2016

Lafayette Square
Davenport, IA
Opened February 2017
Recent Projects

1st Avenue Flats
Rochester, MN
Opened April 2017

Red Rock Square
Newport, MN
Opened August 2017

*Visit [www.mwfproperties.com](http://www.mwfproperties.com) for further details.
Recent Projects

108 Place
Bloomington MN
Construction Start April 2019

Thomas Avenue Flats
Saint Paul, MN
Opening March 2019

Boulevard
Mounds View, MN
Opening Fall 2019

Sarazin Flats
Shakopee, MN
Opening Fall 2019
Interior Photos
Interior Photos
• Manages all of MWF’s properties.
• Corporate leadership – 84 years of combined experience
• Heavy focus on:
  ▪ Curb appeal
  ▪ Applicant screening
  ▪ Community Relations
  ▪ Responsiveness
• Headquarters in Richfield
Community Relations
Richfield Development Summary

- Four stories over underground parking
- Mix of 1, 2, and 3 bedroom units.
- Income limits between 50% and 70% of Area Median Income
  - Income ($56,560 for family of four).
- Five to six 30% units set aside for residents with disabilities.
- Universal Design.
- On site manager, caretaker, maintenance.

<table>
<thead>
<tr>
<th>Income Limits By Household Size</th>
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<tr>
<td>20%</td>
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<table>
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<tr>
<th>Maximum Gross Rents By Bedroom Size (Post 1989)</th>
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<td>20%</td>
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<td>80%</td>
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<tr>
<td>Resident Occupations (example)</td>
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<tr>
<td><strong>Occupations - Interlaken Place - 10/2018</strong></td>
</tr>
<tr>
<td>Realtor</td>
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<tr>
<td>Delivery Driver</td>
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<tr>
<td>Documentation Specialist</td>
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<tr>
<td>Retired</td>
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<tr>
<td>Nursing Home Aide</td>
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<tr>
<td>LTS Teacher &amp; Retail Assistant</td>
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<tr>
<td>County Worker</td>
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<tr>
<td>Store Clerk</td>
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<tr>
<td>US Postal Worker</td>
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<tr>
<td>Teacher</td>
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<tr>
<td>Splicer</td>
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<tr>
<td>Spa Specialist</td>
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<tr>
<td>House Cleaner</td>
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<td>PCA</td>
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<tr>
<td>Store Clerk</td>
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<tr>
<td>Commoscope Sales</td>
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<tr>
<td>Service Representative</td>
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<tr>
<td>Horse Show Groomer and Stable Management</td>
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</tbody>
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Location

MWF and Velair Headquarters

Site
Location Benefits

- High Demand:
- Access to transit – Local bus line is only 10 feet from property.
- Adjacent to multiple roadways and freeways.
- Within walking distance of many “workforce” employers.
- Within walking distance of a multiple public parks.
- Two blocks from management headquarters
Project Features

- On site management
- Community Room
- Fitness Center
- Secure Access (fob system)
- 24 hour surveillance
- Secure package room
- Bike Friendly – Hanging Bike Racks, Fix it
- Underground Parking – Included in rent
- Green Features: LED lighting, low flow fixtures, recycling receptacles throughout building.
- In unit laundry
Preliminary Site Plan

55 UNIT
4 STORY APARTMENT BUILDING
48 GARAGE STALLS

38 PARKING STALLS
Similar project rendering
Project Financing

- Utilize Section 42 tax credits to help fill gap created by lower rents.
- Annual submission to Minnesota Housing (June 3rd)
- Highly competitive, 1 of every 3 applications approved.
- Important Scoring Factors:
  - Transit
  - Economic Integration
  - Schools
  - Cost Containment
  - Local Participation
City Participation

- Necessary to help fill funding gap
- Necessary to make proposal competitive for funding.
- Recent examples of local financial support for tax credit housing projects:
  - Shakopee: $296K in fee waivers
  - Bloomington: $527K in land write down
  - Mounds View: $570K in TIF & Land write down
  - Rochester: $600K in TIF
City Participation

• MWF requesting land write down.
• Would help the project by:
  - Helping fill the financing gap
  - Make the project more competitive – points for:
    - Cost containment
    - City participation
• City would get paid back via higher property taxes of completed project (win/win).
Preliminary Development Schedule

April 2019 - Execute development agreement.

June 3rd, 2019 – Apply for financing

Nov 2019 – Begin closing process and develop full drawings.

April 2020 – Close on financing. Construction commences.

Dec 2020 – Construction Completion. Leasing Period begins.

April 2021 - Lease-up complete.
THANK YOU

Questions?