



# HOUSING AND REDEVELOPMENT AUTHORITY MEETING MINUTES

Richfield, Minnesota

## Regular Meeting

## February 19, 2019

<b>CALL TO ORDER</b>
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The meeting was called to order by Chair Mary Supple at 7:03 p.m. in the Council Chambers.

*HRA Members Present:* Mary Supple, Chair; Maria Regan Gonzalez; and Sue Sandahl;

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

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

<b>APPROVAL OF THE MINUTES OF THE REGULAR HOUSING AND REDEVELOPMENT AUTHORITY MEETING OF JANUARY 15, 2019.</b>
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This item has been postponed until March, 2019.

<b>Item #1</b>	<b>2018 HRA/EDA YEAR IN REVIEW</b>
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Executive Director Stark John Stark explained that due to technical difficulties, the Year in Review will take place with the overhead projector instead of via computer.

Community Development Assistant Director Melissa Poehlman, Housing Manager Julie Urban and Housing Specialist Kate Aitchison presented the 2018 HRA/EDA Year in Review.

Commissioner Regan Gonzalez commended the presentation and staff of HRA/EDA for all the work that has been done. She encouraged staff to market this presentation to help residents understand all the things offered by the city.

Commissioner Sandahl agreed with Commissioner Regan Gonzalez and asked how many staff are administering the program. Staff stated that there are eight positions covering these programs.

Chair Supple agreed with previous statements, and stated her excitement and support for the Apartment Remodeling loan and programs, the First Time Homebuyer program, and Home Energy Squad Enhanced program.

Commissioner Regan Gonzalez asked about the timing for funds available for the First Time Homebuyer. Staff responded that funds can be extended or repurposed for other CDBG-funded programming.

<b>Item #2</b>	<b>APPROVAL OF THE AGENDA</b>
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M/Regan Gonzalez, S/Sandahl to approve the agenda.

Motion carried 3-0.

<b>Item #3</b>	<b>CONSENT CALENDAR</b>
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Executive Director Stark presented the Consent Calendar:

- A. Consideration of the adoption of a resolution approving an Assumption Agreement that assigns certain rights and responsibilities related to the construction of 30 for-sale condominiums at the former Lyndale Garden Center site to Lakeside at Lyndale Gardens LLC. (S.R. No. 11)

RESOLUTION NO. 1327  
RESOLUTION APPROVING ASSUMPTION AGREEMENT WITH  
LYNDALE GARDENS, LLC AND LAKESIDE AT LYNDALE GARDENS  
LLC

- B. Consideration of the adoption of a resolution approving an Assignment and Assumption Agreement (Amended and Restated Contract for Private Redevelopment) to Woodlake Centre MOB, LLC, a Delaware limited liability company and authorize the Executive Director to execute an updated Estoppel Certificate. (S.R. No. 12)

RESOLUTION NO. 1328  
RESOLUTION APPROVING ASSIGNMENT AND ASSUMPTION  
AGREEMENT (AMENDED AND RESTATED CONTRACT FOR  
PRIVATE REDEVELOPMENT)

Commissioner Sandahl asked for clarification on which building this was for. Staff responded.

M/Sandahl, S/Regan Gonzalez, to approve the consent calendar.

Motion carried 3-0.

<b>Item #4</b>	<b>CONSIDERATION OF ITEMS, IF ANY, REMOVED FROM CONSENT CALENDAR</b>
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None.

<b>Item #5</b>	<b>CONSIDERATION OF ALLOCATION OF THE HRA-OWNED PROPERTY AT 6412 BLOOMINGTON AVENUE S TO EITHER THE AFFORDABLE NEW HOME PROGRAM OR THE MARKET-RATE RICHFIELD REDISCOVERED PROGRAM. (S.R. NO. 13)</b>
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Chair Supple requested that commissioners discuss their thoughts prior to making any motions for this item.

Executive Director Stark offered some thoughts about this topic.

Housing Specialist Kate Aitchison presented Staff Report No. 13.

Chair Supple asked for clarification about the 20% ratio for single-family scattered site homes, versus multi-family developments. Executive Director Stark confirmed that the current discussion is only related to scattered-site single family homes developed under the New Home or Richfield Rediscovered programs. Commissioner Regan Gonzalez asked for clarification about the programs included under this policy. Staff responded. Housing Manager Urban provided some context for how these programs have been administered over the years, in varying housing markets.

Commissioner Sandahl asked if we have a way to know how many Richfield residents are waiting for opportunities under the Richfield Rediscovered program. Staff responded that only anecdotal evidence is available that suggests quite a few residents are interested.

Commissioner Sandahl asked for clarification on the statistic that 96% of Richfield homes were affordable. Executive Director Stark stated he had looked this up, and that yes, it was affordable at 80% Area Median Income. Housing Manager Urban clarified that these were numbers from 2013.

Commissioner Sandahl stated that she considers Richfield to be affordable compared to similar communities, but does agree that spending significant funds for one property is probably not responsible. She stated her support for more “move-up” housing as well. She stated her support for allocating this property for the Richfield Rediscovered program. She suggested saving the larger conversation for a time when all the commissioners are present.

Commissioner Regan Gonzalez agreed that the property at 6412 Bloomington should be allocated to the Richfield Rediscovered program, and stated that she believes that including substantially rehabilitated homes meets the goals and purposes of our New Home Program and should be included in the Inclusionary Housing Policy.

Chair Supple stated her agreement that including the substantially rehabilitated homes would be worth including in the Inclusionary Housing Policy. She also stated her support for the home at 6412 Bloomington for the Richfield Rediscovered program.

M/Sandahl, S/Regan Gonzalez to allocate the HRA-owned property at 6412 Bloomington Avenue South to the Richfield Rediscovered (market rate) Program.

Commissioner Regan Gonzalez added that other opportunities will come up during the 3-year period that will also help make sure the 20% ratio of affordability is met.

Motion carried 3-0.

<b>Item #6</b>	<b>HRA DISCUSSION ITEMS</b>
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Commissioner Sandahl commended staff for all the hard work that was displayed during the 2019 Year in Review report.

<b>Item #7</b>	<b>EXECUTIVE DIRECTOR REPORT</b>
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Executive Director Stark stated that there will be an upcoming tour of the Chamberlain Apartment complex, which is currently under construction.

He also stated that on February 26, 2019 the City Council will hear the 2019 allocation of Community Development Block Grant funds (CDBG), which overlap with the HRA.

<b>Item #8</b>	<b>CLAIMS AND PAYROLLS</b>
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M/Sandahl, S/Regan Gonzalez that the following claims and payroll be approved:

<b>U.S. BANK</b>	<b>02/18/19</b>
Section 8 Checks: 130454 - 130536	\$168,564.94
HRA Checks: 33591 - 33606	\$47,178.58
<b>TOTAL</b>	<b>\$215,743.52</b>

Motion carried 3-0.

<b>Item #9</b>	<b>ADJOURNMENT</b>
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The meeting was adjourned by unanimous consent at 8:03 p.m.

Date Approved: April 15, 2019

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Mary B. Supple  
HRA Chair

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Kate Aitchison  
Housing Specialist

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John Stark  
Executive Director