



HOUSING AND REDEVELOPMENT AUTHORITY MEETING MINUTES

Richfield, Minnesota

Regular Meeting

April 18, 2016

CALL TO ORDER

The meeting was called to order by Chair Supple at 7:00 p.m.

ATTENDANCE

HRA Members Present: Mary Supple, Chair; David Gepner; Debbie Goettel; and Doris Rubenstein

HRA Members Absent: Pat Elliott

Staff Present: John Stark, Acting Executive Director/Community Development Director, and Karen Barton, Assistant Community Development Director

Item #1	APPROVAL OF THE MINUTES OF THE (1) REGULAR HRA MEETING OF MARCH 21, 2016 AND (2) SPECIAL CONCURRENT CITY COUNCIL AND HRA WORKSESSION OF MARCH 22, 2016
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M/Gepner, S/Rubenstein to approve the minutes.

Motion carried 4-0.

Item #2	HRA APPROVAL OF THE AGENDA
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M/Goettel, S/Rubenstein to approve the agenda.

Motion carried 4-0.

Item #3	CONSIDERATION OF AN AMENDMENT TO THE NSP 1 DEVELOPER AGREEMENT WITH THE GREATER METROPOLITAN HOUSING CORPORATION FOR THE CONTINUED ACQUISITION, REHABILITATION AND SALE OF SINGLE FAMILY HOMES THROUGH THE NEIGHBORHOOD STABILIZATION PROGRAM S.R. NO. 12
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Acting Executive Director Stark presented Staff Report No. 12.

The HRA Commissioners were very supportive of the program.

HRA Commissioner Gepner clarified that the previous contract had expired.

M/Goettel, S/Rubenstein to approve an amendment to the NSP 1 Developer Agreement with the Greater Metropolitan Housing Corporation for the continued acquisition, rehabilitation and sale of single family homes through the Neighborhood Stabilization Program.

Motion carried 4-0.

Item #4	CONSIDERATION OF A CONTRACT WITH TMS CONSTRUCTION FOR THE DEMOLITION OF STRUCTURES LOCATED AT 6421 14TH AVENUE, 7033 GARFIELD AVENUE, 7333 EMERSON AVENUE, AND 7533 DUPONT AVENUE S.R. NO. 13
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Assistant Community Development Director Barton presented Staff Report No. 13.

HRA Commissioner Gepner sought clarification of the demolition process.

M/Goettel, S/ Rubenstein to approve a contract with TMS Construction for the demolition of structures located at 6421 14th Avenue, 7033 Garfield Avenue, 7333 Emerson Avenue, and 7533 Dupont Avenue.

Motion carried 4-0.

Item #5	CONSIDERATION OF A CONTRACT WITH TMS CONSTRUCTION FOR THE DEMOLITION OF 6321 PENN AVENUE, 1403-1405 EAST 66TH STREET AND 1407 EAST 66TH STREET S.R. NO. 14
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Assistant Community Development Director Barton presented Staff Report No. 14.

HRA Chair Supple sought clarification on the property addresses.

HRA Commissioner Gepner asked why the two demolition packages were separated.

Assistant Community Development Director Barton responded that they represent properties in two different programs with separate funding sources.

M/Goettel, S/Rubenstein to approve of a contract with TMS Construction for the demolition of 6321 Penn Avenue, 1403-1405 East 66th Street and 1407 East 66th Street.

Motion carried 4-0.

Item #6	HRA DISCUSSION ITEMS
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HRA Commissioner Goettel provided an update of the denial of the injunction in the Concierge Apartments lawsuit which will require several tenants to move out. She stated that she is in contact with the owners of Concierge Apartments to see if they would be willing to grant extensions.

Item #7	EXECUTIVE DIRECTOR REPORT
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None.

Item #8	CLAIMS AND PAYROLL
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M/Goettel, S/Rubenstein that the following claims and payroll be approved:

U.S. BANK		04/18/2016
Section 8 Checks: 127585-127666	\$	164,275.35
HRA Checks: 32648-32679	\$	143,328.04
TOTAL	\$	307,603.39

Motion carried 4-0.

ADJOURNMENT

The meeting was adjourned by unanimous consent at 7:15 p.m.

Date Approved: May 16, 2016

Mary B. Supple
HRA Chair

John Stark
Acting City Clerk

John Stark
Acting Executive Director