



# HOUSING AND REDEVELOPMENT AUTHORITY MINUTES

Richfield, Minnesota

## Special Concurrent Housing and Redevelopment Authority, City Council, and Planning Commission Worksession

May 24, 2016

**CALL TO ORDER**

The concurrent worksession was called to order by Mayor/HRA Commissioner Goettel at 6:00 p.m. in the Bartholomew Room.

*HRA Members Present:* Mary Supple, Chair; Pat Elliott, Debbie Goettel, and David Gepner.

*HRA Members Absent:* Doris Rubenstein.

*Council Members Present:* Debbie Goettel, Mayor; Pat Elliott; Edwina Garcia; Tom Fitzhenry and Michael Howard.

*Planning Commission Members Present:* Erin Vrieze Daniels, Chair; and Sean Hayford Oleary.

*Planning Commission Members Absent:* Susan Rosenberg; Charles Standfuss; Gordon Vizecky; Rick Jabs; and Daniel Kitzberger.

*Staff Present:* Steven L. Devich, City Manager/Executive Director; John Stark, Community Development Director; Melissa Poehlman, City Planner; and Theresa Schyma, Deputy City Clerk.

<b>Item #1</b>	<b>DISCUSSION REGARDING CEDAR CORRIDOR MASTER PLAN UPDATE (COUNCIL MEMO NO. 34/HRA MEMO NO. 14)</b>
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Michelle Mongeon Allen, JLG Architects, presented preliminary Comprehensive Plan and Zoning District designation options for the Cedar Corridor area.

Community Development Director Stark stated that staff is requesting feedback and clarification from the three policy bodies regarding any changes they would like to see to the Cedar Corridor Master Plan so that those ideas can be incorporated into the draft documents that will be presented at a community open house scheduled for June 1, 2016.

The City Council, HRA Commissioners and Planning Commission Members discussed the differences between Mixed Use Neighborhood, Mixed Use Community and Mixed Use Regional; attracting businesses that will hire locally for living wage jobs; overlay zoning; finding a theme in the area for marketing purposes; finding a balance between businesses that are complimentary to the airport and residential neighborhoods; and inclusionary housing.

Community Development Director Stark stated that finding a balance between thinking big versus impacts to the surrounding residential area is more in the details and scale of the potential businesses than in specific use.

The consensus was that there needs to be flexibility in the plan for when the market and economy meander. Furthermore, the consensus was to start in a broad place and get feedback from the community with specific examples, descriptions and visuals so that people are able to envision the future of the area.

City Manager Devich stated that the Cedar Corridor is a big chance to attract businesses that make sense for the City, especially when the underpass is complete and the area will be in very high demand.

City Planner Poehlman asked if there were any strong feelings about the 18<sup>th</sup> Avenue alignment option.

The consensus was the 18<sup>th</sup> Avenue alignment is still the best option.

The concurrent worksession was adjourned by unanimous consent at 6:50 p.m.

Date Approved: June 20, 2016.

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Mary B. Supple  
Chair

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Theresa Schyma  
Deputy City Clerk

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Steven L. Devich  
City Manager/Executive Director