



HOUSING AND REDEVELOPMENT AUTHORITY MEETING MINUTES

Richfield, Minnesota

Regular Meeting

June 20, 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; Pat Elliott; Doris Rubenstein; and Debbie Goettel.

Staff Present: Karen Barton, Acting Executive Director/Assistant Community Development Director.

Item #1	APPROVAL OF THE MINUTES OF THE (1) REGULAR HRA MEETING OF MAY 16, 2016 AND (2) SPECIAL CONCURRENT HRA, CITY COUNCIL AND PLANNING COMMISSION WORKSESSION OF MAY 24, 2016.
----------------	---

M/Rubenstein, S/Elliott to approve the minutes.

Motion carried 5-0.

Item #2	HRA APPROVAL OF THE AGENDA
----------------	-----------------------------------

M/Elliott, S/Rubenstein to approve the agenda.

Motion carried 5-0.

Item #3	CONSENT CALENDAR
----------------	-------------------------

- A. Consideration of the approval of a resolution approving the First Amendment to Preliminary Development Agreement with Inland Development Partners, LLC and authorizing the Chairperson and Executive Director to execute the Agreement S.R. No. 18

HRA RESOLUTION NO. 1229

RESOLUTION APPROVING FIRST AMENDMENT TO PRELIMINARY
DEVELOPMENT AGREEMENT WITH INLAND DEVELOPMENT PARTNERS, LLC

This resolution appears as HRA Resolution No. 1229.

- B. Consideration of the approval of a request to release a New Home second mortgage at 6822 Queen Avenue S.R. No. 19

Chair Supple thanked Inland Development Partners, LLC for their flexibility.

HRA Commissioner Elliott commented on tracking dates of loans.

M/Rubenstein, S/Gepner to approve the Consent Calendar.

Motion carried 5-0.

Item #4	CONSIDERATION OF FORGIVENESS OF A HOUSING AND REDEVELOPMENT AUTHORITY DEFERRED LOAN AT 7432 WASHBURN AVENUE S.R. NO. 20
----------------	--

Acting Executive Director/Assistant Community Development Director Barton presented Staff Report No. 20.

HRA Commissioner Elliott questioned the underwriting of the first mortgage.

Chair Supple commented that the HRA would lose the funds regardless of action by the HRA, but it was more about the benefit to the neighborhood and community.

HRA Commissioner Rubenstein asked about the offers being so low compared to the county's assessed value.

M/Goettel, S/Elliott to approve the forgiveness of a Housing and Redevelopment Authority loan at 7432 Washburn Avenue.

Motion carried 5-0.

Item #5	HRA DISCUSSION ITEMS
----------------	-----------------------------

HRA Commissioner Goettel discussed a smoke-free housing program to recognize/award smoke-free multi-family housing.

HRA Commissioner Gepner asked about the status of the Cedar Point II (Boisclair) and Cedar Point South development projects.

Assistant Executive Director/Assistant Community Development Director Barton updated the HRA on the former City garage site, Cedar Point II and Cedar Point South projects.

Item #6	EXECUTIVE DIRECTOR REPORT
----------------	----------------------------------

None.

Item #7	CLAIMS AND PAYROLL
----------------	---------------------------

M/Goettel, S/Elliott that the following claims and payroll be approved:

U.S. BANK		06/20/16
Section 8 Checks: 127746-127829	\$	156,863.50
HRA Checks: 32718-32757	\$	<u>361,313.21</u>
TOTAL	\$	518,176.71

Motion carried 5-0.

ADJOURNMENT

The meeting was adjourned by unanimous consent at 7:19 p.m.

Date Approved: July 18, 2016

Mary B. Supple
HRA Chair

Karen Barton
Acting City Clerk

Karen Barton
Acting Executive Director