



HOUSING AND REDEVELOPMENT AUTHORITY MEETING MINUTES

Richfield, Minnesota

Regular Meeting

July 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; Pat Elliott; and Debbie Goettel.

HRA Members Absent: Doris Rubenstein

Staff Present: Karen Barton, Acting Executive Director/Assistant Community Development Director, Kate Aitchison, Housing Specialist.

Item #1	APPROVAL OF THE MINUTES OF THE REGULAR HRA MEETING OF JUNE 20, 2016
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M/Gepner, S/Goettel to approve the minutes.

Motion carried 4-0.

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

Motion carried 4-0.

Item #3	Public hearing and consideration of a resolution authorizing the sale of 7333 Emerson Avenue to Endres Custom Homes and a contract for private development with Endres Custom Homes for the construction of a single family home through the Richfield Rediscovered Program
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Acting Executive Director/Assistant Community Development Director Barton presented Staff Report No. 21.

Dustin Endres was available for questions

HRA Commissioner Goettel asked about Endres Custom Homes waitlist and success in the Richfield Rediscovered program.

Mr. Endres says they find leads on his website and through the Richfield program. He feels the company tries to have a good price point and good finishes inside the home.

Commissioner Gepner asked Acting Executive Director Barton how many applicants had applied, and what distinguished Endres to get three lots.

Ms. Barton replied that Endres homes met the program guidelines and that the design made the best fit with the neighborhoods.

Commissioner Elliott commented that Endres Custom Homes has familiarity in Richfield and is able to produce homes that are desired in the community.

Chair Supple questioned whether Endres Custom Homes will have difficulty undertaking three homes at once.

Mr. Endres replied that he will not.

Commissioner Elliott responded that the long driveway will have difficulties keeping driveway clear of snow and wondered if there would be issues storing snow in the winter.

Endres replied that there were 5' available for snow removal.

Kristin Swan, of 6409 2nd asked when the building of the home would begin.

Ms. Barton replied that closing would occur by August 30th and that construction would begin following closing.

M/Goettel, S/Elliott to close the Public Hearing

Motion carried 4-0.

M/Gepner, S/Goettel that the following resolution be approved:

HRA RESOLUTION NO. 1229
RESOLUTION AUTHORIZING THE SALE OF REAL PROPERTY LOCATED AT
7333 EMERSON AVENUE TO ENDRES CUSTOM HOMES

Motion carried 4-0. This resolution appears as HRA Resolution No. 1229.

Item #4	Public hearing and consideration of a resolution authorizing the sale of 7533 Dupont Avenue to Endres Custom Homes and a contract for private development with Endres Custom Homes for the construction of a single family home through the Richfield Rediscovered Program
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Acting Executive Director/Assistant Community Development Director Barton presented Staff Report No. 22.

Chair Supple asked for clarification on whether the garage was attached or detached.

Ms. Barton responded that it was detached.

Mary Freund, 7529 Dupont, stated that they are concerned about what the home will look like and where the garage will be located. She'd also like to know how tall the home will be, and how far back it will be.

Commissioner Goettel asked what the setbacks are for the garage.

Mr. Endres responded that the garage is 3' from the side property line, and 3' from the rear property line. The new home will be 6' from the neighboring property line. Mr. Endres also showed a side elevation that will be facing the neighboring home. He stated that the setback from the front property line is 35'.

M/Goettel, S/Gepner to close the Public Hearing

Motion carried 4-0.

M/Goettel, S/Gepner that the following resolution be approved:

HRA RESOLUTION NO. 1230
 RESOLUTION AUTHORIZING THE SALE OF REAL PROPERTY LOCATED AT
 7533 DUPONT AVENUE TO ENDRES CUSTOM HOMES

Motion carried 4-0. This resolution appears as HRA Resolution No. 1230.

Item #5	Public hearing and consideration of a resolution authorizing the sale of 7033 Garfield Avenue to Endres Custom Homes and a contract for private development with Endres Custom Homes for the construction of a single family home through the Richfield Rediscovered Program
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Acting Executive Director/Assistant Community Development Director Barton presented Staff Report No. 23.

Commissioner Goettel stated that this lot is smaller than the other lots.

Jim Smenko 7037 Garfield, stated that he believes property taxes will increase and that the house doesn't fit in the neighborhood that has many small houses. He also asked if they can also add second stories to their own homes. He stated that they were concerned about rooflines and the runoff of water into neighboring properties.

Ms. Barton responded that higher value homes can potentially increase property taxes because it increases the value of the surrounding homes as well. Ms. Barton also stated that during permitting, the new home will be reviewed for water runoff.

Commissioner Elliott stated that there is possibly liability action available if there is a negative impact from water coming from neighboring properties.

Commissioner Gepner stated that the city makes sure that drainage from new construction does not affect neighboring properties.

Mr. Endres stated that the home will have gutters that will point towards the street or rear yard and that ditches will be installed on the side yard if needed to ensure water stays on the property. He stated that the city inspects that issue and does a good job. Mr. Endres stated that the city has loan programs to help people add second stories to their Richfield homes.

Barton explained the Transformation Home Loan for remodeling projects.

Carol Petkoff, 7037 Garfield, questioned why this home would be approved if it sticks out with single-level homes on other sides.

Mr. Endres responded that they've tried to apply with ramblers, but appraisals are difficult to make work and that it is hard to find a lot that is large enough for ramblers.

Commissioner Gepner discussed the purpose of the Richfield Rediscovered program and its positive outcomes.

Commissioner Goettel stated that families are moving into these homes when they cannot find what they are looking for in Richfield's existing homes.

Chair Supple stated that we have a large supply of smaller homes and that the city is trying to get a better balance of homes.

Jerry Freund, 7529 Dupont, stated his support for the city's program.

M/Goettel, S/Elliott to close the Public Hearing

Motion carried 4-0.

M/Gepner, S/Elliott that the following resolution be approved:

**HRA RESOLUTION NO. 1231
RESOLUTION AUTHORIZING THE SALE OF REAL PROPERTY LOCATED AT
7033 GARFIELD AVENUE TO ENDRES CUSTOM HOMES**

Motion carried 4-0. This resolution appears as HRA Resolution No. 1231.

Item #5	HRA DISCUSSION ITEMS
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HRA Commissioner Gepner asked about remaining lots available for the Richfield Rediscovered.

Ms. Barton responded that there were four remaining lots available, and that one was from a previous program. Housing Specialist Kate Aitchison answered that the remaining lots have received calls but no serious inquiries.

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
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None.

Item #7	CLAIMS AND PAYROLL
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M/Goettel, S/Elliott that the following claims and payroll be approved:

U.S. BANK	7/18/2016
Section 8 Checks: 127833 -127912	\$ 159,877.28
HRA Checks: 32758 - 32789	\$ <u>113,837.37</u>
TOTAL	\$ 273,714.65

Motion carried 4-0.

ADJOURNMENT

The meeting was adjourned by unanimous consent at 7:43 p.m.

Date Approved: August 15, 2016

Mary B. Supple
HRA Chair

Kate Aitchison
Acting City Clerk

Karen Barton
Acting Executive Director