



CITY COUNCIL MEETING MINUTES

Richfield, Minnesota

Special Joint City Council, Housing and Redevelopment Authority, and Planning Commission Work Session

August 21, 2017

CALL TO ORDER

The work session was called to order by HRA Chair/EDA President Supple at 5:45 p.m. in the Bartholomew Room.

Council Members Present: Pat Elliott, Mayor; Edwina Garcia; Michael Howard; Maria Regan Gonzalez; and Simon Trautmann.

HRA Members Present: Mary Supple, Chair; Michael Howard; Pat Elliott; Doris Rubenstein; and Sue Sandahl.

PC Members Present: Erin Vrieze Daniels, Chair; Allysen Hoberg; and Susan Rosenberg.

PC Members Absent: Dan Kitzberger; Sean Hayford Oleary; Bryan Pynn; and Gordon Vizecky.

Staff Present: John Stark, Community Development Director and Julie Urban, Housing Manager.

Item #1	CITY GARAGE SOUTH PROPOSAL
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Steve Nicolai and Nate Anderig, Nicolai Builders, presented their proposal to construct market-rate, multi-family housing on the City Garage South site (77th and Pillsbury). They described their background and experience and reviewed the proposed elevations and layout for the site. They explained that 20 percent of the units would be for moderate-income seniors. They stated that while they were defining moderate income as 80 percent of the area median income or less, they were open to defining it differently.

Planning Commission Chair Daniels stated that she would like to see a more interesting design for the building.

Community Development Director Stark explained that the developer was looking for initial feedback to the concept and then would come back with more details. He gave some historical background for the site and explained that while the initial vision for the site was office, there has been no interest for that concept.

Commissioner Hoberg encouraged a more modern design for the building.

Council Member Howard expressed an interest in seeing housing developed on the site and stated he would need more information.

ADJOURNMENT

The work session was adjourned by unanimous consent at 6:30 p.m.

Date Approved: September 26, 2017

Pat Elliott
Mayor

Jared Voto
Executive Aide/Analyst

Steven L. Devich
City Manager



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Item #1	ECONOMIC DEVELOPMENT AUTHORITY'S 2018 BUDGET
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Community Development Director Stark presented the proposed 2018 EDA budget.

Mayor Elliott expressed a desire to see more money in the Transformation Loan Program budget.

Commissioner Rubenstein questioned whether the Kids @ Home Program was an appropriate economic development activity. Director Stark explained the background of the Kids @ Home Program and confirmed that it is an eligible EDA expense.

Council Member Regan Gonzalez commented that \$100,000 for apartment rehabilitation is a drop in the bucket for what's needed and that perhaps the City should focus on the NOAH strategies currently identified and use the EDA money to support small businesses and move-up housing.

Mayor Elliott suggested that the money remain in the EDA budget to show our commitment to seeing our apartments rehabilitated.

Council Member Howard agreed that establishing apartment rehabilitation as a pilot program would give flexibility to reevaluate in future years.

Council Member Trautmann appreciated the commitment to businesses and reminded everyone of the strain the road construction has had on local businesses.

ADJOURNMENT

The work session was adjourned by unanimous consent at 7:00 p.m.

Date Approved: September 26, 2017

Pat Elliott
Mayor

Jared Voto
Executive Aide/Analyst

Steven L. Devich
City Manager