



HOUSING AND REDEVELOPMENT AUTHORITY MEETING MINUTES

Richfield, Minnesota

Regular Meeting

February 21, 2023

CALL TO ORDER

Acting Chair Vrieze Daniels called the meeting to order at 7:00 p.m. in the Council Chambers.

HRA Members Present: Erin Vrieze Daniels, Vice Chair; Mary Supple; Gordon Hanson; and Sean Hayford Oleary

HRA Members: Lee Ohnesorge

Absent:

Staff Present: Julie Urban, Acting Executive Director/Assistant Community Development Director; and LaTonia DuBois, Administrative Assistant

Others Present: Duncan Susee, Metes & Bounds Management Company

OPEN FORUM

Acting Chair Vrieze Daniels provided instructions to call in for the open forum and asked if there was anyone in attendance.

APPROVAL OF THE MINUTES

M/Supple, S/Hayford Oleary to approve the minutes of the Regular Housing and Redevelopment Authority Meeting of January 17, 2023

Motion carried: 4-0

ITEM #1	APPROVAL OF THE AGENDA
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M/Hayford Oleary, S/Hanson to approve the agenda.

Motion carried: 4-0

ITEM #2	APPROVAL OF THE CONSENT CALENDAR
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Acting Executive Director presented the Consent Calendar.

- A. Consideration of the adoption of a resolution approving Collateral Assignment of the Tax Increment Limited Revenue Note Series 2021 by CPII Development LLC in favor of Bridgewater Bank. (Staff Report No. 4)

RESOLUTION NO. 1449

**RESOLUTION APPROVING A COLLATERAL ASSIGNMENT OF TAX INCREMENT NOTE BY
CPII DEVELOPMENT LLC IN FAVOR OF BRIDGEWATER BANK**

M/Supple, S/Hanson to approve the consent calendar.

Motion carried 4-0

ITEM #3	CONSIDERATION OF A REQUEST BY THE OWNERS OF THE OAKS ON PLEASANT THAT THE APARTMENT BUILDING'S HOUSING AFFORDABILITY REQUIREMENT BE REDUCED FROM 25 TO 22 YEARS. (STAFF REPORT NO. 5)
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Acting Executive Director Urban presented Staff Report no. 5

Commissioner Hanson inquired about current tenants and if any affordability would be available at the end of the current tenant's lease.

Mr. Susee explained that the market rate is still below the 70% level of affordability and is Naturally Occurring Affordable Housing (NOAH).

Commissioner Hayford Oleary inquired about the owner raising rent prices if the affordability factor is forgiven.

Mr. Susee explained difficulties finding people that are eligible under current rent restrictions.

Acting Chair Vrieze Daniels inquired about the large price range of current available units and how vacant units are advertised.

Acting Chair Vrieze Daniels inquired about the owner renewing current leases at current prices.

Mr. Susee stated they have no intention of pushing anyone out and would raise rents each year as they currently do while staying under the current market rate.

Commissioner Hayford Oleary asked for clarification of the current policy.

Acting Executive Director Urban explained.

M/Supple, S/Hanson to approve the reduction of affordability from 25 to 22 years for the Oaks on Pleasant and authorize the Acting Chair and Executive Director to execute a release of the Affordable Housing Agreement.

Commissioner Supple offered support for the request.

Commissioner Hayford Oleary echoed Commissioner Supple’s statement.

Acting Chair Vrieze Daniels expressed her lack of support.

Motion carried 3-1; Vrieze Daniels

ITEM #4	HRA DISCUSSION ITEMS
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Commissioner Hanson reported on the Small Business Summit hosted by Economic Development Consultant John Stark and shared that the majority of the comments were flattering.

Commissioner Supple requested an update about items that were put on hold due to the pandemic, such as the Home Tour.

Acting Executive Director Urban expressed struggles with keeping the programs going, provided an update and the desire to bring the Home Tour back in the near future.

ITEM #5	EXECUTIVE DIRECTOR REPORT
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Acting Executive Director Urban provided an update on the Economic Development Manager position. Provided an update regarding an upcoming work session to discuss the Mathwig property and interest in the old El Jalapeno site.

ITEM #6	CLAIMS
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M/Hanson, S/Supple that the following claims be approved:

<u>U.S. BANK</u>	<u>2/21/2023</u>
Section 8 Checks: 134572 - 134652	\$199,317.08
HRA Checks: 34311 - 34324	<u>\$243,934.56</u>
TOTAL	\$443,251.64

Motion carried: 4-0

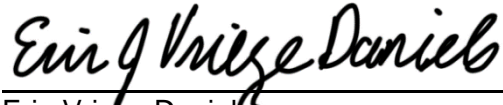
ITEM #7	ADJOURNMENT
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The meeting was adjourned by unanimous consent at 7:22 p.m.

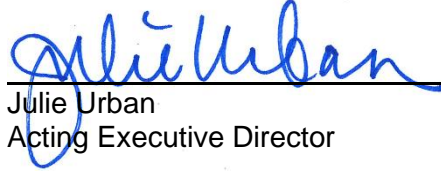
Date Approved: March 20, 2023



LaTonia DuBois
Administrative Assistant



Erin Vrieze Daniels
Acting HRA Chair



Julie Urban
Acting Executive Director