



HOUSING AND REDEVELOPMENT AUTHORITY MEETING MINUTES

Richfield, Minnesota

Regular Meeting
Held via WebEx

March 21, 2022

CALL TO ORDER

The meeting was called to order by Chair Supple at 7:00 p.m. via WebEx.

HRA Members Present: Mary Supple, Chair; Maria Regan Gonzalez; Erin Vrieze Daniels; and Lee Ohnesorge

HRA Members Absent: None

Staff Present: Melissa Poehlman, Community Development Director; Julie Urban, Assistant Community Development Director; Kate Aitchison, Housing Specialist; LaTonia DuBois, Administrative Assistant; Jane Skov, IT Manager; and Kari Sinning, City Clerk.

Others Present: Chad Dipman, Twin Cities Habitat for Humanity

CONSIDER A ONE-TIME ADJUSTMENT TO THE TERM EXPIRATION DATE OF COMMISSIONER VRIEZE DANIELS TO ACCOUNT FOR BYLAW MODIFICATIONS (STAFF REPORT NO. 10)

Community Development Director Poehlman read aloud Staff Report No. 10.

M/Supple, S/Regan Gonzalez to approve a revision to the current term limit of Commissioner Vrieze Daniels, setting her term to expire upon her reappointment or the appointment of a new Housing and Redevelopment Authority Commissioner, whichever comes first, but not to exceed November 20, 2022.

City Clerk Sinning took roll call vote:

Supple: AYE
Regan Gonzalez: AYE
Ohnesorge: AYE

Motion carried 3-0.

OPEN FORUM

Chair Supple provided instructions to call in for the open forum.

Lisa Caldwell, 6301 Quinwood Lane N of Maple Grove, called on behalf of Sylvia Jesse and explained the health concerns that Sylvia has had during previous construction along 66th street and how future construction would affect her as well.

Sylvia Jesse, 6612 Logan Ave S, stated her concerns about the property being built next to her house that would affect her health.

Tyler Olson, 1806 W 66th St, commented support for the Habitat for Humanity house being built containing accommodations made for the neighborhood.

APPROVAL OF THE MINUTES

M/Regan Gonzalez, S/Vrieze Daniels to approve the minutes of the regular Housing and Redevelopment Authority meeting of February 23, 2022 and the Concurrent City Council, Housing and Redevelopment Authority, and Planning Commission Work Session of March 8, 2022.

City Clerk Sinning took roll call vote:

- Supple: AYE
- Regan Gonzalez: AYE
- Vrieze Daniels: AYE
- Ohnesorge: AYE

Motion carried 4-0

ITEM #1	2021 HOUSING AND REDEVELOPMENT AUTHORITY AND ECONOMIC DEVELOPMENT AUTHORITY YEAR IN REVIEW
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Community Development Director Poehlman, Assistant Community Development Director Urban, and Housing Specialist Aitchison gave a brief presentation that described the good work that the HRA/EDA and staff have completed during the last year:

- 504 households in the City served
- Redevelopment for rental housing and owner-occupied housing; projects in progress such as Benefactor Brewing and the property at 1600 E 78th St; and challenges of supply chain issues for redevelopment properties
- Business assistance grants to help displaced businesses relocate and to help businesses improve their businesses
- Affordable housing priorities that were addressed including Wood Lawn Terrace
- Rental housing programs including remodeling loans, Section 8, and the Kids@Home.
- Programs for homeowners such as the First Time Homebuyer, Richfield Rediscovered, Transformation Home Loans, and Deferred Loans.

- Thanked the staff that retired or moved on during the last year and also thanked the current staff in the department.

Chair Supple thanked staff for the presentation and the work that they have done. She also stated that she learned new things about the first time home buyers programs and how they help people.

Commissioner Vrieze Daniels loved the compilation of all the good works and appreciated all the hard work that staff has done to provide a wide variety programs to the community.

Commissioner Regan Gonzalez expressed gratitude that Richfield has programs that help the community find affordable housing and change the lives of families for the better. Words could not express how thankful Commissioner Regan Gonzalez was for staff’s work on these programs.

ITEM #2	APPROVAL OF THE AGENDA
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M/Vrieze Daniels, S/Regan Gonzalez to approve the agenda.

City Clerk Sinning took roll call vote:

- Supple: AYE
- Regan Gonzalez: AYE
- Vrieze Daniels: AYE
- Ohnesorge: AYE

Motion carried 4-0

ITEM #3	CONSENT CALENDAR
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Community Development Director Poehlman presented the Consent Calendar:

- A. Consider a resolution of support for the development of affordable, supportive housing for people with the lowest incomes on property located at 6613-25 Portland Avenue. (Staff Report No. 11)

HRA RESOLUTION NO. 1425

RESOLUTION SUPPORTING THE DEVELOPMENT OF AFFORDABLE, SUPPORTIVE MULTIFAMILY HOUSING IN THE VICINITY OF 6613-25 PORTLAND AVENUE

- B. Consider the approval of an amendment to Housing and Redevelopment Authority Resolution No. 1371 to identify the source of funds for the interfund loan for Tax Increment Financing District 2020-1 (Henley II) as the Housing and Redevelopment Authority's General Fund. (Staff Report No. 12)

HRA RESOLUTION NO. 1371 – AMENDED

RESOLUTION AUTHORIZING INTERNAL LOAN FOR ADVANCE OF CERTAIN COSTS IN CONNECTION WITH THE 2020-1 TAX INCREMENT FINANCE DISTRICT: HENLEY II

M/Regan Gonzalez, S/Vrieze Daniels to approve the Consent Calendar.

Chair Supple expressed excitement for item A as it was just brought to a work session and is glad to see the project moving forward.

City Clerk Sinning took roll call vote:

Supple: AYE
 Regan Gonzalez: AYE
 Vrieze Daniels: AYE
 Ohnesorge: AYE

Motion Carried 4-0

ITEM #4	CONSIDERATION OF ITEMS, IF ANY, REMOVED FROM THE CONSENT CALENDAR
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None.

ITEM #5	PUBLIC HEARING AND CONSIDERATION OF A RESOLUTION AUTHORIZING THE SALE OF 6600 LOGANAVENUE SOUTH TO TWIN CITIES HABITAT FOR HUMANITY AND THE APPROVAL OF A CONTRACT FOR PRIVATE DEVELOPMENT FOR THE CONSTRUCTION OF A SINGLE FAMILY HOME. (STAFF REPORT NO. 13)
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Housing Specialist Aitchison presented Staff Report No. 13.

Chair Supple asked if Habitat for Humanity would be able to install charcoal filters into Sylvia Jesse’s home to help with filtration. Chad Dipman from Twin Cities Habitat for Humanity stated that he would have to do more research and that they might have to have independent standalone filtering devices that would help if the HEPA filters do not fit into the neighbor’s furnace air filter.

Chair Supple opened the public hearing.

Linda Wilkins, 6645 Logan Ave, introduced Vicki Forsland, 6624 Morgan Ave, who asked about who would be moving into the property and how much the house would be sold for and also asked about the property on 66th and Newton.

Sylvia Jesse, 6612 Logan Ave, shared information about the filters she would need for her house and asked if a temporary additional screen or something close to that could be installed on her screened in porch to help with the air filtration. She also asked about the dryer vent of the house being placed in a different location on the house and if the lot could be used for a park instead of a house.

M/Regan Gonzalez, S/Vrieze Daniels to close the public hearing.

City Clerk Sinning took roll call vote:

Supple: AYE

Regan Gonzalez: AYE

Vrieze Daniels: AYE

Ohnesorge: AYE

Motion Carried 4-0

Housing Specialist Aitchison stated that the house has not been matched with a family and explained the house would be sold with the affordability of the household for the matched family and additional funds are through the state and county to meet the end market value of the home. She stated that it is a conventional loan process and the property taxes are paid. She also stated that the City did not pay for the property as they were given by the County and the City would be gaining a sustainable and accessible home which Richfield does not have a lot of. She mentioned that Newton Ave lot would be sold through the Richfield Rediscovered program of which the neighbors would be notified. The construction would be begin around late May or early June which would allow for time for more conversation between the neighbors.

Chair Supple clarified that Habitat for Humanity will work together with the resident to make sure that filtering happens of which Housing Specialist Aitchison agreed. Chad Dipman stated his commitment to address the concerns that the resident has regarding her health the best that they can and will meet with the resident to talk about ideas.

Commissioner Ohnesorge shared a conversation that was had with Sylvia Jesse and the possibility of arborvitaes being added to her property for natural filtration. Chad Dipman stated that the current landscaping on the property may have to be moved for construction but will advocate to leave as much of the landscaping as possible. He also would be hesitant to add anything during construction since new shrubbery can be difficult to maintain.

Commissioner Regan Gonzalez asked about the dryer venting. Chad Dipman stated that they will ask the HVAC contractor to try to move the vent to the north side of the house. Commissioner Regan Gonzalez also brought up the question of using the lot for a park. Housing Specialist Aitchison stated that the lots were designated as remnant lots for housing to help replace some of the housing that was lost during 66th Street construction.

Chair Supple asked that if the dryer vent is unable to be moved that there would be conversations between the neighbors to help mitigate the problem. Chad Dipman stated that it would be difficult to mitigate every fume that might emanate from the house or vehicles but hopes that there would be continued conversation and ideas that would help.

M/Regan Gonzalez, S/Vrieze Daniels to adopt a resolution authorizing the sale of 6600 Logan Avenue South to Twin Cities Habitat for Humanity, and approve a Contract for Private Development with Twin Cities Habitat for Humanity for the construction of a single family home.

HRA RESOLUTION NO. 1426

**RESOLUTION AUTHORIZING SALE OF REAL PROPERTY
LOCATED AT 6600 LOGAN AVENUE SOUTH TO TWIN CITIES
HABITAT FOR HUMANITY, INC. IN ACCORDANCE WITH A
CONTRACT FOR DEVELOPMENT**

Commissioner Vrieze Daniels shared her excitement for a Habitat for Humanity house being built upon this lot as she lives across from it and appreciated staff and Habitat for Humanity addressing concerns of the neighbors.

Commissioner Regan Gonzalez thanked the neighbors for their input and requested that Habitat for Humanity continue to work with the neighbors throughout this project.

Chair Supple shared her appreciation for everyone working together to make this successful for everyone involved.

City Clerk Sinning took roll call vote:

Supple: AYE
 Regan Gonzalez: AYE
 Vrieze Daniels: AYE
 Ohnesorge: AYE

Motion Carried 4-0

ITEM #6	HRA DISCUSSION ITEMS
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None.

ITEM #7	EXECUTIVE DIRECTOR REPORT
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Community Development Director Poehlman did not have anything to report.

ITEM #8	CLAIMS
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M/Regan Gonzalez, S/Vrieze Daniels that the following claims be approved:

U.S. BANK	3/21/2022
Section 8 Checks: 133630 – 133710	\$178,839.40
HRA Checks: 34153 – 34172	\$35,057.07
TOTAL	\$213,896.47

City Clerk Sinning took roll call vote:

Supple: AYE
 Regan Gonzalez: AYE
 Vrieze Daniels: AYE
 Ohnesorge: AYE

Motion carried 4-0

Item #9	ADJOURNMENT
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The meeting was adjourned by unanimous consent at 8:36 p.m.

Date Approved: April 18, 2022



Erin Vrieze Daniels
HRA Vice Chair



Julie Urban
Acting Executive Director

Kari Sinning
City Clerk