



HOUSING AND REDEVELOPMENT AUTHORITY MEETING MINUTES

Richfield, Minnesota

Regular Meeting

April 18, 2022

CALL TO ORDER

The meeting was called to order by Vice Chair Vrieze Daniels at 7:00 p.m. in the Council Chambers.

HRA Members Present: Erin Vrieze Daniels, Vice Chair; Maria Regan Gonzalez; and Gordon Hanson

HRA Members Absent: Mary Supple, Chair and Lee Ohnesorge

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

Others Present: Representatives from MICC; Representatives from Beacon Interfaith Housing Collaborative

OATH OF OFFICE OF RICHFIELD HOUSING AND REDEVELOPMENT AUTHORITY COMMISSIONER, GORDON HANSON

City Clerk Sinning administered the Oath of Office to Commissioner Hanson.

OPEN FORUM

Commissioner Vrieze Daniels provided instructions to call in for the open forum and there were no participants.

APPROVAL OF THE MINUTES

M/Regan Gonzalez, S/Hanson to approve the minutes of the regular Housing and Redevelopment Authority meeting of March 21, 2022.

Motion carried 3-0.

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

Motion carried 3-0

ITEM #2	CONSENT CALENDAR
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Acting Executive Director Urban presented the Consent Calendar:

- A. Consideration of approval of transfer of funds to 2018-1 and Cedar Avenue Tax Increment Finance Districts for prior year expenses as of December 31, 2021. (Staff Report No. 14)

HRA RESOLUTION NO. 1427

**RESOLUTION AUTHORIZING THE TRANSFER OF FUNDS FOR
PRIOR YEAR EXPENSES IN CONNECTION WITH THE 2018-1
AND CEDAR AVENUE TAX INCREMENT FINANCING DISTRICTS**

- B. Authorization of a contract with VEIT and Company, Inc. for the demolition of buildings located at 6501 and 6513 Penn Avenue South. (Staff Report No. 15)

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

Motion Carried 3-0

ITEM #3	CONSIDERATION OF ITEMS, IF ANY, REMOVED FROM THE CONSENT CALENDAR
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None.

_ITEM #4	CONSIDER A RESOLUTION APPROVING A PRELIMINARY REDEVELOPMENT AGREEMENT WITH MINNESOTA INDEPENDENCE COLLEGE AND COMMUNITY FOR THE DEVELOPMENT OF A MIXED USE BUILDING WITH HOUSING, OFFICES AND CLASSROOM SPACE. (STAFF REPORT NO. 16)
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Acting Executive Director Urban presented Staff Report No. 16 and pointed out the timeline of MICC that would affect their expenses.

Commissioner Regan Gonzalez expressed excitement for this project that would attract people to Richfield regionally and nationally that would showcase the partnership between government, academia, and corporate partners. She also clarified the motion passed tonight would allow them to explore options of support from the HRA and Acting Executive Director Urban affirmed the clarification.

Bob Cunningham from MICC thanked the HRA and staff for their continued support and they are looking forward to the project.

Commissioner Hanson commented that the project showcases the great partnership between the community and MICC.

M/Hanson, S/Regan Gonzalez to approve the attached resolution approving a Preliminary Redevelopment Agreement with Minnesota Independence College and Community for the development of a mixed use building on West 76th Street, between Morgan and Newton Avenues.

HRA RESOLUTION NO. 1428

RESOLUTION APPROVING THE EXECUTION AND DELIVERY OF PRELIMINARY REDEVELOPMENT AGREEMENT WITH MINNESOTA INDEPENDENCE COLLEGE AND COMMUNITY

Vice Chair Vrieze Daniels thanked MICC for their support and partnership with the City.

Motion Carried 3-0

ITEM #5	<p>CONSIDER A RESOLUTION APPROVING A PRELIMINARY REDEVELOPMENT AGREEMENT WITH BEACON INTERFAITH HOUSING COLLABORATIVE FOR THE DEVELOPMENT OF APPROXIMATELY 40 UNITS OF AFFORDABLE, SUPPORTIVE HOUSING FOR PEOPLE AT 6613- 25 PORTLAND AVENUE. (STAFF REPORT NO. 17)</p>
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Acting Executive Director Urban presented Staff Report No. 17.

Commissioner Regan Gonzalez asked about the outreach to the community. Acting Executive Director Urban stated that there would be outreach with the neighbors during the process. Kristen Spreck from Beacon Interfaith stated that there is a Preview Event on April 28 to share the news about this site with their partners and the communities.

M/Regan Gonzalez, S/Hanson to approve the attached resolution approving a Preliminary Redevelopment Agreement with Beacon Interfaith Housing Collaborative for the development of up to 40 units of affordable, supportive housing for people at 6613-25 Portland Avenue.

HRA RESOLUTION NO. 1429

RESOLUTION APPROVING THE EXECUTION AND DELIVERY OF PRELIMINARY REDEVELOPMENT AGREEMENT WITH BEACON INTERFAITH HOUSING COLLABORATIVE

Commissioner Regan Gonzalez expressed her excitement for the community collaboration that offers housing to residents and the innovation that Richfield develops in finding new land uses to provide more housing to those that need access to transit and a great neighborhood.

Vice Chair Vrieze Daniels expressed excitement for this opportunity to use this space and for the project to move forward.

Commissioner Hanson mentioned all the upsides to the project such as using a property that has been vacant for years and the accessibility to transit that is so important for the residents that generally don't have vehicles.

Motion Carried 3-0

ITEM #6	CONSIDER A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE A PURCHASE AGREEMENT REGARDING PROPERTY LOCATED AT 1516 - 66TH STREET EAST. (STAFF REPORT NO. 18)
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Acting Executive Director Urban presented Staff Report No. 18.

Commissioner Regan Gonzalez expressed sadness for the community and extended gratitude to the owners for having the faith for the City to buy the property instead of selling to independent contractors so the City can invest in the future. She congratulated them on their retirement and thanked them for their contributions to the community and to the region.

Ted Levin mentioned that the store was nationally known and was a destination to out of town guests. He thanked the City and all the departments during the 48-years of business and shared a vision of making more community needed development along east 66th Street.

Commissioner Hanson echoed the sadness of Commissioner Regan Gonzalez, appreciated the business of an independently owned store, and wished them well in their future of retirement.

Vice Chair Vrieze Daniels expressed sadness for the closure and mentioned the impact they have had on the community. She asked about the property taxes and how that affects the community since the property would come off the tax base. Acting Director Urban stated that it would be tax exempt but the property taxes would not be affected much since it is a small portion of the tax base. Vice Chair Vrieze Daniels also asked about the future zoning and use of the site. Acting Director Urban stated that it would be zoned for community commercial and we would look for locally owned restaurants or small businesses to take over the location but overtime other properties adjacent may become available to work together to create a more viable option.

M/Regan Gonzalez, S/Hanson to adopt a resolution authorizing the Executive Director to negotiate a Purchase Agreement regarding the property located at 1516 - 66th Street East.

HRA RESOLUTION NO. 1430

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE A PURCHASE AGREEMENT REGARDING THE PROPERTY LOCATED AT 1516 - 66TH STREET EAST IN THE CITY OF RICHFIELD

Motion Carried 3-0

ITEM #7	HRA DISCUSSION ITEMS
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Commissioner Regan Gonzalez commented on the blighted commercial properties that the City can intentionally redevelop with the community in mind that could promote the ownership of small local businesses.

Vice Chair Vrieze Daniels agreed with Commissioner Regan Gonzalez and shared thoughts on providing affordable small businesses.

ITEM #8	EXECUTIVE DIRECTOR REPORT
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Acting Executive Director Urban reminded the HRA of the upcoming joint work sessions with City Council.

ITEM #9	CLAIMS
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M/Regan Gonzalez, S/Hanson that the following claims be approved:

U.S. BANK	4/18/2022
Section 8 Checks: 133711 – 133794	\$178,480.40
HRA Checks: 34173 – 34187	\$106,281.54
TOTAL	\$284,761.94

Motion carried 3-0

Item #10	ADJOURNMENT
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The meeting was adjourned by unanimous consent at 7:29 p.m.

Date Approved: May 16, 2022

Mary B. Supple
HRA Chair

Kari Sinning
City Clerk

Melissa Poehlman
Executive Director