



# HOUSING AND REDEVELOPMENT AUTHORITY MEETING MINUTES

Richfield, Minnesota

## Concurrent Housing and Redevelopment Authority, City Council and Planning Commission Work Session

**April 19, 2021**

**CALL TO ORDER**

The work session was called to order by HRA Chair Supple at 6:00 p.m. via Webex.

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

HRA Members Absent: None

Council Members Present: Maria Regan Gonzalez, Mayor; Mary Supple, Sean Hayford Oleary and Simon Trautmann

Council Members Absent: Ben Whalen

PC Members Present: Kathryn Quam, Chair; Peter Lavin; Brendan Kennealy; Brett Stursa and Jim Rudolph

PC Members Absent: Brian Pynn

Staff Present: Katie Rodriguez, City Manager; John Stark, HRA Executive Director/Community Development Director; Melissa Poehlman, Assistant Community Development Director; and LaTonia DuBois, Administrative Assistant.

Others Present: Tim Carter, Richfield Bloomington Honda

<b>Item #1</b>	<b>DISCUSSION OF THE SALE OF 7700 PILLSBURY AVENUE SOUTH TO RICHFIELD BLOOMINGTON HONDA, AND THE ZONING CODE AND COMPREHENSIVE PLAN CHANGES REQUIRED TO ALLOW ITS USE AS AN OFF-SITE SURFACE PARKING LOT.</b>
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Executive Director Stark provided background information of the site (previously the City Garage).

Tim Carter, Richfield Bloomington Honda, shared his proposal for the site to purchase the land and use it for employee parking. How he would purchase the land and the struggles with employee parking.

The site plan was shared and Tim Carter reviewed the site plan with policymakers.

Assistant Community Development Director Poehlman provided history of the site, explained how the property is currently zoned and policy changes and actions that would be necessary for the proposed use.

Executive Director Stark spoke of a previous housing proposal that didn't work out for the site and another recent proposal that has been put on hold due to funding and how that developer still may be interested and a business that has expressed interest in the site.

Executive Director Stark stated that he believes the best value for this site is for housing and explained changes that would be required to the Comprehensive Plan to allow for parking as a stand-alone use and the tremendous interest for housing in Richfield.

Executive Director Stark provided the direction needed from policy makers.

Council Member Trautmann inquired about granting a variance to allow the stand-alone parking and if it would apply to the single site or the city as a whole.

Assistant Community Development Director Poehlman explained that a variance would not be allowed as a use change and a change to city ordinance would be required.

Council Member Hayford Oleary inquired about the ramp that Richfield Bloomington Honda agreed to build on their property.

Assistant Community Development Director Poehlman explained the ramp was agreed on in the original planned unit development submitted and that building the ramp on Richfield Bloomington Honda property is a requirement of that planned unit development.

Council Member Hayford Oleary expressed his thoughts on the proposal, mentioned it may not be the best use of land for the community and spoke about tax base for housing versus parking.

Chair Supple asked Mr. Carter to explain the reasons he did not build the parking ramp.

Mr. Carter explained that building the ramp is not affordable due to higher tax costs than originally anticipated and struggles with Covid-19. Mr. Carter explained that if he removed current inventory and shut down for a year to build the ramp his business would be unsustainable and the value Richfield Bloomington Honda adds to the city and the potential to acquire additional property in the area to build on in the future.

Executive Director Stark explained that staff is supportive of Richfield Bloomington Honda and that staff is only opposed to sand-alone parking and explained that the tax value is established by Hennepin County not the city.

Chair Supple inquired about a possible extension to allow Richfield Bloomington Honda additional time to build the ramp.

Executive Director Stark informed policy makers of previous conversations between staff and Mr. Carter to find parking solutions.

Assistant Community Development Director Poehlman explained how extensions could be granted through amendments to the original planned unit development.

Commissioner Sandahl expressed support of the current temporary parking agreement and granting an extension. Commissioner Sandahl commended Mr. Carter for his partnership and involvement in the community.

Planning Commission Chair Quam asked for clarification of changing permitted use in the area.

Assistant Community Development Director Poehlman explained that you could not just rezone one property and the area that would be affected if zoning changes were made.

Executive Director Stark explained spot zoning is not legal.

Chair Supple shared a written comment from Council Member Whalen stating that he is opposed to a parking lot on the site and no more staff or council time should be devoted to the proposal.

Commissioner Vrieze Daniels stated her opposition for using this site as parking.

Administrative Assistant DuBois shared a written comment from Commissioner Lavin stating that he is opposed to the parking lot and does not find a housing development to be a desirable use for the land either. Commissioner Lavin was present virtually, but was only able to provide comment through the chat function.

Commissioner Rudolph expressed desire to work with Mr. Carter and Richfield Bloomington Honda for a solution.

Mayor Regan Gonzalez expressed desire to work with Mr. Carter and Richfield Bloomington Honda to find a solution as well and spoke of what a great partner he is to the city, but does not support the proposal for surface parking due to the location in the city.

Commissioner Stursa agreed with previous comments regarding working with Mr. Carter, but that stand alone parking would not be a good idea for the city.

Executive Director Stark acknowledged Commissioner Lavin's thoughts regarding the site not being the best housing site. Director Stark also stated that he will work with Mr. Carter to find solutions and the possibility of exploring possible resources to build the parking ramp.

Chair Supple thanked Mr. Carter for all he has done for the city and sharing his proposal.

**ADJOURNMENT**

The work session was adjourned by unanimous consent at 6:52 p.m.

Date Approved: May 17, 2021

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Mary Supple  
Chair

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LaTonia DuBois  
Administrative Assistant

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John Stark  
Executive Director