



**REGULAR HOUSING AND REDEVELOPMENT AUTHORITY MEETING  
RICHFIELD MUNICIPAL CENTER, COUNCIL CHAMBERS  
APRIL 17, 2023  
7:00 PM**

Call to Order

Open Forum

***Each speaker is to keep their comment period to three minutes to allow sufficient time for others. Comments are to be an opportunity to address the HRA. Please refer to the HRA agenda and minutes web page for additional ways to submit comments. You may also call 612-861-9764 or email [ldubois@richfieldmn.gov](mailto:ldubois@richfieldmn.gov) with questions. Call into the open forum by dialing 1-415-655-0001 Use webinar access code: 2458 567 4685 and password: 1234.***

Approval of the minutes of the 1) Housing and Redevelopment Authority work session of March 20, 2023; and 2) the Regular Housing and Redevelopment Authority meeting of March 20, 2023.

**PRESENTATIONS**

1. 2022 HRA and EDA Year in Review Presentation

**HRA DISCUSSION ITEMS**

2. HRA Discussion Items

**EXECUTIVE DIRECTOR REPORT**

3. Executive Director's Report

**CLAIMS**

4. Claims
5. Adjournment

**Auxiliary aids for individuals with disabilities are available upon request. Requests must be made at least 96 hours in advance to the City Clerk at 612-861-9739.**



# HOUSING AND REDEVELOPMENT AUTHORITY MEETING MINUTES

Richfield, Minnesota

## Housing and Redevelopment Authority

### Work Session

### March 20, 2023

<b>CALL TO ORDER</b>
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The work session was called to order by Acting Chair Vrieze Daniels at 5:45 p.m. in the Bartholomew Room.

*HRA Members Present:* Erin Vrieze Daniels, Acting Chair; Mary Supple, Lee Ohnesorge, Gordon Hanson; and Sean Hayford Oleary

*Staff Present:* Melissa Poehlman, Executive Director; Julie Urban, Assistant Community Development Director; and LaTonia DuBois, Administrative Assistant

*Others Present:* Dani Jimenez, Maricela Genao, Mariela Jimenez, Laura Pena; Deli, Bakery and Café representatives; and Tim Pabst, Mathwig Trust

<b>Item #1</b>	<b>DISCUSS A PROPOSAL TO PURCHASE THE HOUSING AND REDEVELOPMENT AUTHORITY LOT AT 1430 - 66TH ST EAST TO CONSTRUCT A DELI AND BAKERY. (STAFF REPORT NO. 8)</b>
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Executive Director Poehlman presented staff report No. 8 and introduced Dani Jimenez and her family.

Dani Jimenez and family provided the commissioners with their Deli, Bakery and Café concept and shared a presentation of their business plans. They explained why they want to open this location in Richfield and the benefits that would be offered to the community.

Executive Director Poehlman asked the commissioners to decide if this is the path the Housing and Redevelopment Authority (HRA) wants to take with this property.

Commissioner Hayford Oleary inquired about why the past practice has been to seek larger developments for HRA owned land.

Executive Director Poehlman explained.

Commissioners offered support for the development of a small business on the lot, and the desire for flexibility with HRA owned land so that vacant land was not held on to.

Executive Director Poehlman informed the HRA that another inquiry into this land had recently been made.

Commissioners agreed that they would like to see development in this location.

Executive Director Poehlman and the HRA thanked the presenters.

Item #2	<b>CONSIDER NEXT STEPS REGARDING HOUSING AND REDEVELOPMENT AUTHORITY AND MATHWIG TRUST PROPERTIES. (STAFF REPORT NO. 9)</b>
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Executive Director Poehlman presented staff report No. 9 and asked the commissioners to share their thoughts on the property.

Commissioners discussed possible options for the parcel and shared that they would not be interested in purchasing the parcel but would like to work with the Estate for possible solutions around the current holding costs.

Commissioners and the Estate agreed to table the discussion until June, when the Expo location is awarded. If the Expo is awarded to Bloomington assessment of the land would begin.

**ADJOURNMENT**

The work session was adjourned by unanimous consent at 6:27 p.m.

Date Approved: April 17, 2023

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Erin Vrieze Daniels  
Acting HRA Chair

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LaTonia DuBois  
Administrative Assistant

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Melissa Poehlman  
Executive Director



# HOUSING AND REDEVELOPMENT AUTHORITY MEETING MINUTES

Richfield, Minnesota

Regular Meeting

March 20, 2023

## CALL TO ORDER

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

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

*HRA Members:* None

*Absent:*  
*Staff Present:* Melissa Poehlman, Executive Director; Julie Urban, Assistant Community Development Director and LaTonia DuBois, Administrative Assistant.

*Others Present:*

## ELECTION OF OFFICERS

M/Supple, S/Hayford Oleary to elect Erin Vreize Daniels as Chairperson.

Motion carried 5-0

M/Supple, S/Hayford Oleary to elect Gordon Hanson as Vice Chair.

Motion carried 5-0

M/Supple, S/Hanson to elect Lee Ohnesorge to serve as Secretary.

Motion carried 5-0

## OPEN FORUM

No callers

<b>APPROVAL OF THE MINUTES</b>
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M/Hanson, S/Hayford Oleary to approve the minutes of the 1) Regular Housing and Redevelopment Authority meeting of February 21, 2023; and 2) the joint Housing and Redevelopment Authority and City Council work session of March 6, 2023.

Motion carried: 5-0

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

Motion carried: 5-0

<b>ITEM #2</b>	<b>CONSENT CALENDAR</b>
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Executive Director Poehlman presented the consent calendar.

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

Motion carried 5-0

<b>ITEM #3</b>	<b>CONSIDERATION OF ITEMS, IF ANY, REMOVED FROM CONSENT CALENDAR</b>
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None

<b>ITEM #4</b>	<b>DESIGNATION OF COMMUNITY DEVELOPMENT DIRECTOR MELISSA POEHLMAN AS THE EXECUTIVE DIRECTOR OF THE RICHFIELD HOUSING AND REDEVELOPMENT AUTHORITY FOR 2023. (STAFF REPORT NO. 8)</b>
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Executive Director Poehlman presented Staff Report No. 6

M/Hayford Oleary, S/Supple to designate Community Development Director Melissa Poehlman as the Executive Director of the Housing and Redevelopment Authority for 2023.

Motion Carried:5-0

<b>ITEM #5</b>	<b>HRA DISCUSSION ITEMS</b>
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Commissioner Supple stated she was pleased with the work session the HRA just had and thanked staff for setting it up.

Chair Vrieze Daniels inquired about any housing or economic development items in the current legislation.

Executive Director Poehlman stated that the current legislation would be tracked and reported to the HRA.

<b>ITEM #6</b>	<b>EXECUTIVE DIRECTOR REPORT</b>
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None

<b>ITEM #7</b>	<b>CLAIMS</b>
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M/Supple, S/Hanson that the following claims be approved:

<b><u>U.S. BANK</u></b>	<b><u>3/20/2023</u></b>
Section 8 Checks: 134656 - 134735	\$203,263.07
HRA Checks: 34325 - 34342	<u>\$34,937.50</u>
<b>TOTAL</b>	<b>\$238,200.57</b>

Motion carried: 5-0

<b>ITEM #8</b>	<b>ADJOURNMENT</b>
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The meeting was adjourned by unanimous consent at 7:08 p.m.

Date Approved: April 17, 2023

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Erin Vrieze Daniels  
HRA Chair

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LaTonia DuBois  
Administrative Assistant

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Melissa Poehlman  
Executive Director