



# HOUSING AND REDEVELOPMENT AUTHORITY MEETING MINUTES

Richfield, Minnesota

## Regular Meeting

May 16, 2022

### CALL TO ORDER

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

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

*HRA Members Absent:* None.

*Staff Present:* Melissa Poehlman, Executive Director/Community Development Director; Julie Urban, Assistant Community Development Director; Jane Skov, IT Manager; and Kari Sinning, City Clerk.

*Others Present:* Ted Levin, Owner; Tao Gong and Huan Ma, Owners; Denis Cherniy, General Contractor

### OPEN FORUM

Chair Supple provided instructions to call in for the open forum and due to technical difficulties the Authority moved the Open Forum to allow for those to call in.

Executive Director Poehlman read an emailed comment from Ben Whalen, 7533 Clinton Avenue, regarding the use funds for the Richfield Rediscovered Program.

### APPROVAL OF THE MINUTES

M/Regan Gonzalez, S/Vrieze Daniels to approve the minutes of the: 1) Joint City Council, HRA, and Planning Commission Work Session of March 8, 2022; 2) Joint City Council, HRA and Planning Commission Work Session of April 12, 2022; and 3) Regular Housing and Redevelopment Authority Meeting of April 18, 2022.

Motion carried 5-0.

ITEM #1

APPROVAL OF THE AGENDA

M/Regan Gonzalez, S/Hanson to approve the agenda with the open forum moved.

Motion carried 5-0

<b>ITEM #2</b>	<b>CONSIDERATION OF THE ADOPTION OF A RESOLUTION AUTHORIZING THE PURCHASE OF REAL PROPERTY LOCATED AT 1516 - 66TH STREET EAST (STAFF REPORT NO. 19)</b>
----------------	---

Executive Director Poehlman presented Staff Report No. 19.

M/Hanson, S/Regan Gonzalez to adopt a resolution authorizing the purchase of real property located at 1516 - 66th Street East for \$561,180.

**HRA RESOLUTION NO. 1431**

**RESOLUTION AUTHORIZING PURCHASE OF REAL PROPERTY  
LOCATED AT 1516 – 66TH STREET EAST**

Chair Supple thanked the owners for their commitment to Richfield over the last 48 years.

Motion Carried 5-0

<b>OPEN FORUM</b>
-------------------

With the technical difficulties resolved, Chair Supple provided instructions to call in for the open forum of which there were no callers.

<b>ITEM #3</b>	<b>CONSIDER RESOLUTIONS APPROVING A MODIFICATION TO THE TAX INCREMENT REDEVELOPMENT PLANS FOR THE LYNDALE GATEWAY/INTERCHANGE WEST, URBAN VILLAGE AND CITY BELLA TAX INCREMENT FINANCING DISTRICTS, ALLOWING AN ADDITIONAL 10 PERCENT OF INCREMENT TO BE POOLED FOR AFFORDABLE HOUSING PURPOSES. (STAFF REPORT NO. 20)</b>
----------------	--

Assistant Community Development Director Urban presented Staff Report No. 20.

Commissioner Regan Gonzalez asked if money can be contributed throughout the timeframe or just once. Assistant Director Urban stated that it can be contributed throughout the years until December 31, 2026. Commissioner Regan Gonzalez expressed excitement and hoped that this will set precedence for the future of this use for not just Richfield but other cities as well.

Chair Supple shared in the excitement and stated that this gives the City more flexibility to fund projects for affordable housing.

M/Regan Gonzalez, S/Vrieze Daniels to adopt resolutions approving a modification to the Tax Increment Redevelopment Plans for the Lyndale Gateway/Interchange West, Urban Village

and City Bella Tax Increment Financing districts3 to allow pooling of an additional 10 percent to the City's Affordable Housing Trust Fund.

**HRA RESOLUTION NO. 1432**

**RESOLUTION APPROVING A MODIFICATION TO THE TAX INCREMENT FINANCING PLAN FOR THE URBAN VILLAGE TAX INCREMENT FINANCING DISTRICT**

**HRA RESOLUTION NO. 1433**

**RESOLUTION APPROVING A MODIFICATION TO THE TAX INCREMENT FINANCING PLAN FOR THE CITY BELLA TAX INCREMENT FINANCING DISTRICT**

**HRA RESOLUTION NO. 1434**

**RESOLUTION APPROVING A MODIFICATION TO THE TAX INCREMENT FINANCING PLAN FOR THE INTERCHANGE WEST AND LYNDAL GATEWAY TAX INCREMENT FINANCING DISTRICT**

Motion Carried 5-0

<b>ITEM #4</b>	<b>CONSIDERATION OF THE APPROVAL OF A CONTRACT FOR PRIVATE DEVELOPMENT BETWEEN THE HOUSING AND REDEVELOPMENT AUTHORITY AND TAO GONG AND HUAN MA FOR THE REDEVELOPMENT OF 6644 LOGAN AVENUE SOUTH UNDER THE RICHFIELD REDISCOVERED CREDIT PROGRAM. (STAFF REPORT NO. 21)</b>
----------------	---

Assistant Community Development Director Urban presented Staff Report No. 21.

Chair Supple clarified that this item is only for this specific proposal and not about the Richfield Rediscovered Program merits.

M/Vrieze Daniels, S/Hanson to approve and authorize execution of a Contract for Private Development between the Housing and Redevelopment Authority and Tao Gong and Huan Ma for the redevelopment of 6644 Logan Avenue South.

Commissioner Vrieze Daniels supported the contract, expressed excitement for the new house to be built, and welcomed the new owners to the neighborhood.

Chair Supple expressed excitement for the energy efficient plans that would be built.

Motion Carried 5-0

<b>ITEM #5</b>	<b>HRA DISCUSSION ITEMS</b>
----------------	-----------------------------

Commissioner Regan Gonzalez commented that she would need more information to make a decision regarding the future of the Richfield Rediscovered Program. Commissioner Vrieze Daniels agreed with Commissioner Regan Gonzalez and proposed that all of the programs be

analyzed to see how they work together and how they serve the future. Executive Director Poehlman stated that as budget preparations for 2023 are underway that now is the time to look at the programs and this topic could be added to the discussion items next month.

Commissioner Hanson asked about the criteria that businesses or homes could be sold to the HRA. Executive Director Poehlman stated the process, requirements, and interests that the City would have for a property.

Chair Supple thanked Vice Chair Vrieze Daniels for chairing the April meeting in her absence. She also extended thanks to City Staff regarding the work they did to help Woodlawn Terrace manufactured home residents to own their land and stated that a documentary was made to showcase the process in hopes to help other cities to help their manufactured home parks.

<b>ITEM #6</b>	<b>EXECUTIVE DIRECTOR REPORT</b>
----------------	----------------------------------

Executive Director Poehlman updated the Authority on the Beacon proposal for the Portland roundabout parcels as they are going to delay until 2023 due to financing and there will likely be a request for an extension on the preliminary proposal.

<b>ITEM #7</b>	<b>CLAIMS</b>
----------------	---------------

M/Regan Gonzalez, S/Vrieze Daniels that the following claims be approved:

<b><u>U.S. BANK</u></b>	<b><u>5/16/2022</u></b>
Section 8 Checks: 133794 – 133878	\$184,391.15
HRA Checks: 34188 – 34199	<u>\$79,532.14</u>
<b>TOTAL</b>	<b>\$263,923.29</b>

Motion carried 5-0

<b>Item #8</b>	<b>ADJOURNMENT</b>
----------------	--------------------

The meeting was adjourned by unanimous consent at 7:30 p.m.

Date Approved: June 21, 2022

\_\_\_\_\_  
Mary B. Supple  
HRA Chair

\_\_\_\_\_  
Kari Sinning  
City Clerk

\_\_\_\_\_  
Melissa Poehlman  
Executive Director