



HOUSING AND REDEVELOPMENT AUTHORITY MEETING MINUTES

Richfield, Minnesota

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

June 21, 2021

CALL TO ORDER

The work session was called to order by HRA Chair Supple at 5:45 p.m. in the Bartholomew Room.

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

HRA Members Absent: Erin Vrieze Daniels

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

Council Members Absent: None

PC Members Present: Kathryn Quam, Chair and Brendan Kennealy;

PC Members Absent: Brian Pynn; Brett Stursa; Susan Rosenberg and Jim Rudolph

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: Amy Gudmestad, MICC; Ben Lentz MICC; Bob Cunningham, Inland Development Partners; Daniel Oberpriller, Northbay; Michael Stoddard, DJR Architecture.

Item #1	INTRODUCTION AND PRELIMINARY DISCUSSION OF FUTURE PLANS FOR THE MINNESOTA INDEPENDENCE COLLEGE AND COMMUNITY.
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Assistant Community Development Director Poehlman gave background information about Minnesota Independence College and Community (MICC) and introduced Amy Gudmestad and Bob Cunningham.

Bob Cunningham explained he is part of the development team for the MICC and Bumpy Lane development.

Amy Gudmestad explained who MICC is, what the program offers, history and success of the program and how the program continues to grow and the need for more space to extend the program. Amy Gudmestad spoke of partnerships with MICC and local businesses. Amy Gudmestad expressed gratitude and the benefits of being located in Richfield, the assistance offered by Richfield Police and Fire departments and invited policy makers to visit MICC for a tour.

Bob Cunningham explained the development currently envisioned and shared a power point of the development concept, explained the housing units would be available to students, graduates and all residents of Richfield at affordable or low income rates. Requested feedback on the vision, if it is an appropriate land use and hopes of a future resolution of support from the Housing and Redevelopment Authority and City Council to apply for various funding mechanisms and requested assistance of City staff to assist the development team with offering affordable and low income housing options.

Council Member Whalen inquired about the current location within the Colony Apartments.

Amy Gudmestad explained that this development would be in addition to the space used at the Colony Apartments, but fewer units at the Colony Apartments would be occupied by MICC.

Commissioner Ohnesorge inquired about the number of graduates for the current year.

Planning Chair Quam asked if all units would be affordable and how many would be available to the community outside of MICC.

Bob Cunningham explained the goal is to have all units at low income or affordable levels and the mix of MICC members and graduates and other community members would be about 50/50.

Chair Supple inquired about unit sizes.

Bob Cunningham explained current unit size visions.

Council Member Trautmann inquired about how many units would be ADA Accessible and if there would be any tax revenue from the non-profit organization that would own the property.

Bob Cunningham stated that the development team would be asking for Tax Increment Financing and mentioned that they would have more than the minimum requirement of Accessible units, but more programming is yet to come.

Mayor Regan Gonzalez supported the proposal overall and encouraged MICC to reach out to get Best Buy involved with the program. Spoke of the opportunity to be an example by building partnership with local businesses and MICC.

Council Member Hayford Oleary commented on the land use and inquired about if this would be a tax base development and concerns with the project and the residential units in the area.

Chair Supple inquired about parking.

Bob Cunningham stated the current plan is to have all surface parking, but that they would be looking into the possibilities of having underground parking as well.

Council Member Whalen shared that he would like to see units affordable at 30% Area Median Income and a variety of affordability levels and would also like to see the design on the building incorporate business partnerships.

Planning Chair Quam inquired about zoning changes and potential Comp Plan changes.

Assistant Community Development Director Poehlman explained current zoning and possible changes that would be required in the future.

Item #2	DISCUSSION OF A NEW DEVELOPMENT PROPOSAL FOR THE PROPERTY AT 101 66TH STREET EAST (SITE OF THE PREVIOUSLY APPROVED EMI DEVELOPOMENT).
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Community Development Director Stark reminded policy makers of the history of the development site and recommended the development team to hold neighborhood meetings, and introduced Michael Stoddard, DJR Architecture and Daniel Oberpriller, Northbay Company.

Michael Stoddard shared the proposed development plans for a mixed use building with commercial space.

Daniel Oberpriller provided further building design information, access points and parking information for the proposed development. Daniel Oberpriller informed staff and policy makers that they have closed on the property, spoke of the sustainability of the building, informed staff and policy makers they would be seeking Tax Increment Financing and would offer 20% of units at 60% of the Area Median Income.

Council Member Hayford Oleary inquired about traffic on 66th Street.

Assistant Community Development Director Poehlman explained the engineering department and Hennepin County would review the proposal and evaluate any traffic concerns.

Council member Hayford Oleary mentioned concerns around the building height and the preference to lower the building height, lighting concerns with the parking ramp and potential noise and lighting on the balcony.

Daniel Oberpriller explained.

Planning Chair Quam inquired about the six story portion of the building and the location to the houses on Stevens Avenue.

Daniel Oberpriller explained there are no houses directly across from the six story portion of the building.

Assistant Community Development Director explained the lot directly across from the six story portion of the building is a retaining pond and a home would not be developed at that location.

Planning Chair Quam inquired about the main entrance and exit and inquired about how the lighting may affect homes and mentioned it would be more desirable to spread out units on top of the one story commercial space to reduce the six story portion.

Mayor Regan Gonzalez mentioned concerns around the building height.

Council Member Whalen also inquired about including residential units above the commercial space and the oddity of having a single story portion of a building that also has six stories.

Council Member Trautmann stated concerns about lighting from the entrance.

Mayor Regan Gonzalez stated the benefits of having a community meeting regarding the development and thanked residents for their comments and attendance.

Chair Supple inquired about green space on the lot.

Michael Stoddard explained landscaping plans and opportunities.

Chair Supple inquired about parking ratio

Daniel Oberpriller shared the proposed parking ratio.

Chair Supple echoed the desire to reduce the six story portion of the development.

Council Member Whalen stated he would like to know what the neighbors think about the proposal and other building height designs.

Chair Supple inquired about accessibility.

Michael Stoddard shared the accessibility plans.

Community Development Stark shared what the next steps and requirements would be.

ADJOURNMENT

The work session was adjourned by unanimous consent at 6:44 p.m.

Date Approved: July 19, 2021

Mary Supple
Chair

LaTonia DuBois
Administrative Assistant

John Stark
Executive Director