



# HOUSING AND REDEVELOPMENT AUTHORITY MEETING MINUTES

Richfield, Minnesota

## Regular Meeting

## October 17, 2022

### CALL TO ORDER

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

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

*HRA Members Absent:* Maria Regan Gonzalez

*Staff Present:* Julie Urban, Acting Executive Director/Assistant Community Development Director; and Kari Sinning, City Clerk

*Others Present:* Bev Adrian, President of the Woodlake Terrace Cooperative

### OPEN FORUM

Chair Supple provided instructions to call in for the open forum and asked if there was anyone in attendance.

### APPROVAL OF THE MINUTES

M/Vrieze Daniels, S/Hanson to approve the minutes of the Regular Housing and Redevelopment Authority Meeting of September 19, 2022.

Motion carried: 4-0

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

Motion carried: 4-0

<b>ITEM #2</b>	<b>CONSENT CALENDAR</b>
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Acting Executive Director Urban presented the Consent Calendar:

- A. Consideration to approve forgiveness of an Interfund Loan from the ILN to Cedar Point Commons and authorize a transfer of funds from the ILN to Cedar Point Commons. (Staff Report No. 30)
- B. Consideration of the adoption of a resolution approving an Assignment and Assumption Agreement (Amended and Restated Contract for Private Redevelopment) to Woodlake Centre Owner, LLC, a Delaware limited liability company, an estoppel certificate, and an investment letter assigning the Tax Increment Financing Note to Woodlake Health Centre Campus TIF, LLC. (Staff Report No. 31)

**HRA RESOLUTION NO. 1442**

**RESOLUTION APPROVING ASSIGNMENT AND ASSUMPTION AGREEMENT (AMENDED AND RESTATED CONTRACT FOR PRIVATE REDEVELOPMENT) AND OTHER DOCUMENTS IN CONNECTION THEREWITH**

M/Vrieze Daniels, S/Hanson to approve the Consent Calendar.

Motion Carried: 4-0

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

<b>ITEM #4</b>	<b>CONSIDERATION OF A RESOLUTION APPROVING AN AMENDMENT TO THE GRANT AGREEMENT WITH WOODLAWN TERRACE COOPERATIVE, INCREASING THE AMOUNT OF FUNDING PROVIDED FOR DEMOLITION AND REHABILITATION WORK (STAFF REPORT NO. 32)</b>
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Acting Director Urban presented Staff Report No. 32.

Commissioner Vrieze Daniels asked if the sixth unit to be demolished would be replaced. President Adrian stated that it would be replaced and that the board is developing a strategic plan that could include more affordable housing and pointed out that they are private utilities that add to the costs of the rehabilitation work.

Chair Supple asked if the funding would help with those improvements of their private utilities. President Adrian stated that it would be a huge improvement to the property as most things are over 50 years old.

Commissioner Hanson asked if there are plans to connect to City water. President Adrian explained that they are on the process to get hooked up to the City water and sewer and have received a grant from the State to help fund the project that should hopefully be started in the

spring of 2023. President Adrian expressed excitement for the progress that has been happening and that the entire community has stepped up to invest in their neighborhood.

Chair Supple asked if the water from the well is potable. President Adrian explained that no one drinks the water as it is high in iron and has an odor; the water was the biggest concern that residents of Woodlawn Terrace have.

M/Vrieze Daniels, S/Ohnesorge to adopt the attached resolution approving an amendment to the Grant Agreement with the Woodlawn Terrace Cooperative, increasing the funds for demolition and rehabilitation work up to a total of \$140,000, and authorizing the Chair and Executive Director to execute an amendment to the Grant Agreement.

**HRA RESOLUTION NO. 1443**

**RESOLUTION APPROVING AN AMENDMENT TO THE GRANT AGREEMENT FOR THE WOODLAWN TERRACE MANUFACTURED HOME PARK**

Commissioner Vrieze Daniels appreciated the investment in the community while prices for construction are high.

Motion Carried: 4-0

Chair Supple thanked staff and the cooperative for all the work they to do invest in the community.

<b>ITEM #5</b>	<b>HRA DISCUSSION ITEMS</b>
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Commissioner Hanson asked about the HUB redevelopment since the anchor store has pulled out of the project. Acting Director Urban stated that the property owners have not been in contact with the City but the property will most likely be developed in stages starting on the west side of the property.

<b>ITEM #6</b>	<b>EXECUTIVE DIRECTOR REPORT</b>
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Acting Director Urban did not have a report.

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

<b><u>U.S. BANK</u></b>	<b><u>10/17/2022</u></b>
Section 8 Checks: 134205 – 134277	\$195,486.35
HRA Checks: 34259 - 34272	<u>\$80,140.42</u>
<b>TOTAL</b>	<b>\$275,626.77</b>

Motion carried: 4-0

<b>ITEM #8</b>	<b>ADJOURNMENT</b>
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The meeting was adjourned by unanimous consent at 7:16 p.m.

Date Approved: November 21, 2022

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Mary B. Supple  
HRA Chair

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Kari Sinning  
City Clerk

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Melissa Poehlman  
Executive Director