



**HOUSING AND REDEVELOPMENT
AUTHORITY MEETING MINUTES**
Richfield, Minnesota

**Joint City Council, Housing and
Redevelopment Authority, and Planning
Commission Work Session**

October 18, 2021

CALL TO ORDER

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

Council Members Present: Maria Regan Gonzalez, Mayor; Mary Supple, Ben Whalen; Sean Hayford Oleary; and Simon Trautmann (arrived 6:26).

Council Members Absent: None.

HRA Members Present: Mary Supple, Chair; Maria Regan Gonzalez; Erin Vrieze Daniels.

HRA Members Absent: Sue Sandahl; and Lee Ohnesorge

PC Members Present: Brian Pynn; Jim Rudolph (left 6:30); Brendan Kennealy; and Brett Stursa.

PC Members Absent: Kathryn Quam, Chair; and Susan Rosenberg.

Staff Present: John Stark, HRA Executive Director/Community Development Director; Julie Urban, Housing Manager; Ryan Krzos, City Planner; and Kari Sinning, City Clerk.

Others Present: Ryan Schwickert, MWF Properties

Item #1	PROPOSAL BY MWF PROPERTIES TO DEVELOP 55 UNITS OF WORK FORCE HOUSING ON THE CITY GARAGE SOUTH PROPERTY, 7700 PILSBURY AVE S
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Executive Director Stark explained the reason for this work session, background with MWF Properties and introduced Ryan Schwickert with MWF Properties.

Mr. Schwickert presented the workforce housing proposal outlining their development team and summary.

Planning Commissioner Pynn asked why the original proposal that fell through. Mr. Schwickert explained that it was due to funding.

HRA Commissioner Regan Gonzalez asked about the replacement of the NOAH that was mentioned and Housing Manager Urban stated that it was due to the change at Concierge at Penn. HRA Commissioner Regan Gonzalez questioned the site plan and struggles with the site as it is such a small area to create that community feel.

HRA Commissioner Vrieze Daniels promotes the housing in that area because it does promote amenities and questioned the financials. Housing Manager Urban explained the options of finances with creating a new housing TIF district.

Council Member Whalen supported housing at the site and expressed support of a mix of income levels. Mr. Schwickert explained the reasoning behind the lower income levels due to financing and could look at options to make it more of a mix at a later date. There was discussion as to how the average income levels affect tax credits.

Planning Commissioner Kennealy questioned the zoning in reference to the comp plan. Housing Manager Urban explained that the comp plan was made to match the housing already along 494 and the comp plan would have to be amended to accommodate this.

Council Member Hayford Oleary expressed support of using this site for housing and gave some feedback on the site plan and asked for clarification on any other outstanding proposals. Community Development Director Stark stated that there are no other current proposals other than Richfield Bloomington Honda.

Council Member Trautmann questioned the long term plan for the adjacent properties in that area and City Planner Krzos said that in the comp plan does guide the area to high-density residential but the current use is mixed-use zoning. Community Development Director Stark stated that the area is dependent upon those owners and the developers that would contact those owners to utilize the areas better.

HRA Chair Supple was happy to see garage parking included in the rent along with off street parking and the three bedroom unit availability. HRA Chair Supple also gave feedback regarding the site plan.

Community Development Director Stark summarized the next steps for the HRA, Planning Commission and City Council.

ADJOURNMENT

The work session was adjourned by unanimous consent at 7:00 p.m.

Date Approved: November 15, 2021

Mary B. Supple
Chair

Kari Sinning
City Clerk

John Stark
Executive Director