



HOUSING AND REDEVELOPMENT AUTHORITY MEETING MINUTES

Richfield, Minnesota

Regular Meeting

October 19, 2020

CALL TO ORDER

The meeting was called to order by Chair Supple at 7:00 p.m. via Webex.

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

HRA Members Absent: Pat Elliott.

Staff Present: John Stark, Executive Director; Julie Urban, Housing Manager; Myrt Link, Community Development Accountant; and LaTonia DuBois, Administrative Assistant.

Others Present: HRA Financial Consultant, Rebecca Kurtz; Ehlers.

OPEN FORUM

No Callers.

APPROVAL OF THE MINUTES

M/Regan Gonzalez S/Vrieze Daniels to approve the 1) Concurrent Housing and Redevelopment and City Council work session of September 21, 2020; 2) Regular Housing and Redevelopment Authority meeting of September 21, 2020; and 3) Special Housing and Redevelopment Authority meeting of September 29, 2020.

Motion carried 3-0 Commissioner Sandahl was experiencing technical difficulties and was not present for the vote.

Item #1	APPROVAL OF THE AGENDA
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M/Vrieze Daniels, S/Regan Gonzalez to approve the agenda.

Motion carried 3-0 Commissioner Sandahl was experiencing technical difficulties and was not present for the vote.

Item #2	CONSIDERATION OF THE ACCEPTANCE OF THE RICHFIELD HOUSING AND REDEVELOPMENT AUTHORITY TAX INCREMENT FINANCING DISTRICT STATUS UPDATE. (S.R. NO 34).
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Community Development Accountant Link presented staff report No. 34.

HRA Financial Consultant Rebecca Kurtz; Ehlers, provided a summary of the Tax Increment Financing status update and offered explanations for the three types of obligations, Tax Increment Financing (TIF) Notes, Pooling, and highlighted a few TIF Districts.

Chair Supple clarified the obligations that would not be reviewed.

Chair Supple thanked Rebecca Kurtz for a thorough report.

Commissioner Vrieze Daniels also thanked Rebecca Kurtz for a thorough report. Inquired pooling balances on a couple of Districts.

Rebecca explained the pooling on the newer Districts.

Executive Director Stark stated that the HRA has asked Ehlers for assistance in diving deeper into pooling and resources available and that a memo would be distributed to the HRA in November.

Chair Supple Inquired about pooling monitoring.

Rebecca Kurtz explained that pooling would be further explained in a November memo to the HRA.

Commissioner Regan Gonzalez inquired about state policy around TIF.

Rebecca Kurtz stated legislature changes would allow TIF to be more flexible, but does not anticipate any dramatic change with legislature in the near future. Special legislation could be pursued. Ehlers is looking into further possible options.

Chair Supple inquired about the TIF map and the Cedar Corridor District splitting into another District.

Rebecca Kurtz explained there are no plans to split the Cedar Corridor District into another District.

Executive Director Stark explained why the Cedar Corridor District was established the way it was and that the possibility of taking some parcels out of the current District sometime in the future.

Chair Supple inquired about which projects a going forward without any TIF money.

Executive Director Stark explained the Novo and the Lunds projects are going forward without any TIF.

Chair Supple inquired about the effects of decertifying Districts.

Rebecca Kurtz explained the impacts on the HRA when Districts are decertified.

Executive Director Stark explained that when Districts are decertified the tax capacity is divided among the City, Hennepin County and Richfield Public Schools.

M/Sandahl, S/Vrieze Daniels to accept the Richfield Housing and Redevelopment Authority annual Tax Increment Financing District Status Update.

Motion carried 4-0

Item #3	CONSIDER A RESOLUTION APPROVING AN AMENDMENT TO THE CONTRACT FOR PRIVATE DEVELOPMENT WITH CPII DEVELOPMENT LLC FOR THE CEDAR POINT II APARTMENT DEVELOPMENT PROJECT. (S.R. NO. 35)
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Housing Manager Urban presented staff report No. 35

M/Regan Gonzalez, S/Vrieze Daniels to adopt a resolution approving an amendment to the Contract for Private Development with CPII Development LLC for the Cedar Point II apartment development project.

Motion carried 4-0

Item #4	HRA DISCUSSION
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None.

Item #5	EXECUTIVE DIRECTOR'S REPORT
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None.

Item #8	CLAIMS
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M/Sandahl, S/Vrieze Daniels that the following claims be approved:

U.S. BANK	10/19/2020
Section 8 Checks 132189-132272	\$180,778.24
HRA Checks 33900-33913	\$64,911.95
Total	\$245,690.19

Motion carried 4-0


Item #9	ADJOURNMENT
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The meeting was adjourned by unanimous consent at 7:52 p.m.


Date Approved: November 16, 2020



Mary B. Supple
HRA Chair



LaTonia DuBois
Administrative Assistant



John Stark
Executive Director