



HOUSING AND REDEVELOPMENT AUTHORITY MEETING MINUTES

Richfield, Minnesota

Regular Meeting

November 21, 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; Maria Regan Gonzalez, Lee Ohnesorge; and Gordon Hanson

HRA Members: None

Absent:
Staff Present: Melissa Poehlman, Executive Director/Community Development Director; Julie Urban, Assistant Community Development Director; Celeste McDermott, Housing Specialist; and LaTonia DuBois, Administrative Assistant.

Others Present: None

OPEN FORUM

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

Ruane Onesirosan, 2421 65th Street West, addressed the Housing and Redevelopment Authority (HRA) about Staff Report No. 31 on the October 17, 2022, HRA consent agenda.

APPROVAL OF THE MINUTES

M/Regan Gonzalez, S/Hanson to approve the minutes of the 1) Joint City Council and Housing and Redevelopment Authority Work Session of October 17, 2022; and 2) the Regular Housing and Redevelopment Authority Meeting of October 17, 2022.

Motion carried: 5-0

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

Motion carried: 5-0

ITEM #2	CONSIDER A RESOLUTION AUTHORIZING THE TRANSFER OF FUNDS FROM THE LYNDALE GATEWAY / INTERCHANGE WEST, URBAN VILLAGE, AND CITY BELLA TAX INCREMENT FINANCING DISTRICTS TO THE AFFORDABLE HOUSING TRUST FUND AND CONSIDERATION OF PRIORTIES FOR THE USE OF TRUST FUND RESOURCES FOR AFFORDABLE HOUSING DEVELOPOMENTS. (STAFF REPORT NO. 33)
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Assistant Community Development Director Urban presented Staff Report No. 33.

Commissioner Vrieze Daniels inquired about when the funding needs to be used. Assistant Community Development Director Urban explained.

Chair Supple inquired about the possibility of returning funding to the original District, Assistant Community Development Director Urban clarified funds would not need to be returned.

Commissioner Regan Gonzalez expressed excitement about the Affordable Housing Trust Fund.

Commissioner Ohnesorge expressed appreciation about exceeding the Affordable Housing Policy requirements.

Chair Supple expressed appreciation for the special legislation that allows the transfer of Tax Increment funding.

HRA RESOLUTION NO. 1444

TRANSFERRING POOLED TAX INCREMENT FROM TAX INCREMENT FINANCING DISTRICTS WITHIN THE CITY OF RICHFIELD FOR AFFORDABLE HOUSING PURPOSES

M/Regan Gonzalez, S/Vrieze Daniels to adopt a resolution authorizing the transfer of \$750,000 from the Lyndale Gateway / Interchange West, Urban Village and City Bella Tax Increment Financing Districts to the Affordable Housing Trust Fund.

Motion Carried: 5-0

M/Regan Gonzalez, S/Vrieze Daniels to adopt priorities for the use of Trust Fund resources when assisting affordable housing developments.

Motion Carried: 5-0

ITEM #3	CONSIDER A RESOLUTION ADOPTING A SPENDING PLAN FOR UNOBLIGATED TAX INCREMENT. (STAFF REPORT NO. 34)
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Executive Director Poehlman presented Staff Report No. 34.

Commissioner Hanson inquired about using the funds for small business initiatives. Executive Director Poehlman explained and mentioned the potential of funds being used for future Economic Development programs.

Chair Supple inquired about climate resilience and energy efficiency programs for existing businesses. Executive Director Poehlman explained the possibilities and announced a report from the Economic Development specialist would be presented to the HRA in January.

M/Hanson, S/Regan Gonzalez to approve the attached resolution and Spending Plan for unobligated tax increment.

HRA RESOLUTION NO. 1445

APPROVING A SPENDING PLAN FOR CERTAIN TAX INCREMENT FINANCING DISTRICTS LOCATED IN THE CITY OF RICHFIELD

Motion Carried: 5-0

ITEM #4	CONSIDERATION OF THE APPROVAL OF REVISIONS TO THE RICHFIELD REDISCOVERED LOT SALE PROGRAM GUIDELINES AND THE RICHFIELD REDISCOVERED CREDIT PROGRAM GUIDELINES. (STAFF REPORT NO. 35)
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Housing Specialist McDermott presented Staff Report No. 35

Commissioner Regan Gonzalez expressed excitement for updates and modifications to the Richfield Rediscovered Programs.

Commissioner Vrieze Daniels appreciated the changes and discussion and thanked staff. Commissioner Vrieze Daniels inquired about bedroom and garage size requirements, the goal of the Programs and about future modifications. Assistant Community Development Director Urban provided explanation for requirements and flexibility within the Programs and offered to prepare more information at a later meeting.

Commissioner Hanson inquired about deconstruction versus demolition and cost difference. Housing Specialist McDermott explained the costs are similar.

Commissioner Hanson spoke of the green credit portion of the Program and the treatment of and preserving mature trees, inquiring about who has the final say in the decision of mature trees being removed or preserved. Housing specialist McDermott explained the idea would be that it would be up to City staff and would be reviewed by the City Forester. Commissioner Hanson stated he would like to see efforts made to keep mature trees.

Commissioner Ohnesorge thanked staff for including the Inclusionary Housing and Accessibility section in the report and stated that it shows we are building for the future.

Chair Supple inquired about accessibility standard requirements through the Programs.

Housing Specialist McDermott explained the City went to the full accessibility standards.

M/Vrieze Daniels, S/Hanson to approve the recommended revisions to the Richfield Rediscovered Lot Sale Program Guidelines and to the Richfield Rediscovered Credit Program Guidelines.

Motion Carried:5-0

ITEM #5	HRA DISCUSSION ITEMS
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Commissioner Ohnesorge asked staff to share his suggestion that the City Council give recognition to Indigenous Peoples month.

Commissioner Regan Gonzalez shared reports from the recent regional counsel of the mayor’s meeting.

Chair Supple inquired about the construction timeline for the development on 66th street and 1st Avenue. Executive Director Poehlman provided an update on current work, stated that the developer understands this is a priority and initial applications are being reviewed.

Commissioner Regan Gonzalez inquired about former Local Roots site. Executive Director Poehlman explained Eric the Red would not be going into the site and that she has spoken with a few perspective tenants.

ITEM #6	EXECUTIVE DIRECTOR REPORT
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Executive Director Poehlman announced that the HRA applied, on behalf of Woodlawn Terrace, for additional funding with the Met Council to fill a gap in funding that would allow them the opportunity to provide more affordable housing. Executive Director Poehlman informed the Commission about an upcoming work session in January that will provide an update on the Economic Development survey work that has been completed. Executive Director Poehlman reported Community Development Accountant, Myrt Link’s retirement after nearly 30 years with the City and spoke of what a great loss Link will be to the City and the Commission.

Chair Supple and Commissioners extended gratitude for Link’s service and dedication.

Chair Supple inquired about timeline for Economic Development Manager hiring. Executive Director Poehlman stated the hope is for the job posting to occur in early 2023.

ITEM #7	CLAIMS
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M/Regan Gonzalez, S/Vrieze Daniels that the following claims be approved:

<u>U.S. BANK</u>	<u>11/21/2022</u>
Section 8 Checks: 134278 – 13439	\$196,833.03
HRA Checks: 34273 - 34284	<u>\$46,902.12</u>
TOTAL	\$243,735.15

Motion carried: 5-0

ITEM #8	ADJOURNMENT
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Chair Supple thanked Commissioner Regan Gonzalez for her service on the HRA and the EDA.

The meeting was adjourned by unanimous consent at 7:46 p.m.

Date Approved: December 19, 2022

Mary B. Supple
HRA Chair

LaTonia DuBois
Administrative Assistant

Melissa Poehlman
Executive Director