



CITY COUNCIL MEETING MINUTES

Richfield, Minnesota

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

November 26, 2019

CALL TO ORDER

The work session was called to order by Mayor Maria Regan Gonzalez at 6:00 p.m. in the Bartholomew Room.

Council Members Present: Maria Regan Gonzalez, Mayor; Edwina Garcia; Mary Supple; Simon Trautmann; and Ben Whalen.

HRA Members Present: Mary Supple, Chair; Pat Elliot; and Maria Regan Gonzalez.

Planning Commission Members Present: Kathryn Quam; Sean Hayford Oleary; Peter Lavin; and Susan Rosenberg

Staff Present: Katie Rodriguez, City Manager; John Stark, Director of Community Development/HRA Executive Director; Julie Urban, Housing Manager; Pam Dmytrenko, Assistant City Manager; and Kelly Wynn, Senior Office Assistant.

Others Present: Scott Nelson, Principal Architect, DJR Architects; Laura Barrett, President, NorthBay

Item #1	CONSIDERATION A PROPOSAL FOR A 112-UNIT MULTI-FAMILY REDEVELOPMENT BY NORTHBAY AT 6345 LYNDAL AVENUE SOUTH, 520/22, 600/02 AND 608/10 64TH STREET.
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City Manager Katie Rodriguez introduced the item of discussion and Director of Community Development, John Stark.

Director Stark described and clarified location of redevelopment.

Principal Architect, Scott Nelson, thanked everyone for coming. He then walked through the existing buildings and the renovations that will occur. He defined the remaining lots as well as parking and showed a mockup of the design. Nelson then discussed the building materials to be used on the exterior, unit types, and underground parking.

Planning Commissioner Lavin commented on how he liked the concept but raised concerns with how few parking spaces will be available. President Laura Barrett spoke to how they believe they have enough spots due to the unit types of studio and one bedroom having only one tenant.

Planning Commissioner Lavin worries where overflow parking will go and suggests that more spaces be added to the parking lot. Director Stark spoke to the availability in the neighboring lots to the north but will do some more research.

HRA Commissioner Elliot discussed shared parking agreements and possibility of residents will be more reliant on metro transit. Nelson also discussed the certain demographic that will be attracted will be more bike friendly as well and bike storage is available for each unit.

Planning Commissioner Hayford Oleary was curious to the possibility of not having to tear down the existing house on the east end to create a surface lot. Director Stark spoke to a couple different options such as using that lot for parking or green space and access to Garfield Park.

Council Member Whalen questioned how renovations will take place without disrupting the existing tenants. Nelson discussed how they have successfully done repairs while tenants are still in their units.

Council Member Whalen asked about the disbursement of accessible and affordable units and if it will be in both the existing building and newly constructed building. Nelson stated that they will be putting in more accessible units in the newly constructed building.

Council Member Supple wondered about the existing plumbing and if renovations will be needed. Nelson specified that they have not taken a complete tally on all the necessary renovations.

Council Member Trautmann echoed comments of having access to Garfield Park and potentially using the Henley Apartments for overflow parking.

Planning Commissioner Quam wanted to know who they would be marketing to and also questioned if the rents will increase with the renovations. Barrett replied that rent right now is very low for the market and they would eventually increase but they will be keeping them as low as possible. She also spoke to marketing to the young professional that is on the go.

Mayor Regan Gonzalez asked about what kind of condition the existing building is in and how to balance keeping it affordable. Director Stark doesn't believe that it will be a problem property but every property has its unique challenges. Nelson listed the items that would be involved in the renovations such as flooring, paint, trim, windows, doors, kitchen/bathroom cabinets, and plumbing fixtures. Mayor Regan Gonzalez also wondered if any renovations would be made to the exterior of the existing building. Nelson responded with how the exterior is in good shape but the entry needs work as well as some landscaping and general clean up.

Mayor Regan Gonzalez questioned how many homes would be impacted. Director Stark replied that three duplexes and one single family home will be affected. All properties have been purchased or are in purchase agreements. Mayor Regan Gonzalez would like to keep the area affordable for residents and to keep communication open with residents.

Planning Commissioner Hayford Oleary brought up current appearance of the existing lot and parking surface. He would like to see some clean up and potential resurfacing of the lot. Nelson confirmed there would be clean up and landscaping to make it somewhat uniform to the new building.

Director Stark stated he would like to bring this to the HRA in January unless there is a need for more discussion.

Planning Commissioner Lavin again brought up his concern around lack of parking and would like to see the 1:1 ration go up. Director Stark described the next steps with HRA and land use approval process.

Commissioner Elliot asked the question of is Richfield suburban or urban? He believes with the demographic that will be attracted to these units, there will be fewer vehicles.

Council Member Whalen hopes the current tenants will be notified as soon as possible after plans are solidified to keep them up to date on changes and renovations. Barrett replied they have a strict plan to keep tenants in place and notified during renovations.

Planning Commissioner Quam questioned how the developers will handle low income tenants if they do need to be temporarily displaced. Nelson discussed the desire to work during the day and keep tenants in their units. He also described how they have done work on previous projects.

Planning Commissioner Lavin would like the parking lot explored to be able to accommodate significant others, family, and friends come to visit.

Planning Commissioner Hayford Oleary requested more information on previous projects and what the parking looked like for those buildings.

ADJOURNMENT

The work session was adjourned by unanimous consent at 6:40 p.m.

Date Approved: December 10, 2019

Maria Regan Gonzalez
Mayor

Kelly Wynn
Senior Office Assistant

Katie Rodriguez
City Manager