



HOUSING AND REDEVELOPMENT AUTHORITY MEETING MINUTES

Richfield, Minnesota

Regular Meeting

February 16, 2016

CALL TO ORDER

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

ATTENDANCE

HRA Members Present: Mary Supple, Chair; David Gepner; Debbie Goettel; and Doris Rubenstein

HRA Members Absent: Pat Elliott

Staff Present: Steve Devich, Executive Director; John Stark, Community Development Director, and Julie Eddington, HRA Attorney

Item #1	APPROVAL OF THE MINUTES OF THE (1) SPECIAL HRA MEETING OF JANUARY 25, 2016 AND SPECIAL CONCURRENT CITY COUNCIL, HRA, AND PLANNING COMMISSION WORKSESSION OF JANUARY 26, 2016
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M/Goettel, S/Rubenstein to approve the minutes.

Motion carried 4-0.

Item #2	HRA APPROVAL OF THE AGENDA
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M/Rubenstein, S/Gepner to approve the agenda.

Motion carried 4-0.

Item #3	CONSENT CALENDAR
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- A. Consideration of the approval of the Release of Contract for Private Development and a resolution authorizing the repurchase of 7309 10th Avenue from Key Land Homes S.R. No. 7

HRA RESOLUTION NO. 1224

RESOLUTION APPROVING REPURCHASE OF PROPERTY AND RELEASE OF CONTRACT FOR PRIVATE DEVELOPMENT WITH KEY LAND HOMES

This resolution appears as HRA Resolution No. 1224.

- B. Consideration of the approval of a resolution authorizing the acquisition of certain properties within the City of Richfield S.R. No. 8

HRA RESOLUTION NO. 1221

RESOLUTION AUTHORIZING THE ACQUISITION OF CERTAIN PROPERTY WITHIN
THE CITY OF RICHFIELD

This resolution appears as HRA Resolution No. 1221.

M/Goettel, S/Gepner to approve the Consent Calendar.

Motion carried 4-0.

Item #4	<p>PUBLIC HEARING REGARDING THE DEVELOPMENT OF THE FORMER CITY PUBLIC WORKS SITE:</p> <ul style="list-style-type: none"> • RESOLUTION APPROVING A CONTRACT FOR PRIVATE DEVELOPMENT WITH MESABA CAPITAL DEVELOPMENT, LLC AND AUTHORIZING CONVEYANCE OF INTEREST IN CERTAIN LAND; AND • REVISED RESOLUTION FOR AN INTERFUND LOAN IN THE AMOUNT OF \$544,000 S.R. NO. 9
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Community Development Director Stark reviewed Staff Report No. 9.

Commissioner Goettel asked about the affordable aspect since this project uses TIF.

Community Development Director Stark explained how affordability fits into this project.

Community Development Director Stark explained the difficulty in finding a developer to do a project on this site. He continued that it was especially difficult to get a market rate housing project on this site.

Commissioner Rubenstein stated that she supported this project.

Commissioner Goettel commented on the good work done by the developer in putting this project together.

Chair Supple stated that she supported the project.

M/Rubenstein, S/Goettel to close the public hearing.

Motion carried 4-0.

M/Rubenstein, S/Goettel that the following resolutions be approved:

HRA RESOLUTION NO. 1222

RESOLUTION APPROVING A CONTRACT FOR PRIVATE DEVELOPMENT WITH
MESABA CAPITAL DEVELOPMENT, LLC, AND AUTHORIZING THE CONVEYANCE
OF INTEREST IN CERTAIN LAND

This resolution appears as HRA Resolution No. 1222

HRA RESOLUTION NO. 1223

RESOLUTION AUTHORIZING AN INTERFUND LOAN FOR ADVANCE OF CERTAIN
COSTS IN CONNECTION WITH PROPOSED TAX INCREMENT FINANCING
DISTRICT NO. 2014-1

This resolution appears as HRA Resolution No. 1223

Motion carried 4-0.

Item #5	HRA DISCUSSION ITEMS
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None.

Item #6	EXECUTIVE DIRECTOR REPORT
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None.

Item #7	CLAIMS AND PAYROLL
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M/Goettel, S/Gepner that the following claims and payroll be approved:

U.S. BANK	02/16/2016
Section 8 Checks: 127426-127509	\$ 165,886.50
HRA Checks: 32578-32602	\$ 98,148.91
TOTAL	\$ 264,035.41

Motion carried 4-0.

ADJOURNMENT

The meeting was adjourned by unanimous consent at 7:22 p.m.

Date Approved: March 21, 2016

Mary B. Supple
HRA Chair

Steven L. Devich
Acting City Clerk

Steven L. Devich
Executive Director