



# HOUSING AND REDEVELOPMENT AUTHORITY MEETING MINUTES

Richfield, Minnesota

## Regular Meeting

### November 21, 2016

#### CALL TO ORDER

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

#### ATTENDANCE

HRA Members  
Present:

Mary Supple, Chair; Pat Elliott; Debbie Goettel; David Gepner; and  
Doris Rubenstein

Staff Present:

John Stark, Acting Executive Director/Director of Community  
Development; Karen Barton, Assistant Director of Community  
Development; Kate Aitchison, Housing Specialist/Acting City Clerk

Item #1

**APPROVAL OF THE MINUTES OF THE REGULAR HRA MEETING OF OCTOBER  
17, 2016**

M/Goettel, S/Elliott, to approve the minutes of the Regular HRA Meeting of October 17,  
2016.

Motion carried 5-0.

Item #2

**HRA APPROVAL OF THE AGENDA**

M/Rubenstein, S/Elliott, to approve the agenda.

Motion carried 5-0.

Item #3

**CONSENT CALENDAR**

A. Consideration of a resolution accepting contributions for the 2016 Tour of Remodeled  
Homes. S.R. No. 31

RESOLUTION NO. 1239

RESOLUTION AUTHORIZING RICHFIELD COMMUNITY  
DEVELOPMENT DEPARTMENT TO ACCEPT DONATIONS  
FROM THE LISTED BUSINESSES FOR DESIGNATED USES

This resolution appears as HRA Resolution No. 1239

- B. Consideration of a resolution to acquire redevelopment property from the City of Richfield. S.R. No. 32

RESOLUTION NO. 1240

AUTHORIZING THE ACQUISITION OF CERTAIN  
PROPERTY WITHIN THE CITY OF RICHFIELD

This resolution appears as HRA Resolution No. 1240.

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

Motion carried 5-0.

<b>Item #4</b>	<b>CONSIDERATION OF AN AMENDMENT TO THE CONTRACT FOR PRIVATE DEVELOPMENT BETWEEN THE RICHFIELD HOUSING AND REDEVELOPMENT AUTHORITY AND MESABA CAPITAL DEVELOPMENT, LLC FOR THE DEVELOPMENT OF THE FORMER CITY GARAGE PROPERTY AT 211 WEST 76TH STREET/7644 PILLSBURY AVENUE</b>
----------------	---

Assistant Community Development Director Karen Barton presented Staff Report No. 33.

Commissioner Rubenstein questioned the name of Avinity as the developer for the property as she did not remember that name being used before. Community Development Director Stark stated that Twin City Christian Homes has changed their name to Avinity and assured to the commissioners that the management has not changed.

Commissioner Elliott posed a question as to what role Mesaba plays into this development and the transfer of ownership to Avinity. Assistant Community Development Director Barton passed the question on to a representative from Mesaba, Bo Nickoloff, who stated that Mesaba is currently in a partnership with Avinity would like to own the development eventually; however Mesaba will own the property throughout the construction.

Commissioner Goettel wanted to know more information about the delay in the MPCA approvals. Mr. Nickoloff stated that the Phase II that the city conducted in 2008 had expired but they performed a different study which concluded to the same results. Chair Supple asked if all the requirements for the MPCA were met; Mr. Nickoloff stated that they were completed and therefore they are asking for the extension for the financing portion once more.

Commissioner Gepner asked questions regarding what Mesaba does and there was more discussion between Community Development Director Stark and Commissioner Elliott regarding the concern of the ownership and management.

M/Goettel, S/Rubenstein to approve the following resolution:

HRA RESOLUTION NO. 1241

RESOLUTION APPROVING FIRST AMENDMENT  
TO CONTRACT FOR PRIVATE DEVELOPMENT  
WITH MESABA CAPITAL DEVELOPMENT, LLC

Motion carried 5-0. This resolution appears as HRA Resolution No. 1241.

<b>Item #5</b>	<b>CONSIDERATION OF THE TERMS OF A COMMUNITY DEVELOPMENT BLOCK GRANT HOMEBUYER ASSISTANCE SECONDARY MORTGAGE RELATING TO THE PURCHASE OF A HOME RECENTLY REMODELED UNDER THE NEW HOME PROGRAM AT 7305 17TH AVENUE, PENDING FINAL ATTORNEY APPROVAL</b>
----------------	--

Assistant Community Development Director Karen Barton presented Staff Report No. 34.

Before and after photos were shown of the house and Chair Supple asked if the house renovation has already been fully completed which it has and the house is on the market with a market value of \$215,000 which is what the house renovation and acquisition cost.

M/Rubenstein, S/Goettel to approve the consideration of the terms of a community development block grant homebuyer assistance secondary mortgage relating to the purchase of a home recently remodeled under the new home program at 7305 17<sup>th</sup> Avenue, pending final attorney approval

Motion carried 5-0.

<b>Item #6</b>	<b>HRA DISCUSSION ITEMS Reschedule Jan. &amp; Feb. 2017 HRA Meetings due to Holidays (1/16 to 1/17; 2/20 to 2/21)</b>
----------------	---

M/Goettel, S/Elliott to approve the rescheduling of January and February HRA Meetings

Motion carried 5-0.

Commissioner Goettel shared her knowledge of the County's new efforts to buy and convert affordable housing units, such as Season's Park, and would like to extend her efforts in her new role as Hennepin County Commissioner to help those here in Richfield. Commissioner Elliott expressed concern as to the management of those buildings and would much prefer a non-profit organization.

<b>Item #6</b>	<b>EXECUTIVE DIRECTOR REPORT</b>
----------------	----------------------------------

Acting Executive Director Stark stated that the Regular HRA Meeting of December 19, 2016 might end up being a very brief meeting due to a farewell party for the Mayor and Council Member Fitzhenry.

<b>Item #7</b>	<b>CLAIMS AND PAYROLL</b>
----------------	---------------------------

M/Goettel, S/Elliott, that the following claims and payroll be approved:

<b>U.S. BANK</b>	<b>10/17/16</b>
Section 8 Checks: 128176 – 128266	\$ 177,755.48
HRA Checks: 32876 - 32907	47,725.21
<b>TOTAL</b>	<b>\$ 225,480.69</b>

Motion carried 5-0.

<b>Item #8</b>	<b>ADDED TO AGENDA: GOOD AND WELFARE</b>
----------------	--

Commissioner Rubenstein congratulated Mayor Goettel on her election to the Hennepin County Board as the Hennepin County Commissioner and Council Member Elliot on his re-election.

<b>ADJOURNMENT</b>
--------------------

The meeting was adjourned by unanimous consent at 7:33 p.m.

Date Approved: December 19, 2016

---

Mary B. Supple  
HRA Chair

---

Kate Aitchison  
Acting City Clerk

---

John Stark  
Acting Executive Director