



HOUSING AND REDEVELOPMENT AUTHORITY MEETING MINUTES

Richfield, Minnesota

Regular Meeting

April 17, 2017

CALL TO ORDER

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

ATTENDANCE

HRA Members
Present:

Mary Supple, Chair; Pat Elliott; Michael Howard; Doris Rubenstein;
Sue Sandahl

Staff Present:

Steve Devich, Executive Director; Karen Barton, Assistant Director
of Community Development; and Kate Aitchison, Housing
Specialist.

Item #1	APPROVAL OF THE MINUTES OF THE REGULAR HRA MEETING OF MARCH 20, 2017
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M/Rubenstein, S/Elliott to approve the minutes of the regular HRA meeting of March 20, 2017.

Motion carried 5-0.

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

Motion carried 5-0.

Item #3	HRA APPROVAL OF THE CONSENT CALENDAR
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Executive Director Devich presented the consent calendar.

- A. Consideration of the approval of a resolution authorizing the Right of Entry Agreement with Interstate Partners LLC. (Staff Report No. 17)
- B. Consideration of the approval of a resolution consenting to the inclusion by Interstate Partners LLC of certain property with respect to land use approvals. (Staff Report No. 18)

M/Elliott, S/Rubenstein, to approve the consent calendar.

Motion carried 5-0.

Item #4	CONSIDERATION OF THE APPROVAL OF AN ASSIGNMENT AND SUBORDINATION OF THE DEVELOPMENT AGREEMENT AND COLLATERAL ASSIGNMENT OF INTEREST IN THE REVENUE NOTE BETWEEN RM SENIOR LIVING AND THE RICHFIELD HOUSING AND REDEVELOPMENT AUTHORITY.
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Karen Barton presented Staff Report No. 19.

Commissioner Sandahl asked for contextual information on the project. Assistant Community Development Director Barton responded that the project would include 88 units of assisted living and memory care units.

Commissioner Elliott asked for clarification on the role of the two banks involved in this situation.

Bo Nickoloff, representative for RM Senior Living, clarified the role of the two banks.

Commissioner Rubenstein stated she was happy to see the project moving forward.

M/Elliott, S/Sandahl, to approve the assignment and subordination of the development agreement and collateral assignment of interest in the revenue note between RM Senior Living and the Richfield Housing and Redevelopment Authority.

Motion carried 5-0.

Item #5	HRA DISCUSSION ITEMS
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Chair Supple asked for an update on the Cedar Point II Housing project led by Boisclair.

Executive Director Devich stated that the Preliminary Development Agreement with Boisclair expires at the end of the month and that he is not intending to ask the HRA to extend the preliminary development agreement for Boisclair. He stated that perhaps it is time to talk with other developers while continuing discussions with Boisclair. There is a bill being proposed at the state legislature that would allow for a 10-year extension to the TIF period for this district. Executive Director Devich stated he was hopeful that it would be extended.

Chair Supple asked about the status of various grants that have been applied for. Executive Director Devich stated that staff is waiting to hear the results of one application for \$1 million in funds to assist with purchasing some of the homes in the area. Results are expected at the end of May.

Commissioner Rubenstein asked about the nature of communication between staff and the developer. Assistant Development Director Barton stated that Boisclair had promised weekly updates, but in the past few weeks there haven't been any new developments on which to update.

Chair Supple asked who has been communicating with residents. Assistant Community Development Director Barton explained that she was the primary contact with residents, not the developer.

Commissioner Sandahl asked about the time remaining on the TIF district should the extension not be granted. Executive Director Devich stated he thought there were 10-15 years remaining.

Commissioner Howard expressed that he sympathizes with residents who are waiting for development in the area. He stated he hopes to see something move forward.

Commissioner Elliott expressed disappointment that the development hasn't lived up to its initial proposal. He stated that it is time to put pressure on them to deliver on their promises, and if they cannot move forward the city needs to pursue other opportunities.

Chair Supple asked whether it would be helpful for people to contact their legislative representatives regarding the TIF extension. Executive Director Devich stated that he was optimistic that it would pass, and that it has strong support from the local representatives.

Commissioner Howard discussed a memo released from the city regarding the purchase and renovation of the Crossroads at Penn/Concierge Apartments, and the upcoming work session to further discuss the topic. He stated that Season's Park apartment complex may be selling, and wanted to let the HRA and general public know that non-profit developer Aeon may be interested in purchasing the property, and that he and Councilmember Regan-Gonzalez had submitted a letter of support and encouragement to Aeon.

Chair Supple mentioned that she had received a letter from a member of the Housing Visioning committee, who wanted to remind the HRA that policies were enacted regarding various types of housing. The Comprehensive Plan Process will begin soon, and offer opportunities to solicit input from residents.

Item #6	EXECUTIVE DIRECTOR REPORT
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Executive Director Devich gave an update on development projects that are in process throughout the city.

Commissioner Sandahl provided an update on what she had heard regarding the purchase of homes on 18th Avenue to make way for development.

Commissioner Rubenstein expressed concerns about the shoreline improvements at Lakes and Lyndale, as well as the redevelopment underway in the city of Edina at 66th and York/Xerxes. Commissioner Elliott added his concerns regarding the project at 66th Street and York Avenue, stating that Richfield should keep an eye on the project, to make sure that it doesn't change course without input.

Commissioner Rubenstein questioned whether Xerxes was a county road, or city road. Executive Director Devich stated it was a city road.

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

U.S. BANK	4/17/17
Section 8 Checks: 128622-128710	\$ 168,732.24
HRA Checks: 33038-33072	\$ 515,495.81
TOTAL	\$ 684,228.05

Motion carried 5-0.

ADJOURNMENT

The meeting was adjourned by unanimous consent at 7:38 p.m.

Date Approved: May 15, 2017

Mary B. Supple
HRA Chair

Kate Aitchison
Housing Specialist

Steve Devich
Executive Director