

CITY COUNCIL MEETING MINUTES

Richfield, Minnesota



Special Joint City Council and Housing and Redevelopment Authority Work Session

July 17, 2017

CALL TO ORDER

The joint work session was called to order by Chair Supple at 7:22 p.m. in the Bartholomew Room.

Council Members Present: Pat Elliott, Mayor; Edwina Garcia; Maria Regan Gonzalez, and Michael Howard

Council Members Absent: None

HRA Members Present: Mary Supple, Chair; Pat Elliott; Michael Howard; Doris Rubenstein, and Sue Sandahl.

Staff Present: Steven L. Devich, City Manager/Executive Director; John Stark, Community Development Director; Julie Urban, Housing Specialist

Item #1	AFFORDABLE HOUSING STRATEGIES
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Community Development Director Stark presented staff and attorney feedback on the affordable housing preservation tools that were presented at the joint City Council and Housing and Redevelopment Authority work session on April 25, 2017. Director Stark suggested that goals be set and also shared data on the city's current affordability status.

Discussion followed on the need to focus on helping existing families stay in the community and on providing quality, stable housing for everyone.

Director Stark reviewed the status of identifying the buildings that are at risk of becoming less affordable. He reviewed the issues relating to requiring building owners to provide advanced notice of any sale. City Attorney Tiejten explained the legal concerns of balancing property rights and city rights and the difficulty of enforcing and monitoring such a requirement. Director Stark explained that this strategy can be implemented immediately by the Housing and Redevelopment Authority through Development Agreements.

Director Stark affirmed staff's commitment to help preservation buyers buy at-risk buildings when possible and suggested that the right of first refusal tool would be better dealt with at a state level.

Discussion followed regarding the use of Economic Development Authority funds for apartment rehabilitation. Mayor/Commissioner Elliott suggested that the City has many needs and that all need to be weighed before funding is committed to any one item.

City Manager/Executive Director Devich explained the process that would be undertaken to prioritize EDA funding and establish the budget.

Director Stark continued his presentation, reviewing the tools of 4d property tax classification and prohibiting Section 8 discrimination. City Attorney Tiejten explained that there were no clear legal

answers regarding the Section 8 discrimination prohibition. Director Stark recommended that any City action on this prohibition wait until the lawsuit filed against the City of Minneapolis progresses.

Director Stark reviewed staff recommendations regarding Just Cause Eviction, Incentives to address landlord concerns, Inclusionary housing, Increasing local leverage through zoning, rental assistance, the Comprehensive Plan, and building permit fee deferment.

Council Member/Commissioner Howard asked staff to also explore using the City's rental licensing program to require that landlords provide 60-day notice to tenants and reminded staff of the urgency of the issues.

City Manager/Executive Director Devich offered a reminder that staff and the city are limited in how much can be done and encouraged everyone to focus on identifying the right things to do and then doing them well given limited resources.

Director Stark explained that staff would identify a short list of tools and strategies to focus on at a future study session.

ADJOURNMENT

The joint work session was adjourned by unanimous consent at 9:10 p.m.

Date Approved: August 8, 2017

Pat Elliott
Mayor

Jared Voto
Executive Aide/Analyst

Steven L. Devich
City Manager



HOUSING AND REDEVELOPMENT AUTHORITY MEETING MINUTES

Richfield, Minnesota

Regular Meeting

July 17, 2017

CALL TO ORDER

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

HRA Members Present: Mary Supple, Chair; Pat Elliott; Michael Howard; Doris Rubenstein; and Sue Sandahl.

Staff Present: John Stark, Community Development Director; and Julie Urban, Housing Specialist.

APPROVAL OF THE MINUTES OF THE REGULAR HRA MEETING OF MAY 15, 2017

M/Howard, S/Rubenstein to approve the minutes of the regular HRA meeting of May 15, 2017.

Motion carried 5-0.

Item #1	HRA APPROVAL OF THE AGENDA
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M/Howard, S/Rubenstein, to approve the agenda.

Motion carried 5-0.

Item #2	PUBLIC HEARING AND CONSIDERATION OF THE APPROVAL OF A RESOLUTION APPROVING THE CONVEYANCE OF CERTAIN REAL PROPERTY TO INTERSTATE LLC AND APPROVING A PURCHASE AGREEMENT WITH RESPECT THERETO (S.R. NO. 26)
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Community Development Director Stark presented Staff Report No. 26.

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

Motion carried 5-0.

M/Elliott, S/Howard, to approve a resolution conveying certain real property to Interstate LLC and a purchase agreement with respect thereto.

Motion carried 5-0.

Item #3	HRA DISCUSSION ITEMS
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Community Development Director Stark gave an update on the Cedar Point II development stating that a market analysis is currently being done by Maxfield. He confirmed that the area is zoned for medium density multi-family housing and that the market analysis will take a look at the viability of for sale townhomes and condos.

Commissioner Elliott stressed the importance of asking any potential developer to pay options, so the HRA knows they're serious about moving forward.

Item #4	EXECUTIVE DIRECTOR REPORT
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Community Development Director Stark provided an update on the Plaza 66 and Chamberlain housing developments.

Item #9	CLAIMS AND PAYROLL
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M/Rubenstein, S/Howard, that the following claims and payroll be approved:

U.S. BANK	6/19/17
Section 8 Checks: 128798 – 128880	\$153,124.46
HRA Checks: 33110 – 33145	\$127,061.90
TOTAL	\$280,186.36
U.S. BANK	7/17/17
Section 8 Checks: 128881 – 128968	\$150,562.01
HRA Checks: 33146 – 33173	\$46,356.91
TOTAL	\$196,918.92

Motion carried 5-0.

ADJOURNMENT

The meeting was adjourned by unanimous consent at 7:14 p.m.

Date Approved: August 21, 2017

Mary B. Supple
HRA Chair

Julie Urban
Housing Specialist

Steve Devich
Executive Director