



CITY COUNCIL MEETING MINUTES

Richfield, Minnesota

Special Joint City Council, Housing and Redevelopment Authority, and Planning Commission Work Session

October 16, 2017

CALL TO ORDER

The work session was called to order by Chair Supple at 6:00 p.m. in the Bartholomew Room.

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

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

PC Members Present: Erin Vrieze Daniels, Chair; Sean Hayford Oleary; and Allysen Hoberg.

PC Members Absent: Dan Kitzberger; Bryan Pynn; Susan Rosenberg; and Gordon Vizecky.

Staff Present: John Stark, Community Development Director; Melissa Poehlman, Assistant Community Development Director; Julie Urban, Housing Manager

Item #1	LYNDALE GARDENS PROJECT UPDATE
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Colleen Carey from The Cornerstone Group introduced the development team (Including Lawrence Black from The Cornerstone Group, David Carlson from Gatehouse Properties and Eden Spencer from the Greater Metropolitan Housing Corporation). She explained that the project is being proposed in three phases: 32 units of for-sale townhomes, apartments, and a retail/restaurant mix. Ms. Carey provided some details on each phase. Councilmembers and Commissioners shared their questions and comments. David Carlson presented the apartment-portion of the proposal.

ADJOURNMENT

The work session was adjourned by unanimous consent at 6:41 p.m.

Date Approved: November 20, 2017

Pat Elliott
Mayor

Jared Voto
Executive Aide/Analyst

Steven L. Devich
City Manager



HOUSING AND REDEVELOPMENT AUTHORITY MEETING MINUTES

Richfield, Minnesota

Regular Meeting

October 16, 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 Kate Aitchison, Housing Specialist.

APPROVAL OF THE MINUTES OF THE REGULAR HRA MEETING OF SEPTEMBER 18, 2017

M/Elliott, S/Sandahl to approve the minutes of the Regular Housing and Redevelopment Authority meeting of September 16, 2017;

Motion carried 5-0.

Item #1 RECOGNITION OF OUTGOING COMMISSIONER DORIS RUBENSTEIN FOR 10 YEARS OF SERVICE ON THE HRA

Commissioner Rubenstein stated that serving on the HRA has been the most satisfying committee-experience of her life. She offered her thanks to all the commissioners she has worked with. Chair Supple presented Commissioner Rubenstein with a certificate and plaque.

Item #2 HRA APPROVAL OF THE AGENDA

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

Motion carried 5-0.

Item #3 CONSENT CALENDAR

Community Development Director Stark presented the consent calendar:

- A. Consideration of the approval of a contract with S.R. Stevens Excavating, Inc. for the demolition of 6839 Cedar Avenue (S.R. 40).

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

Commissioner Rubenstein asked about the long-term plan for the property. Community Development Director Stark responded that ultimately the area will be redeveloped, but it will remain vacant until a developer is found to pursue that area.

Motion carried 5-0.

Item #4	CONSIDERATION OF THE APPROVAL OF A RESOLUTION APPROVING A REVISED CONTRACT FOR PRIVATE DEVELOPMENT WITH INLAND DEVELOPMENT PARTNERS FOR THE CEDAR POINT SOUTH REDEVELOPMENT AREA.
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Community Development Director Stark presented Staff Report 41, outlining the changes being requested to the contract for private development. Bob Cunningham of Inland Development Partners, was available to answer questions.

Commissioner Howard asked if any substantial changes were being made. Community Development Director Stark responded that one planned single-family home purchase was removed from the agreement for budgeting reasons. Chair Supple expressed her appreciation for the incorporation of affordable housing items, such as the prohibition against excluding Section 8 clientele and a 90-day notice of sale of the building. Chair Supple asked for clarification about the TIF district. Community Development Director Stark explained the nuances of this specific TIF district. Chair Supple asked for clarification on the MAC grant from 2002. Community Development Director Stark explained that clarifying language was added to the contract to meet MAC guidelines for sound attenuation. Chair Supple asked about the results of Hennepin County grants that were previously applied for earlier in the year. Community Development Director Stark answered that bids came in higher than the amount requested from Hennepin County.

M/Howard, S/Elliott, to approve a resolution authorizing a revised contract for private development with Inland Development Partners for the Cedar Point South Redevelopment Area.

Motion carried 5-0.

Item #5	CONSIDERATION OF THE APPROVAL OF A RESOLUTION AUTHORIZING AN INTERFUND LOAN FOR LAND COSTS AND OTHER QUALIFIED COSTS IN THE PROPOSED TAX INCREMENT FINANCING DISTRICT 2017-1 HOUSING (THE CHAMBERLAIN).
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Community Development Director Stark presented Staff Report 42.

Commissioner Rubenstein asked about the sunset-period of August 2026. Community Development Director Stark confirmed that she was correct.

M/Rubenstein, S/Sandahl to approve of a resolution authorizing an interfund loan for land costs and other qualified costs in the proposed tax increment financing district 2017-1 housing (the Chamberlain).

Motion carried 5-0.

Commissioner Sandahl asked about the origins of the name 'The Chamberlain'. Bob Cunningham, of Inland Development Partners, explained the meaning of the name 'The Chamberlain'. He explained that the Art Commission will be involved in the public art that will be part of the project.

Item #6	CONSIDERATION OF THE APPROVAL OF AN ASSIGNMENT OF A HOUSING AND REDEVELOPMENT AUTHORITY FIRST TIME ADVANTAGE LOAN AT 7632 CHICAGO AVENUE TO VIKING HOME BUYERS, LLC.
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Housing Specialist Kate Aitchison presented Staff Report 43.

Commissioner Sandahl expressed her support the sale and the HRA's previous experience assigning liens in similar situations.

M/Sandahl, S/Howard to approve the assignment of a Housing and Redevelopment Authority First Time Advantage Loan at 7632 Chicago Avenue to Viking Home Buyers, LLC.

Motion carried 4-0.

Item #5	HRA DISCUSSION ITEMS
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Chair Supple made note of success of the recent Renovation Celebration Home Tour, held on October 7, 2017. Housing Specialist Kate Aitchison noted that over 350 people attended and that the tour was well-received.

Item #6	EXECUTIVE DIRECTOR REPORT
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Community Development Director John Stark mentioned that he and Housing Manager, Julie Urban, are working with developers for the Cedar Point II area, and hope to have at least 1 proposal ready by the end of the year. They also hope to communicate better with neighbors as they move forward.

Commissioner Rubenstein asked if the city has any experience with the developers interested in the project. Community Development Director John Stark responded that there are some familiar names/developers interested in the site.

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

U.S. BANK	10/16/17
Section 8 Checks: 129141-129221	\$142,709.74
HRA Checks: 32249-33293	\$43,325.01
TOTAL	\$186,034.75

Motion carried 5-0.

ADJOURNMENT

The meeting was adjourned by unanimous consent at 7:39 p.m.

Date Approved: November 20, 2017

Mary B. Supple
HRA Chair

Kate Aitchison
Housing Specialist

Steve Devich
Executive Director