



HOUSING AND REDEVELOPMENT AUTHORITY MEETING MINUTES

Richfield, Minnesota

Regular Meeting

December 18, 2017

CALL TO ORDER

The meeting was called to order by Chair Supple at 7:01 p.m.

HRA Members Mary Supple, Chair; Pat Elliott; Michael Howard; Sue Sandahl and Erin Vrieze Daniels.

Staff Present: Steve Devich, Executive Director, Julie Urban, Housing Manager and Kate Aitchison, Housing Specialist.

APPROVAL OF THE MINUTES OF THE REGULAR HOUSING AND REDEVELOPMENT AUTHORITY MEETING OF NOVEMBER 20, 2017

M/Elliott, S/Vrieze Daniels, to approve the minutes of the regular Housing and Redevelopment Authority meeting of November 20, 2017.

Motion carried 5-0.

Item #1	HRA APPROVAL OF THE AGENDA
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M/Vrieze Daniels, S/Elliott, to approve the agenda.

Motion carried 5-0.

Item #2	CONSIDERATION OF THE APPROVAL OF A RESOLUTION ACCEPTING VACATED RIGHT-OF-WAY FROM THE CITY OF RICHFIELD
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Housing Manager Julie Urban presented Staff Report 52.

M/Howard, S/Elliott, to approve a resolution accepting vacated right-of-way from the City of Richfield.

Motion carried 5-0.

Item #3	PUBLIC HEARING AND CONSIDERATION OF THE APPROVAL OF A RESOLUTION AUTHORIZING THE SALE OF 6421 14TH AVENUE, 6416 16TH AVENUE, AND 6420 16TH AVENUE TO ENDRES CUSTOM HOMES AND THE APPROVAL OF THREE CONTRACTS FOR PRIVATE DEVELOPMENT WITH ENDRES CUSTOM HOMES FOR THE CONSTRUCTION OF THREE SINGLE FAMILY HOMES THROUGH THE RICHFIELD REDISCOVERED PROGRAM
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Housing Specialist Kate Aitchison presented Staff Report 53.

Commissioner Elliott asked about existence of the end-buyer for this property, and staff's expectations of builders moving forward. Housing Specialist Aitchison replied that staff was confident an end-buyer would be found prior to approval by the HRA.

Commissioner Vrieze Daniels asked if the recent changes to the airport noise ordinance was reflected in these plans. Staff responded that the builder was complying with the new ordinance. Commissioner Vrieze Daniels questioned whether the discounted lot price was necessary given the large demand the builder has received for this product. Housing Manager, Julie Urban, responded that the market conditions thus far have not made these lots developable, and by offering these reductions in lot price the builder is able to provide a viable product to buyers who are eager to move forward.

Dustin Endres, owner of Endres Custom Homes, added that the window enhancements along with new/upgraded sewer and water service have added to the costs of these lots. He stated he has discussed these lots with previous buyers and did not have anyone interested in builder other models. Since presenting this newer model, at a new price point, he has had many inquiries into the program.

Commissioner Howard stated his support for the area and the new homes as adding to that excitement.

Chair Supple opened the public hearing.

M/Sandahl, S/Vrieze Daniels, to close the public hearing.

Motion carried 5-0.

M/Howard, S/Elliott, approve of a resolution authorizing the sale of 6421 14th Avenue, 6416 16th Avenue and 6420 16th Avenue to Endres Custom Homes.

Motion carried 5-0.

M/Elliott, S/Sandahl, to approve of contract for private development with Endres Custom Homes for the construction of a new home at 6421 14th Avenue.

Motion carried 5-0.

M/Vrieze Daniels, S/Elliott, to approve of contract for private development with Endres Custom Homes for the construction of a new home at 6416 16th Avenue.

Motion carried 5-0.

M/Vrieze Daniels, S/Sandahl, to approve of contract for private development with Endres Custom Homes for the construction of a new home at 6420 16th Avenue.

Motion carried 5-0.

Item #4	HRA DISCUSSION ITEMS
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Chair Supple asked that the January 2018 and February 2018 meetings be rescheduled to avoid holidays. The regularly scheduled January meeting will be held on Tuesday, January 16th, and the regularly scheduled February meeting will be held on Tuesday, February 20th.

M/Sandahl, S/Vrieze Daniels, to reschedule the regularly scheduled January 2018 HRA meeting to January 16th, 2018, and the regularly scheduled February 2018 HRA meeting to February 20th, 2018.

Motion carried 5-0.

Chair Supple stated that the motion needed amending to also include the Economic Development Authority.

M/Sandahl, S/Vrieze Daniels, to amend the previous motion to also include the regularly scheduled Economic Development Authority meetings.

Motion carried 5-0.

Item #5	EXECUTIVE DIRECTOR REPORT
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Executive Director Devich stated that the city is ending a busy year when a lot of good things were accomplished. Looking ahead he sees another busy year for the city with good things coming up.

Item #6	CLAIMS AND PAYROLL
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M/Elliott, S/Sandahl, that the following claims and payroll be approved:

U.S. BANK	12/18/2017
Section 8 Checks: 129299-129381	\$156,838.52
HRA Checks: 33330-33362	\$ 69,908.13
TOTAL	\$226,746.65

Motion carried 5-0.

ADJOURNMENT

The meeting was adjourned by unanimous consent at 7:25 p.m.

Date Approved: January 16, 2018

Mary B. Supple
HRA Chair

Kate Aitchison
Housing Specialist

Steven L. Devich
Executive Director