



**SPECIAL CONCURRENT CITY COUNCIL, HOUSING AND REDEVELOPMENT AUTHORITY, AND
PLANNING COMMISSION WORKSESSION
RICHFIELD MUNICIPAL CENTER, BARTHOLOMEW ROOM
AUGUST 20, 2018
6:30 PM**

Call to order

1. Housing proposal on Portland Avenue between 66th and 67th Streets

Adjournment

Auxiliary aids for individuals with disabilities are available upon request. Requests must be made at least 96 hours in advance to the City Clerk at 612-861-9738.



**REGULAR HOUSING AND REDEVELOPMENT AUTHORITY MEETING
RICHFIELD MUNICIPAL CENTER, COUNCIL CHAMBERS
AUGUST 20, 2018
7:00 PM**

Call to Order

Approval of the minutes of the: (1) Special concurrent City Council and Housing and Redevelopment Authority meeting of July 16, 2018; and (2) Regular Housing and Redevelopment Authority meeting of July 16, 2018.

AGENDA APPROVAL

1. Approval of the Agenda
2. **Consent Calendar contains several separate items which are acted upon by the HRA in one motion. Once the Consent Calendar has been approved, the individual items and recommended actions have also been approved. No further HRA action on these items is necessary. However, any HRA Commissioner may request that an item be removed from the Consent Calendar and placed on the regular agenda for HRA discussion and action. All items listed on the Consent Calendar are recommended for approval.**
 - A. Consideration of the adoption of a resolution amending Resolution No. 1199 regarding an advance of certain costs in connection with property located within the Cedar Avenue Tax Increment Financing District.
Staff Report No. 28
 - B. Consideration of the adoption of a resolution amending Resolution No. 1300 regarding an advance of certain costs in connection with property located within Tax Increment Financing District 2018-1 (Cedar Point II).
Staff Report No. 29
 - C. Cancellation of the public hearing regarding the sale of 6310 Irving Avenue to Neighborworks Home Partners, LLC.
Staff Report No. 30
3. Consideration of items, if any, removed from Consent Calendar

PUBLIC HEARINGS

4. Public hearing and consideration of the adoption of a resolution authorizing the sale of 7300 Portland Avenue to Twin Cities Habitat for Humanity, Inc., and approval of a contract with Twin Cities Habitat for Humanity, Inc. for the development of a single-family home.
Staff Report No. 31
5. Public hearing and consideration of the adoption of a resolution approving a Contract for Private Development with NHH Companies, LLC for redevelopment of the Cedar Point II Housing area with up to 80 units of for-sale townhomes.
Staff Report No. 32

6. Continue the public hearing on the sale of property and consideration of a Contract for Private Development with NHH Companies, LLC for redevelopment of the Cedar Point II Housing area with 218 units of apartments to September 17, 2018.

Staff Report No. 33

OTHER BUSINESS

7. Consideration of the approval of an assignment of a Housing and Redevelopment Authority Transformation Home Loan at 6701 Washburn Avenue to Equihance Partners, LLC and the execution of all related documents by the Executive Director and Board Chair.

Staff Report No. 34

8. Consideration of the adoption of a resolution authorizing the purchase of real property located at 6501 Penn Avenue, pending a finding of consistency by the Richfield Planning Commission.

Staff Report No. 35

9. Consideration of the adoption of resolutions regarding the modification of the Redevelopment Plan for the Richfield Redevelopment Project Area, the modification to the Tax Increment Financing Plan for the Cedar Avenue Tax Increment Financing District, and the establishment of Tax Increment Financing District No. 2018-1.

Staff Report No. 36

10. Consideration of the adoption of resolutions approving proposed property tax levy for payable 2019 for certification to Hennepin County.

Staff Report No. 37

HRA DISCUSSION ITEMS

11. HRA Discussion Items

EXECUTIVE DIRECTOR REPORT

12. Executive Director's Report

CLAIMS AND PAYROLLS

13. Claims and Payrolls
14. Adjournment

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