



HOUSING AND REDEVELOPMENT AUTHORITY MEETING MINUTES

Richfield, Minnesota

Regular Meeting

June 18, 2018

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; Sue Sandahl; and Erin Vrieze Daniels.

Staff Present: John Stark, Community Development

APPROVAL OF THE MINUTES OF THE REGULAR HRA MEETING OF MAY 21, 2018

M/Howard, S/Elliott to approve the minutes of the May 21, 2018, Housing and Redevelopment Authority regular meeting.

Motion carried 5-0.

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

Motion carried 5-0.

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| Item #2 | CONSENT CALENDAR |
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Community Development Director Stark presented the consent agenda.

- A. Consideration of the adoption of a resolution approving the issuance of, and providing the form, term, covenants and directions for the issuance of its Tax Increment Limited Revenue Note, Series 2016 in an aggregate principal amount not to exceed \$2,400,000, related to TIF District 2014-1 (City Garage site). (S.R. No. 18)

M/Sandahl, S/Elliott to approve the consent calendar agenda.

Motion carried 5-0.

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| Item #3 | CONSIDERATION OF ITEMS, IF ANY, REMOVED FROM CONSENT CALENDAR |
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None.

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| Item #4 | CONSIDERATION OF THE ADOPTION OF A RESOLUTION, RELATED TO THE CHAMBERLAIN APARTMENTS DEVELOPMENT, APPROVING: 1. AMENDED AND RESTATED CONTRACT FOR PRIVATE DEVELOPMENT; 2. MEMORANDUM OF UNDERSTANDING WITH THE METROPOLITAN AIRPORTS COMMISSION; 3. TAX INCREMENT FINANCING COLLATERAL ASSIGNMENT AGREEMENT; AND, 4. RIGHT OF ENTRY AGREEMENT. (S.R. NO. 19) |
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Community Development Director Stark presented Staff Report No. 19.

M/Sandahl, S/Howard to adopt a resolution approving: 1. Amended and Restated Contract for Private Development; 2. Memorandum of Understanding with the Metropolitan Airports Commission; 3. Tax Increment Financing Collateral Assignment Agreement; and, 4. Right of Entry Agreement.

Commissioner Sandahl highlighted some positive aspects of the project as contemplated by the development agreement.

Chair Supple commented on the use of TIF money being re-invested in Richfield for use on the underpass.

Bob Cunningham provided the HRA with some project information and thanked the HRA for their continued support.

Motion carried 5-0.

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| Item #5 | HRA DISCUSSION ITEMS |
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Chair Supple requested an update on Cedar Point II.

Community Development Director Stark responded that they submitted their land use application on June 18. They have been successful with 8 of 11 homeowners to date and they have two signed purchase agreements and are hopeful for have five more in the next month or so. Their application to MAC for livable communities fund is underway and expected to be submitted this month and they are hopeful to move the 3 HRA homes from the site with in the 30 – 45 days.

Chair Supple requested an update of the Southdale Library Development.

Community Development Director Stark responded that a newspaper article reports a new 55,000 square foot library on the NW quadrant of the site (Edina side) and parking is contemplated on the NE quadrant (Richfield side) of the lot. There is still talk of surface parking or structured parking, but it seems surface parking is what is being contemplated, which would be the worse outcome for Richfield and Community Development Staff is following up with that. Community Development Director Stark also announced that an open house is planned for July 23 from 7:00 p.m. – 9:00 p.m. at the Southdale Library.

Community Director Stark stated that this development means as much to Richfield as it does to Edina.

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| Item #6 | EXECUTIVE DIRECTOR'S REPORT |
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Community Development Director Stark shared that City Manager Devich, who is also the HRA Executive Director, has announced his resignation as of November 30, 2018.

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

| U.S. BANK | 6/18/2018 |
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| Section 8 Checks: 129796-129876 | \$158,570.10 |
| HRA Checks: 33459-33473 | \$51,007.43 |
| TOTAL | \$209,577.53 |

Motion carried 5-0.

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| ADJOURNMENT |
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The meeting was adjourned by unanimous consent at 7:23 p.m.

Date Approved: July 16, 2018

Mary B. Supple
HRA Chair

Kate Aitchison
Housing Specialist

Steven L. Devich
Executive Director