



# HOUSING AND REDEVELOPMENT AUTHORITY MEETING MINUTES

Richfield, Minnesota

**Regular Meeting**

**August 19, 2019**

<b>CALL TO ORDER</b>
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The meeting was called to order by Chair Supple at 7:00 p.m. in the Council Chambers.

*HRA Members Present:* Mary B. Supple, Chair; Pat Elliott; Maria Regan Gonzalez, and Erin Vrieze Daniels.

*HRA Members Absent:* Sue Sandahl

*Staff Present:* John Stark, Executive Director; Julie Urban, Housing Manager; Katie Rodriguez, City Manager; Chris Regis, Finance Director; Neil Ruhland, Communications and Engagement Manager.

<b>APPROVAL OF THE MINUTES</b>
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M/Elliott, S/Regan Gonzalez to approve the Regular Housing and Redevelopment Authority meeting of July 15, 2019.

Motion carried 4-0.

<b>Item #1</b>	<b>APPROVAL OF THE AGENDA</b>
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M/Regan Gonzalez, S/Elliott to approve the agenda.

Motion carried 4-0.

<b>Item #2</b>	<b>CONSENT CALENDAR</b>
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Executive Director Stark presented the Consent Calendar:

- A. Consideration of the approval of a Professional Service Agreement with People with CAPES to provide a needs assessment at Richfield Towers.

M/Regan Gonzalez, S/Elliott to approve the Consent Calendar.

Motion carried 4-0.

<b>Item #3</b>	<b>CONSIDERATION OF ITEMS, IF ANY, REMOVED FROM CONSENT CALENDAR</b>
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No items were removed from the Consent Calendar.

<b>Item #4</b>	<b>CONSIDERATION OF RESOLUTIONS APPROVING PROPOSED PROPERTY TAX LEVY FOR PAYABLE 2020 FOR CERTIFICATION TO HENNEPIN COUNTY</b>
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Finance Director Regis presented the staff report regarding the proposed HRA property tax levy for 2020. Executive Director Stark gave a presentation on the budget, reviewing HRA staffing and budget history. He covered several highlights and explained the funding sources and levy history. He explained that the levy is not the maximum levy because the levies are looked at holistically, and given the pressure on taxpayers from other tax levies, the HRA budget is based on providing funds for needed staffing and programs rather than the maximum levy amount.

Commissioner Vrieze Daniels expressed interest in maximizing the levy in order to build up a reserve fund in anticipation of losing funding in 2025 when TIF districts will expire. Commissioners determined that given the pressure on taxpayers for capital expenditures, levying to the maximum was not wise at this point but was something to discuss in future years.

M/Regan Gonzalez, S/Elliott to approve the proposed property tax levy for payable 2020 for certification to Hennepin County.

Motion carried 4-0.

<b>Item #5</b>	<b>HRA DISCUSSION ITEMS</b>
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None

<b>Item #6</b>	<b>EXECUTIVE DIRECTOR REPORT</b>
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Executive Director Stark explained that the City's Comprehensive Plan update was approved by the Metropolitan Council's Community Development Committee today and that the Committee members expressed their appreciation for the development and housing work being done in Richfield. He stated that the full Metropolitan Council would consider the Plan at the end of September.

<b>Item #7</b>	<b>CLAIMS AND PAYROLLS</b>
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M/Vrieze Daniels, S/Sandahl that the following claims and payroll be approved:

<b>U.S. BANK</b>	<b>08/19/2019</b>
Section 8 Checks: 130957 - 131039	\$166,951.11
HRA Checks: 33689 - 33705	\$29,005.64
<b>TOTAL</b>	<b>\$195,956.75</b>

Motion carried 4-0.

<b>Item #8</b>	<b>ADJOURNMENT</b>
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The meeting was adjourned by unanimous consent at 7:26 p.m.

Date Approved: September 16, 2019

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Mary B. Supple  
HRA Chair

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Julie Urban  
Housing Manager

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John Stark  
Executive Director