



HOUSING AND REDEVELOPMENT AUTHORITY MEETING MINUTES

Richfield, Minnesota

Regular Meeting

September 16, 2019

CALL TO ORDER

The meeting was called to order by Chair Supple at 7:00 p.m. in the Council Chambers.

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

Staff Present: John Stark, Executive Director; Julie Urban, Housing Manager; and Myrt Link, CD Accountant.

APPROVAL OF THE MINUTES

Commissioner Vrieze Daniels asked that the word “curiosity” be used instead of “interest” on page two of the regular minutes.

M/Elliott, S/Regan Gonzalez to approve the minutes for the Concurrent City Council and Housing and Redevelopment Authority Work Session of August 19, 2019, and the amended minutes for the Regular Housing and Redevelopment Authority meeting of August 19, 2019.

Motion carried 5-0.

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

Motion carried 5-0.

Item #2	CONSENT CALENDAR
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Executive Director Stark called the Commissioners’ attention to the corrected attachment that had been distributed and then presented the Consent Calendar:

- A. Consideration of a resolution approving an Amendment to the Contract for Private Development for Cedar Point II.

HRA RESOLUTION NO. 1340

RESOLUTION APPROVING FIRST AMENDMENT TO CONTRACT FOR PRIVATE
DEVELOPMENT WITH NHH COMPANIES, LLC

In response to a question from Commissioner Regan Gonzalez, Community Development Director Stark explained that the amendment related to the apartment component of the project only but that the site work for the townhome and apartment components is interrelated so the timing was dependent on the townhome schedule.

M/Sandahl, S/Elliott to approve the Consent Calendar.

Motion carried 5-0.

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

Item #4	PUBLIC HEARING REGARDING CONSIDERATION OF APPROVAL OF THE RICHFIELD HOUSING AND REDEVELOPMENT AUTHORITY'S FIVE-YEAR PUBLIC HOUSING PLAN (SR NO. 31)
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Housing Manager Urban presented the staff report explaining that the Department of Housing and Urban Development requires the Housing and Redevelopment Authority (HRA) to prepare and submit a Public Housing Plan every five years detailing how the HRA plans to serve low, very low and extremely low income households.

Chair Supple opened the public hearing.

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

Motion carried 5-0.

M/Regan Gonzalez, S/Sandahl to approve the Richfield Housing and Redevelopment Authority's Five-Year Public Housing Plan.

Motion carried 5-0.

Item #5	CONSIDERATION OF THE ACCEPTANCE OF THE RICHFIELD HOUSING AND REDEVELOPMENT AUTHORITY TAX INCREMENT FINANCING DISTRICT STATUS UPDATE (SR NO. 32)
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Community Development Accountant Link presented the staff report and invited Rebecca Kurtz from Ehlers to review the Tax Increment Financing District Status Update for the Commissioners.

Ms. Kurtz first confirmed that the HRA is able to meet all of its obligations. She explained that two districts would be decertified at the end of the year and that the City's tax capacity will increase as a result. She then explained the status of each district.

Commissioner Sandahl asked about the balance in the Housing and Redevelopment fund, and Executive Director Stark explained that that was something we were looking at so that the full

amount could be invested in the community. If the balance is not spent, the funds will need to be returned to the County and redistributed to all the tax jurisdictions.

Chair Supple asked if there were additional delays in the Cedar Point II apartment project, would there be a risk of not having enough life left in the TIF District to meet our obligations. Ms. Kurtz explained that typically there is a five year deadline from the date a district is certified to expend qualified costs, but that the apartment component is part of an existing district that has no five-year rule.

Executive Director Stark pointed out that the increased taxes from the decertified districts were not taken into account in the budgets that were recently approved, so those additional taxes will help to buy down the levy for next year.

M/Vrieze Daniels, S/Sandahl to accept the Richfield Housing and Redevelopment Authority Tax Increment Financing District Status Update.

Motion carried 5-0.

Item #6	PUBLIC HEARING REGARDING CONSIDERATION OF AUTHORIZING THE HOUSING AND REDEVELOPMENT AUTHORITY EXECUTIVE DIRECTOR TO NEGOTIATE A SETTLEMENT OF A HOUSING AND REDEVELOPMENT AUTHORITY DEFERRED LOAN AT 7005 COLUMBUS AVENUE (SR NO. 33)
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Housing Manager Urban presented the staff report explaining that the owner of 7005 Columbus had received a deferred loan in 2015 but was now facing foreclosure. She requested that, given the tight timing of the impending foreclosure, the Executive Director be given the authority to negotiate a settlement on the HRA's behalf.

M/Vrieze Daniels, S/Elliot to authorize the Housing and Redevelopment Authority Executive Director to negotiate a settlement of a Housing and Redevelopment Authority Deferred Loan at 7005 Columbus Avenue.

Motion carried 5-0.

Item #7	HRA DISCUSSION ITEMS
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Chair Supple mentioned that the Tour of Remodeled Homes was taking place on October 5. Housing Manager Urban stated that information about the Tour was available on the City's website and that a mailing would be going out this week.

Item #8	EXECUTIVE DIRECTOR REPORT
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Executive Director Stark stated that another successful Penn Fest took place on Sunday and that information about the HRA's housing programs was available. He also encouraged Commissioners to look for the new banners on Penn Avenue that HRA funds paid for.

Item #9	CLAIMS AND PAYROLLS
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M/Vrieze Daniels, S/Sandahl that the following claims and payroll be approved:

U.S. BANK	08/19/2019
Section 8 Checks: 131040 - 131116	\$160,079.55
HRA Checks: 33706 - 33720	\$79,507.02
TOTAL	\$239,586.57

Motion carried 5-0.

Item #8	ADJOURNMENT
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The meeting was adjourned by unanimous consent at 7:52 p.m.

Date Approved: October 21, 2019

Mary B. Supple
HRA Chair

Julie Urban
Housing Manager

John Stark
Executive Director