



HOUSING AND REDEVELOPMENT AUTHORITY MEETING MINUTES

Richfield, Minnesota

Regular Meeting

June 15, 2020

CALL TO ORDER

The meeting was called to order by Chair Supple at 7:03 p.m. via Webex.

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

HRA Members Absent: None.

Staff Present: John Stark, Executive Director; Julie Urban, Housing Manager; and LaTonia DuBois, Administrative Assistant.

Others Present: Sarah Harris, Aeon Season’s Park; Dustin Endres, Endres Custom Homes.

OPEN FORUM

No speakers

APPROVAL OF THE MINUTES

M/Regan Gonzalez, S/Vrieze Daniels to approve the minutes of the regular Housing and Redevelopment Authority meeting of May 18, 2020.

Motion carried 5-0

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

Motion carried 5-0

Item #2	APPROVAL OF THE CONSENT CALENDAR
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Executive Director Stark presented the consent calendar.

- A. Consider adoption of a change to the Richfield Housing and Redevelopment Authority Administrative plan to conduct biennial inspections for units under the Section 8 Housing Choice Voucher Program. (S.R. No. 18)

M/Sandahl, S/Regan Gonzalez to approve the consent calendar.

Motion Carried 5-0

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

Item #4	CONSIDERATION OF AN AMENDMENT TO THE GUIDELINES FOR THE APARTMENT IMPROVEMENT GRANT PROGRAM TO ALLOW DUPLEXES AS ELIGIBLE PROPERTIES. (S.R. NO. 19)
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Housing Manager Urban presented Staff Report No. 19 and explained grant funds are intended to be used for rental property participating in the Housing Choice Voucher Program.

Commissioner Vrieze Daniels inquired about triplexes participating in the City of Richfield.

Housing Manager Urban explained that there are only two or three triplexes in the City, but none of them participate in the Housing Choice Voucher Program.

M/Vrieze Daniels, S/Sandahl to approve an amendment to the guidelines for the Apartment Improvement Grant Program to allow duplexes as eligible properties.

Motion Carried 5-0

Item #5	CONSIDERATION OF A MASTER AMENDMENT TO THE MORTGAGE, PROMISORY NOTE, AND LOAN AGREEMENT WITH AEON SEASONS PARK AND SUBORDINATION OF THE MORTGAGE. (S.R. NO. 20)
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Housing Manager Urban presented Staff Report No. 20

Chair Supple commented that it is good financing has been found to make some improvements at Seasons Park.

Commissioner Regan Gonzalez echoed appreciation for improvements.

Commissioner Elliott also inquired about interest and payments on the original loan and discussed letting the public know the HRA does good things with funds.

Housing Manager Urban explained terms of the loan and that re-payment is not expected.

Executive Director Stark explained that re-payment is not expected.

RESOLUTION NO. 1362

RESOLUTION APPROVING A MASTER AMENDMENT AGREEMENT WITH AEON SEASONS PARK LLC RELATED TO AN AFFORDABLE HOUSING PROJECT IN THE CITY OF RICHFIELD

M/Regan Gonzalez, S/Elliott to approve a resolution authorizing the execution of a Master Amendment, promissory note and loan Agreement with Aeon Seasons Park and approve a subordination of the mortgage to the Minnesota Housing principal mortgage.

Motion Carried 5-0

Item #6	CONSIDERATION OF A REQUEST TO CONTRIBUTE TO THE COST OF THE REMEDIATION OF HAZARDOUS MATERIALS AT 6812 EMERSON LANE. (S.R. NO. 21)
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Housing Manager Urban presented Staff Report No. 21 and spoke of previous developments that discovered debris or hazardous materials and assistance that was provided. Housing Manager Urban also spoke of extensive costs for building in the area and how the lots were not buildable.

Housing Manager Urban mentioned a letter from Mr. Endres that offers details about the debris that was found and asked commissioners if they had a chance to review it. Commissioners did review the letter from Mr. Endres.

Commissioner Vrieze Daniels inquired about where the funds would come from.

Housing manager Urban explained the funds would come from the HRA general fund .

Chair Supple invited Mr. Endres to speak.

Mr. Endres explained how the debris was discovered and what the process was to haul it out and the reasoning for opening the trenches and removing all of the debris so the road wouldn't fail and the unexpected high expenses incurred.

Commissioner Sandahl inquired about sales and asked Mr. Endres to comment on the suggestion from staff that the HRA pay half of the expenses incurred opposed to the full amount.

M/Regan Gonzalez, S/Sandahl to authorize the Housing and Redevelopment Authority attorney to prepare an amendment to the Contract for Private Development with Endres Custom Homes, authorizing the Housing and Redevelopment Authority to provide \$7,500 for debris removal in the development of the property at 6812 Emerson Lane.

Commissioner Vrieze Daniels mentioned while this is unfortunate and expensive the land was sold to Mr. Endres for \$1 because of the high development costs required and that the note stated unexpected costs could come up and she would be voting no.

Commissioner Sandahl stated that she would consider approving up to \$10,000 if two other commissioners agreed.

Motion Carried 4-1, with Commissioner Vrieze Daniels voting nay.

Item #7	HRA DISCUSSION ITEMS
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Commissioner Sandahl inquired about the wooden structure on 66th and Lyndale Avenue.

Executive Director Stark explained the structure was intended to be temporary and was intended to prevent over parking and to send a message that the area was intended for future development. Chase Bank has since purchased the property and will begin development on the site soon.

Chair Supple announced the vacancy on the Planning Commission and encouraged residents to apply.

Commissioner Vrieze Daniels spoke of her history on the Planning Commission and encouraged residents to apply.

Commissioner Regan Gonzalez inquired about being able to tour some of the new developments.

Executive Director Stark stated that staff would absolutely reach out to developers about tours for Policy Makers.

Chair Supple inquired about the Eviction Moratorium.

Housing Manger Urban stated the Moratorium was extended and mentioned the Federal Eviction Suspension.

Commissioner Vrieze Daniels inquired about what the need would be once the moratorium expires.

Urban mentioned results from a survey sent to property owners and stated the percentage of those not paying rent wasn't as high as expected, but it is unknown what the need will be at this time.

Item #8	EXECUTIVE DIRECTOR REPORT
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Executive Director Stark mentioned that a grant approval at the sub-committee level of the Metropolitan Council was received and asked Housing Manager to Urban to elaborate.

Housing Manager Urban explained the grant is for the 6501 Penn Avenue, Bumper to Bumper, development site and predevelopment livable communities funding was recommended by the Community Development Committee and nice things were said about the project.

Item #9	CLAIMS
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M/Regan Gonzalez, S/Sandahl that the following claims be approved:

U.S. BANK	6/15/2020
Section 8 Checks 131778-131939	\$177,353.45
HRA Checks 33838-33845	\$44,993.58
Total	\$222,347.03

Motion carried 5-0

Item #10	ADJOURNMENT
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The meeting was adjourned by unanimous consent at 7:46 p.m.

Date Approved: July 20, 2020

 Mary B. Supple
 HRA Chair

 LaTonia DuBois
 Administrative Assistant

 John Stark
 Executive Director