



HOUSING AND REDEVELOPMENT AUTHORITY MEETING MINUTES

Richfield, Minnesota

Concurrent City Council, Housing and Redevelopment Authority and Planning Commission Work Session

July 20, 2020

CALL TO ORDER

The work session was called to order by Chair Supple at 6:00 p.m. via Webex.

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| HRA Members Present: | Mary Supple, Chair; Maria Regan Gonzalez; Sue Sandahl; Erin Vrieze Daniels; and Pat Elliott |
| HRA Members Absent: | None |
| Council Members Present | Maria Regan Gonzalez, Mayor; Mary Supple; and Ben Whalen. |
| Council Members Absent: | Edwina Garcia; and Simon Trautmann. |
| PC Members Present: | Kathryn Quam, Chair; Jim Rudolph; Peter Lavin; Sean Hayford Oleary; and Brian Pynn |
| PC Members Absent: | Susan Rosenberg. |
| Staff Present: | Katie Rodriguez, City Manager; John Stark, HRA Executive Director/Community Development Director; Julie Urban, Housing Manager; Melissa Poehlman, Assistant Community Development Director and LaTonia DuBois, Administrative Assistant. |
| Others Present: | Brian Bochman, Enclave Development; Ryan Samsa, Enclave Development; Aaron Roseth, Enclave Development; Christopher Willette, ESG Architects; Neal Reardon, ESG Architects; and Bruce Hinks, property owner. |

Item #1	DISCUSSION OF A REVISED REDEVELOPMENT PROPOSAL FOR PROPERTIES AT THE NORTHEAST CORNER OF 65TH STREET AND LYNDALE AVENUE (6439 LYNDALE AVENUE SOUTH, 6437 LYNDALE AVENUE SOUTH AND 415 – 64 ½ STREET).
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Assistant Community Development Director Poehlman provided background on the project and concerns Policy Makers discussed at previous work session.

Brian Bochman, Enclave Development, discussed requests and questions from residents and Policy Makers and changes proposed to parking structure, provided updated time line and status of current business owners and plans for relocation of those business looking to relocate in Richfield. Discussed how ESG Architects came in to help with ideas for more affordable options, how affordable housing would be addressed and the addition of affordable units.

Planning Commissioner Lavin inquired about the exit and entry of parking and traffic on 64 ½.

Brian Bochman explained exit and entry from and to Lyndale Avenue and explained the Lyndale Avenue exit and entry would likely be the quicker option and discussed the fire code requirements for parking.

Planning Commissioner Lavin expressed neighborhood concerns regarding traffic.

Council Member Whalen requested clarification regarding Tax Increment Financing and following the Inclusionary Housing Policy guidelines.

Brian Bochman explained how Natural Occurring Affordable Housing would come into play.

Council Member Whalen expressed desire for more resources to allow more affordable units opposed to Tax Increment Financing.

Executive Director Stark mentioned applications being submitted to the Met Council to seek additional funding. The current gap exceeds HRA's ability to fill.

Assistant Community Developer Poehlman inquired about ways to make the project work and about providing a smaller amount of affordable units to start the project but to seek additional funds to fill the gap to allow for more affordable and or accessible units.

Brian Bochman discussed high development costs and the desire to look in to additional funding to allow more affordable units and the need to access financing for the project and the parking ratio setbacks to obtain a density rate while maintaining reasonable parking ratios.

Assistant Community Development Director Poehlman explained the parking requirements are Enclave's parking requirements not the Cities requirements, but Enclave parking requirements fall in line with the City requirements, Brian Bochman explained the reasoning for Enclave's parking requirements.

Council Member Hayford Oleary expressed thoughts that he believes this good project and improvement to the site, and stated concerns with design and would like to see the main entrances on Lyndale Avenue. He also stated concerns with the additional parking and funds being invested in parking versus affordable units.

Christopher Willette, ESG Architects offered design explanation regarding primary access points and stated willingness to look into other options. Discussed possible options if there was on street parking and discussed the commercial terrace area and opportunities for walk up spaces.

Mayor Regan Gonzalez expressed appreciation for efforts being made by City staff and the developers, and echoed concerns regarding the entrance into the neighborhood and amities projecting into the neighborhood, and affordable housing desires.

Commissioner Sandahl inquired about plans for Lyndale Avenue and slowing traffic.

Assistant Community Development Director Poehlman stated an additional roundabout is planned for 65th and Lyndale Avenue and lanes being narrowed to slow traffic on Lyndale Avenue north of 66th Street.

Chair Supple mentioned a chat message stating a reduction of the speed limit in the area has been approved.

Planning Commissioner Lavin inquired about who would occupy the commercial space.

Brian Bochman expressed desired tenants, but inability to predict.

Commissioner Sandahl inquired about access for commercial business.

Brian Bochman explained there would be access to the commercial spaces from the front walk up spaces and the rear.

Council Member Whalen echoed concerns with front and rear entry points and expressed his desire for affordability and that he would not be interested if there was not affordable housing.

Commissioner Vrieze Daniels echoed comments about affordability and she too would not approve without the affordable units.

Brian Bochman inquired about how other developments were able to provide affordable units.

Executive Director Stark explained the different ways other developers were able to provide affordable units.

Chair Supple echoed the desire to provide assistance to relocate current businesses in Richfield and for affordability.

Commissioner Elliott offered support to the developers and their efforts to work with Policy makers and residents.

Planning Commissioner Lavin echoed Commissioner Elliot's statements.

Commissioner Sandahl echoed Commissioner Elliot's position that this would be a good development for the City.

Executive Director Stark mentioned how other developments have adhered to the Inclusionary Housing Policy and mentioned some constraints in obtaining affordability.

Planning Chair Quam offered her support.

Planning Commissioner Rudolph also offered his support.

Chair Supple thanked the development team.

ADJOURNMENT

The work session was adjourned by unanimous consent at 6:57 p.m.

Date Approved: August 17, 2020

Mary Supple
Chair

LaTonia DuBois
Administrative Assistant

John Stark
Executive Director