



HOUSING AND REDEVELOPMENT AUTHORITY MEETING MINUTES

Richfield, Minnesota

Regular Meeting

June 21, 2021

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; Maria Regan Gonzalez; Sue Sandahl, Lee Ohnesorge and Erin Vrieze Daniels.

HRA Members Absent: None

Staff Present: John Stark, Community Development Director/Executive Director; Julie Urban, Housing Manager; and LaTonia DuBois, Administrative Assistant, and Kari Sinning; City Clerk.

Others Present: Lori Boisclair; Boisclair Corporation and NHH Properties Development team, Jared Hillman; Benefactor Brewing – Via phone.

OATH OF OFFICE OF RICHFIELD HOUSING AND REDEVELOPMENT AUTHORITY COMMISSIONER, LEE OHNESORGE

City Clerk Sinning administered the Oath of Office to Commissioner Ohnesorge.

RETURNING TO IN-PERSON MEETINGS

Chair Supple announced the return to in-person meetings.

OPEN FORUM

Chair Supple provided instructions to call in for the open forum.

No Callers.

APPROVAL OF THE MINUTES

M/Sandahl, S/Regan Gonzalez to approve the minutes of the regular Housing and Redevelopment meeting of May 17, 2021.

Motion carried 5-0

Item #1	CONSENT CALENDAR
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Executive Director Stark presented the Consent Calendar:

- A. Consideration of the approval of revisions to the Richfield Rediscovered Lot Sale Program Guidelines and the Richfield Rediscovered Credit Program Guidelines. (Staff Report No. 16)
- B. Consideration of a resolution approving the conveyance of the northern portion of 6600 Logan Avenue South and 6600 newton Avenue South from the Housing and Redevelopment Authority to the City of Richfield. (Staff Report No. 17)

M/Vrieze Daniels, S/Sandahl to approve the Consent Calendar.

Motion Carried 5-0

HRA RESOLUTION NO. 1396

RESOLUTION APPROVING CONVEYANCE OF CERTAIN REAL PROPERTY TO CITY OF RICHFIELD, MINNESOTA

Item #2	CONSIDERATION OF ITEMS, IF ANY, REMOVED FROM THE CONSENT CALENDAR
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None.

Item #3	CONSIDERATION OF A RESOLUTION SUPPORTING A TAX CREDIT APPLICATION FOR A PROOSED MULTI-FAMILY HOUSNG DEVELOPMENT AT 6501 PENN AVENUE SOUTH. (S.R. NO. 18)
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Housing Manager Urban presented Staff Report No. 18.

Commissioner Vrieze Daniels asked if there would be any changes to the building since last reviewed.

Housing Manager Urban stated that the commercial space has been removed and the unit mix has been adjusted to make the development financially feasible.

Commissioner Vrieze Daniels expressed enthusiasm about the project meeting a number of the City's housing goals.

Commissioner Regan Gonzalez inquired about when policy makers would know if the project received funding.

Housing Manager Urban stated they should know in December 2021.

Commissioner Sandahl expressed enthusiasm about the number of 2 and 3 bedroom units.

Commissioner Ohnesorge expressed appreciation for the mix of units and the accessible units available.

Lori Boisclair, Development team stated that they are committed to the Section 811 units as well as the subsidized units.

Chair Supple inquired if the parking ratio would be based on bedroom size or if it would be per unit.

Housing Manager Urban responded the parking ratio is based on per unit and plans to speak with the Planning Commission and further reviews.

M/Vrieze Daniels, S/Regan Gonzalez to approve a resolution supporting a tax credit application for a proposed multi-family housing development at 6501 Penn Avenue South.

Motion Carried 5-0

HRA RESOLUTION NO. 1397

RESOLUTION SUPPORTING A TAX CREDIT APPLICATION FOR A MULTIFAMILY HOUSING PROJECT

Item #4	CONSIDERATION OF A MEMORANDUM OF UNDERSTANDING WITH BENEFACITOR BREWING. (S.R. NO. 19)
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Executive Director Stark presented Staff Report No. 19

Jared Hillman, Benefactor Brewing, spoke of plans to host events and goals to be involved with the community.

Commissioner Regan Gonzalez asked about different funding options to allow Benefactor Brewing to have a competitive offer.

Executive Director Stark explained possible further funding options.

Commissioner Vrieze Daniels inquired about how the HRA can spend Housing and Redevelopment Funds.

Executive Director Stark explained how the Funds could be used under current rules.

Commissioner Regan Gonzalez spoke of redevelopment costs in the City and inquired about other lots that may be viable for a brewery.

Executive Director Stark explained some of the building requirements for breweries and the lack of potential development space for such a development.

Commissioner Vrieze Daniels spoke of the limited possible uses for the Housing and Redevelopment Funds and offered support for the proposal.

Commissioner Regan Gonzalez would be in favor of staff coming back to the HRA for additional support.

Chair Supple asked that the development team work with the neighborhood regarding use of the amphitheater and to be good neighbors.

M/Regan Gonzalez, S/Sandahl approve the attached Memorandum of Understanding (and the terms therein) with Benefactor Brewing and direct staff to: Draft a Contract for Private Development with Benefactor Brewing; Draft a Mortgage with Benefactor Brewing; Draft a Business Subsidy with Benefactor Brewing, and; Reevaluate the Tax Increment to be generated in the Lyndale Gardens Tax Increment Financing District to determine the potential of increasing the Pay-As-You-Go Tax Increment Financing Note to Lyndale Gardens, LLC.

Motion carries 5-0

Item #5	HRA DISCUSSION ITEMS
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Commissioner Regan Gonzalez stated that she looks forward to future conversations with staff regarding pooled Tax Increment.

Chair Supple informed residents about possible funding for rent assistance through VEAP and through the State of MN.

Item #6	EXECUTIVE DIRECTOR'S REPORT
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Executive Director Stark reported on a house bill surrounding the expiration of the eviction moratorium.

Executive Director Stark reported on special legislation regarding how restrictive the use of Pooled Tax Increment funding is and new possible allowable uses of the funds through compromised legislation.

Item #7	CLAIMS
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M/Regan Gonzalez, S/Sandahl that the following claims be approved:

U.S. BANK	6/21/2021
Section 8 Checks: 132853-132936	\$182,082.24
HRA Checks: 34013-34040	\$93,343.19
TOTAL	\$275,425.43

Motion carried 5-0

Item #8	ADJOURNMENT
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The meeting was adjourned by unanimous consent at 7:48 p.m.

Date Approved: July 19, 2021

Mary B. Supple
HRA Chair

LaTonia DuBois
Administrative Assistant

John Stark
Executive Director