



# HOUSING AND REDEVELOPMENT AUTHORITY MEETING MINUTES

Richfield, Minnesota

## Regular Meeting

### November 15, 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; and Erin Vrieze Daniels

*HRA Members Absent:* Lee Ohnesorge (excused)

*Staff Present:* Melissa Poehlman, Assistant Community Development Director/Acting Executive Director; Julie Urban, Housing Manager; Kate Aitchison, Housing Specialist; and Kari Sinning, City Clerk.

*Others Present:* Christopher Willette, ESG

#### OPEN FORUM

No callers.

#### APPROVAL OF THE MINUTES

M/Regan Gonzalez, S/Sandahl to approve the minutes of 1) the joint City Council, Housing and Redevelopment Authority and Planning Commission work session of October 18, 2021; and 2) the regular Housing and Redevelopment Authority meeting of October 18, 2021.

Motion carried 4-0

**ITEM #1**

**APPROVAL OF THE AGENDA**

M/Regan Gonzalez, S/Sandahl to approve the agenda.

Motion carried 4-0

<b>ITEM #2</b>	<b>CONSIDER A RESOLUTION APPROVING AN AMENDMENT TO THE CONTRACT FOR PRIVATE DEVELOPMENT WITH LYNK 65, LLC. (STAFF REPORT NO. 38)</b>
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Acting Executive Director Poehlman presented Staff Report No. 38.

M/Regan Gonzalez, S/Sandahl to approve a resolution approving a First Amendment to the Contract for Private Development with Lynk 65, LLC.

**HRA RESOLUTION NO. 1412**

**RESOLUTION APPROVING FIRST AMENDMENT TO CONTRACT FOR PRIVATE DEVELOPMENT WITH LYNK 65, LLC**

Commissioner Regan Gonzalez thanked staff for the contribution for this development as it is important to the community.

Motion carried 4-0

<b>ITEM #3</b>	<b>CONSIDERATION OF A RESOLUTION AUTHORIZING THE TRANSFER OF FUNDS FROM THE HOUSING AND REDEVELOPMENT AUTHORITY'S GENERAL FUND TO THE AFFORDABLE HOUSING TRUST FUND. (STAFF REPORT NO. 39)</b>
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Housing Manager Urban presented Staff Report No. 39.

M/Sandahl, S/Vrieze Daniels to adopt a resolution authorizing the transfer of acquisition sales proceeds to the Affordable Housing Trust Fund for affordable homeownership activities.

**HRA RESOLUTION NO. 1413**

**RESOLUTION AUTHORIZING THE TRANSFER OF SALES PROCEEDS TO THE AFFORDABLE HOUSING TRUST FUND**

Commissioner Sandahl gave accolades for the new sites for Woodland Terrace.

Chair Supple showed support for those wanting to purchase manufactured homes with down payment assistance just like any other buyer.

Motion carried 4-0

<b>ITEM #4</b>	<b>CONSIDERATION OF THE ADOPTION OF A RESOLUTION AUTHORIZING THE PURCHASE OF 6326 14TH AVENUE SOUTH FOR FUTURE DEVELOPMENT AS A SINGLE-FAMILY HOME UNDER THE RICHFIELD REDISCOVERED PROGRAM. (STAFF REPORT NO. 40)</b>
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Housing Specialist Aitchison presented Staff Report No. 40

Commissioner Vrieze Daniels questioned why the house would be sold to the HRA instead of the owner continuing to build on their home.

Commissioner Sandahl commented on the Richfield Rediscovered Program.

Commissioner Regan Gonzalez asked about the subsidy for the sale. Housing Specialist Aitchison CRG asked about the sale of the home and the lot. Housing Specialist Aitchison stated that the lot size allows for more opportunities to build.

M/Sandahl, S/Regan Gonzalez to adopt the resolution authorizing the purchase of 6326 14th Avenue South for new construction of a single-family home under the Richfield Rediscovered Program.

**HRA RESOLUTION NO. 1414**

**RESOLUTION AUTHORIZING PURCHASE OF REAL PROPERTY  
LOCATED AT 6326 14TH AVENUE SOUTH**

Commissioner Vrieze Daniels appreciated the explanation of the lot sizes and stated an interest to alternative layouts to the traditional Richfield layouts of the past.

Motion carried 4-0

<b>ITEM #5</b>	<b>HRA DISCUSSION ITEMS</b>
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Commissioner asked if there was a December meeting of which Assistant Community Development Director Poehlman stated that there will be a couple items.

<b>ITEM #6</b>	<b>EXECUTIVE DIRECTOR'S REPORT</b>
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Poehlman mentioned the visual preference survey regarding missing middle that will be

<b>ITEM #7</b>	<b>CLAIMS</b>
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M/Regan Gonzalez, S/Sandahl that the following claims be approved:

<b>U.S. BANK</b>	<b>11/15/2021</b>
Section 8 Checks: 133274 - 133330	\$ 184,667.32
HRA Checks: 34098 - 34111	\$ 45,422.71
<b>TOTAL</b>	<b>\$ 230,090.03</b>

Motion carried 4-0

<b>ITEM #8</b>	<b>ADJOURNMENT</b>
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The meeting was adjourned by unanimous consent at 7:23 p.m.

Date Approved: December 20, 2021



Mary B. Supple  
HRA Chair

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Kari Sinning  
City Clerk



Melissa Poehlman  
Interim Executive Director