



HOUSING AND REDEVELOPMENT AUTHORITY MEETING MINUTES

Richfield, Minnesota

Regular Meeting

October 18, 2021

CALL TO ORDER

The meeting was called to order by Chair Supple at 7:04 p.m. in the Council Chambers.

HRA Members Present: Mary Supple, Chair; Maria Regan Gonzalez; and Erin Vrieze Daniels

HRA Members Absent: Sue Sandahl and Lee Ohnesorge

Staff Present: John Stark, Community Development Director/Executive Director; Julie Urban, Housing Manager; Myrt Link, Community Development Accountant, and Kari Sinning, City Clerk.

Others Present: Rebecca Kurtz, Ehlers Inc.

OPEN FORUM

No callers.

APPROVAL OF THE MINUTES

M/Regan Gonzalez, S/ Vrieze Daniels to approve the minutes of the regular Housing and Redevelopment meeting of September 20, 2021.

Motion carried 3-0

Item #1

APPROVAL OF THE AGENDA

M/Regan Gonzalez, S/Vrieze Daniels to approve the agenda.

Motion carried 3-0

Item #2

CONSENT CALENDAR

Executive Director Stark presented the Consent Calendar:

- A. Consideration of a Resolution authorizing execution of a Developer Agreement with the West Hennepin Affordable Land Housing Trust, dba Homes Within Reach, for the acquisition, rehabilitation and sale of houses under the New Home Program. (Staff Report No. 34)

HRA RESOLUTION NO. 1409

RESOLUTION APPROVING DEVELOPER AGREEMENT WITH WEST HENNEPIN AFFORDABLE HOUSING LAND TRUST DBA HOMES WITHIN REACH

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

Commissioner Regan Gonzalez commented in support the New Home Program.

Chair Supple commented on the use of the Pool TIF.

Motion Carried 3-0

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

Item #4	CONSIDERATION OF A RESOLUTION APPROVING GRANT AGREEMENTS WITH WOODLAWN TERRACE COOPERATIVE TO PROVIDE FUNDS FOR UTILITY UPGRADES, DEMOLITION AND REHABILITATION WORK (STAFF REPORT NO. 35)
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Housing Manager Urban presented Staff Report No. 35.

M/Regan Gonzalez, S/Vrieze Daniels to adopt the attached resolution approving a Grant Agreement with the Woodlawn Terrace Cooperative to provide funds for utility upgrades and a Grant Agreement for demolition and rehabilitation work.

HRA RESOLUTION NO. 1410

RESOLUTION APPROVING GRANT AGREEMENTS FOR THE WOODLAWN TERRACE MOBILE HOME PARK

Commissioner Vrieze Daniels is in support of the project

Commissioner Regan Gonzalez clarified the financing with Minnesota Housing for the community and applauded the partnership between the community and the City.

Supple thanked North Country Cooperative Foundation for the help given to the residents.

Motion carried 3-0

Item #5	CONSIDERATION OF AN AMENDMENT TO THE CONTRACT FOR PRIVATE DEVELOPMENT WITH CEDAR POINT INVESTMENTS, LLC, EXTENDING THE CONTRACT DEADLINE AND ALLOWING FOR THE SALE OF MARKET-RATE TOWNHOMES. (STAFF REPORT NO. 36)
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Housing Manager Urban presented Staff Report No. 36.

M/Regan Gonzalez, S/Vrieze Daniels to approve a resolution amending the Contract for Private Development with Cedar Point Investments, LLC and granting the Housing and Redevelopment Authority Attorney approval of the final form of the amended document.

HRA RESOLUTION NO. 1411

RESOLUTION APPROVING FIRST AMENDMENT TO CONTRACT FOR PRIVATE DEVELOPMENT WITH CEDAR POINT II

Motion carried 3-0

Item #6	CONSIDERATION OF THE ACCEPTANCE OF THE RICHFIELD HOUSING AND REDEVELOPMENT AUTHORITY TAX INCREMENT FINANCING DISTRICT STATUS UPDATE. (STAFF REPORT NO. 37)
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Community Development Accountant Link presented Staff Report No. 37 and introduced Rebecca Kurtz from Ehler's.

Rebecca Kurtz gave a presentation regarding the TIF districts.

Commissioner Vrieze Daniels thanked Rebecca Kurtz for the detailed report.

Chair Supple thanked Community Development Accountant Link for her work on the TIF districts.

Stark thanked Rebecca Kurtz for her continued work with the City over the past 21 years.

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

Motion carried 3-0

Item #7	HRA DISCUSSION ITEMS
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None.

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Item #8	EXECUTIVE DIRECTOR'S REPORT
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Executive Director Stark extended condolences to the Mathwig family.

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

U.S. BANK	10/18/2021
Section 8 Checks: 133192 - 133273	\$ 172,812.00
HRA Checks: 34085 - 34097	\$ 36,828.78
TOTAL	\$ 209,640.78

Motion carried 3-0

Item #10	ADJOURNMENT
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The meeting was adjourned by unanimous consent at 7:40 p.m.

Date Approved: November 15, 2021

Mary B. Supple
HRA Chair

Kari Sinning
City Clerk

John Stark
Executive Director