



HOUSING AND REDEVELOPMENT AUTHORITY SPECIAL WORKSESSION MINUTES

Richfield, Minnesota

January 19, 2010

CALL TO ORDER

The meeting was called to order by Chair Sandahl at 6:00 p.m.

ROLL CALL

Members Present: Sue Sandahl Chair, David Gepner, Steven Quam and Joan Helmberger.

Staff Present: Steven Devich, Executive Director; John Stark, Community Development Director; and Nancy Gibbs, City Clerk

Item # 1

DISCUSSION WITH MINNESOTA LIFE COLLEGE REGARDING FUTURE EXPANSION PLANS IN RICHFIELD

Kathryn Thomas, Executive Director of Minnesota Life College, explained future expansion plans for Minnesota Life College. Ms. Thomas introduced Eric Engh, Vice President of Ryan Companies.

Commissioner Quam asked if the college is a tax exempt organization.

Ms. Thomas responded, yes, the main office building would be tax exempt.

Commissioner Quam asked what the source of funding would be.

Ms. Thomas responded that they had been saving for six years, they will also have fundraisers, parents will be contributing, they will be partnering with others, and City money if available.

Item #2

DISCUSSION WITH RON CLARK CONSTRUCTION REGARDING POTENTIAL USES OF FORMER CITY GARAGE/HRA-OWNED MORTUARY SITE

Ron Clark, owner of Ron Clark Construction, presented construction proposal for the former City garage site and HRA mortuary site.

Tim Whitten of Whitten Associates presented two plans for development of townhomes at the site.

After much discussion, Commissioner Quam stated that he would like more time and more information to make a decision between the plans presented by Minnesota Life College and Ron Clark Construction.

Commissioner Helmberger agreed with Commissioner Quam.

Chair Sandahl directed staff to get together with both groups, gather additional financial information on how they intend to pay for their projects and report to the HRA next month.

ADJOURNMENT

The meeting was adjourned by unanimous consent at 6:50 p.m.

Date Approved: _____

Suzanne M. Sandahl
Chair

Nancy Gibbs
City Clerk

Steven L. Devich
Executive Director



HOUSING AND REDEVELOPMENT AUTHORITY MEETING MINUTES

Richfield, Minnesota

Regular Meeting
January 19, 2010

CALL TO ORDER

The meeting was called to order by Chair Sandahl at 7:05 p.m.

ROLL CALL

*HRA Members
Present:*

Sue Sandahl, Chair; Joan Helmberger; David Gepner, and Steven Quam.

*HRA Members
Absent:*

Doris Rubenstein.

Staff Present:

Steven L. Devich, Executive Director; John Stark, Community Development Director; Chris Regis, Finance Manager; and Nancy Gibbs, City Clerk.

Item #1	CONSIDERATION OF ELECTION OF HRA OFFICERS FOR 2010
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M/Helmberger, S/Gepner to approve Sue Sandahl as Chair of the HRA for 2010.

Motion carried 4-0.

M/Sandahl, S/Quam to approve David Gepner as Vice Chair of the HRA for 2010.

Motion carried 4-0.

M/Quam, S/Sandahl to approve Joan Helmberger as Secretary of the HRA for 2010.

Motion carried 4-0.

Item #2	HRA APPROVAL OF MINUTES
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M/Gepner, S/Sandahl to approve the minutes of December 21, 2009 Regular HRA Meeting.

Motion carried 4-0.

Item #3	HRA APPROVAL OF AGENDA
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M/Quam, S/Gepner to approve the agenda.

Motion carried 4-0.

Item #4	CONSENT CALENDAR
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- A. Consideration of approval of designating Community Development Director as Acting Executive Director of HRA in event Executive Director is absent from City for 2010 S.R. No. 2
- B. Consideration of approval of resolution designating official depositories for HRA, including collateral for 2010 S.R. No. 3

HRA RESOLUTION NO. 1063

RESOLUTION DESIGNATING U.S. BANK A DEPOSITORY OF FUNDS OF THE HRA
OF RICHFIELD FOR THE YEAR 2010

This resolution appears as HRA Resolution No. 1063.

HRA RESOLUTION NO. 1064

RESOLUTION DESIGNATING CERTAIN SAVINGS AND LOAN ASSOCIATIONS,
BANKS AND CREDIT UNIONS AS DEPOSITORIES FOR THE INVESTMENT OF
HOUSING AND REDEVELOPMENT AUTHORITY OF RICHFIELD FUNDS IN 2010

This resolution appears as HRA Resolution No. 1064.

HRA RESOLUTION NO. 1065

RESOLUTION DESIGNATING CERTAIN FINANCIAL INSTITUTIONS AS
DEPOSITORIES FOR THE INVESTMENT OF HOUSING AND REDEVELOPMENT
AUTHORITY OF RICHFIELD FUNDS IN 2010

This resolution appears as HRA Resolution No. 1065.

- C. Consideration of approval of resolution designating Richfield Sun-Current as official newspaper of 2010 S.R. No. 4

HRA RESOLUTION NO. 1062

RESOLUTION DESIGNATING AN OFFICIAL NEWSPAPER FOR 2010

This resolution appears as HRA Resolution No. 1062.

- D. Consideration of approval of 2010 consultant services agreement with Greater Metropolitan Housing Corporation S.R. No. 5

M/Helmberger, S/Quam to approve the Consent Agenda.

Motion carried 4-0.

Item #5	CONSIDERATION OF RESOLUTION AUTHORIZING HRA EXECUTIVE DIRECTOR AND HRA CHAIR TO EXECUTE INSTRUMENTS NECESSARY TO PURCHASE VACANT AND FORECLOSED PROPERTIES FROM HOUSING AND REDEVELOPMENT FUND THROUGH DECEMBER 31, 2010 S.R. NO. 6
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Community Development Director John Stark presented Staff Report No. 6.

HRA RESOLUTION NO. 1061

RESOLUTION AUTHORIZING THE HOUSING AND REDEVELOPMENT AUTHORITY STAFF TO ACQUIRE CERTAIN FORECLOSED HOMES WITHIN THE CITY AND TO EXECUTE ALL INSTRUMENTS AND CONTRACTS RELATED THERTO

This resolution appears as HRA Resolution No. 1061.

M/Sandahl, S/Quam to approve Item No. 5.

Motion carried 4-0.

Item #6	CONSIDERATION OF PROPOSAL MADE BY OWNER OF 6804 MORGAN AVENUE FOR SETTLEMENT FO \$25,000 HRA DEFERRED LOAN S.R. NO.7
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Community Development Director Stark presented Staff Report No. 7.

M/Quam, S/Gepner to deny settlement of \$1,000.

Motion carried 4-0.

M/Quam, S/Gepner directed staff to negotiate with lender to receive larger settlement without coming back to HRA for approval.

Motion carried 3-0 (Helmberger abstained).

Item #7	EXECUTIVE DIRECTOR REPORT
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None.

Item #8	CLAIMS AND PAYROLL
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M/Helmberger, S/Gepner that the following claims and payrolls be approved:

U.S. Bank 01/19/2010

Section 8 Checks: 118363 - 118502	\$ 169,102.00
HRA Checks: 30797 - 30821	\$ 53,619.72
TOTAL	\$222,721.72

Motion carried 4-0.

ADJOURNMENT

The meeting was adjourned by unanimous consent at 7:55 p.m.

Date Approved: _____

 Suzanne M. Sandahl
 Chair

 Nancy Gibbs
 City Clerk

 Steven L. Devich
 Executive Director