

HOUSING AND REDEVELOPMENT AUTHORITY MEETING MINUTES

Richfield, Minnesota

Regular Meeting

June 20, 2011

CALL TO ORDER

The meeting was called to order by Chair Sandahl at 7:00 p.m.

ROLL CALL

HRA Members Present:

Sue Sandahl, Chair; Joan Helmberger, Doris Rubenstein, Debbie Goettel, and Steven Quam

Staff Present:

Steve Devich, Executive Director; John Stark, Community Development Director; Karen Barton, Community Development Manager; and Nancy Gibbs, City Clerk.

Item #1

APPROVAL OF MINUTES OF (1) REGULAR HRA MEETING OF MAY 16, 2011

M/Rubenstein, S/Quam to approve the minutes of the Regular HRA Meeting of May 16, 2011.

Motion carried 5-0.

Item #2

HRA APPROVAL OF AGENDA

Removed items A, B & C from consent agenda and moved to Item 3A.

M/Goettel, S/Quam to approve the agenda as amended.

Motion carried 5-0.

Item #3

CONSENT CALENDAR

- A. Moved to Item #3A
- B. Moved to Item #3A
- C. Moved to Item #3A

- D. Consideration of approval of changes to Subordination and Satisfaction Policy S.R. No. 21
- E. Consideration of approval of affirming City Council's call for public hearing on proposed modification to redevelopment plan for Richfield Redevelopment Project Area and proposed establishment of Lyndale Garden Center site Tax Increment Finance District S.R. No. 22
- F. Consideration of approval of resolution affirming and ratifying submittal of application to Minnesota Housing Community Fix-Up Fund Program and Community Revitalization Program Fund and authorizing program development creating program to write down interest rate on home improvement loans S.R. No. 23

HRA RESOLUTION NO. 1094

RESOLUTION AFFIRMING AND RATIFYING SUBMITTAL OF AN APPLICATION TO MINNESOTA HOUSING COMMUNITY FIX-UP FUND PROGRAM AND COMMUNITY REVITALIZATION FUND AND AUTHORIZING PROGRAM DEVELOPMENT TO CREATE A PROGRAM TO WRITE DOWN ON THE INTEREST-RATE ON HOME IMPROVEMENT LOANS

This resolution appears as HRA Resolution No. 1094.

M/Goettel, S/Quam to approve the consent calendar, as amended.

Motion carried 5-0.

Item #3A	<p>A. CONSIDERATION OF APPROVAL OF RESOLUTION TRANSFERRING FUNDS FROM RICHFIELD REDISCOVERED A-1, B-1, A-2, B-2, A-3, B-3, A-4, B-4, A-5 AND B-5 AND RICHFIELD REDISCOVERED II TAX INCREMENT FINANCING DISTRICTS TO DEVELOPMENT ACCOUNT (STAFF REPORT NO. 18)</p> <p>B. CONSIDERATION OF APPROVAL OF AWARD OF CONTRACT TO OTTING HOUSE MOVERS, LLC FOR SALE AND REMOVAL OF HOUSE AND STRUCTURES AT 2517 76TH STREET WEST (STAFF REPORT NO. 19)</p> <p>C. CONSIDERATION OF APPROVAL OF ALLOWING HRA-OWNED PARCEL AT NORTHEAST CORNER OF 6501 LYNDAL AVENUE (FORMER K-MART SITE) (STAFF REPORT NO. 20)</p>
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A) Community Development Director Stark presented Staff Report No. 18.

Chair Sandahl asked staff to explain why the HRA forgave the remaining portion of LHN loan in 1999.

Julie Eddington of Kennedy and Graven explained the reasoning behind the allocation of these funds.

M/Sandahl, S/Goettel that the following resolution be adopted and that it be made part of these minutes

HRA RESOLUTION NO. 1093

RESOLUTION AUTHORIZING TRANSFER OF FUNDS REMAINING IN RICHFIELD REDISCOVERED ACCOUNTS TO DEVELOPMENT FUND

Motion carried 5-0. This resolution appears as HRA Resolution No. 1093.

B) Assistant Community Development Director Barton presented Staff Report No. 19.

M/Sandahl, S/Rubenstein to approve the award of contract to Otting House Movers, LLC for sale and removal of house and structures at 2517 76th Street West.

Motion carried 5-0.

C) Assistant Community Development Director Barton presented Staff Report No. 20.

Commission Member Goettel stated she had concerns regarding doing anything with this parcel at this time. Commission Member Quam agreed. The HRA commissioners agreed to change the motion to remove the word "proposals" and add "the planning process".

M/Sandahl, S/Quam to approve allowing HRA-owned parcel at northeast corner of 66th Street and Lyndale Avenue be included in the planning process for redevelopment of 6501 Lyndale Avenue (former K-Mart site).

Motion carried 5-0.

Item #4	CONSIDERATION OF ACCEPTING 66TH STREET CORRIDOR REVITALIZATION PLAN (STAFF REPORT NO. 24)
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Assistant Community Development Director Barton presented Staff Report No. 24.

Tom Whitlock of Damon Farber and Associates presented an overview of the 66th Street Corridor revitalization plan.

M/Sandahl, S/Quam to approve the 66th Street Corridor Revitalization Plan.

Motion carried 5-0.

Item #5	DISCUSSION OF HOUSING AND REDEVELOPMENT GOALS FOR UPCOMING YEAR (STAFF REPORT NO. 25)
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Community Development Director Stark presented Staff Report No. 25.

The commission members agreed with the goals presented. Chair Sandahl and Commission Member Quam suggested additional incentives for Richfield Rediscovered and other move-up housing programs.

Commission Member Goettel suggested a pilot project to encourage environmentally sustainable housing.

Commission Member Rubenstein and Commission Member Goettel suggested providing housing information in Spanish at the annual Cinco de Mayo event. Commission Member Goettel and Commission Member Rubenstein also suggested providing Spanish and Somalian language assistance at the remodeling fair.

Item #6	HRA DISCUSSION ITEMS
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None.

Item #7	EXECUTIVE DIRECTOR REPORT
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None.

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

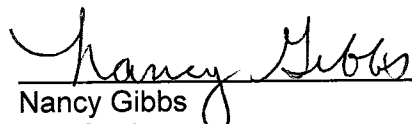
U.S BANK		06/20/2011
Section 8 Checks: 120593-120733	\$	154,581.60
HRA Checks: 31216-31240	\$	41,789.83
TOTAL	\$	196,371.43

Motion carried 5-0.

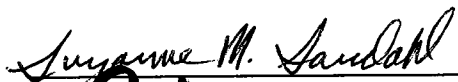
ADJOURNMENT

The meeting was adjourned by unanimous consent at 8:45 p.m.

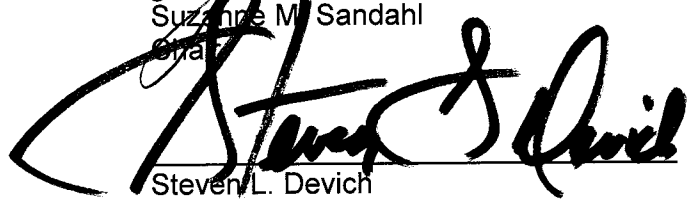
Date Approved: July 25, 2011



 Nancy Gibbs
 City Clerk



 Suzanne M. Sandahl
 City Clerk



 Steven L. Devich
 Executive Director