



**HOUSING AND REDEVELOPMENT  
AUTHORITY MEETING MINUTES**  
Richfield, Minnesota

**Special Meeting**  
**July 25, 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 and Debbie Goettel

*HRA Members Absent:* Steven Quam

*Staff Present:* Steve Devich, Executive Director; Karen Barton, Community Development Manager; and Nancy Gibbs, City Clerk.

M/Goettel, S/Sandahl to excuse Commissioner Quam from the July 25, 2011 Special HRA Meeting.

Motion carried 4-0.

<b>Item #1</b>	<b>APPROVAL OF MINUTES OF (1) REGULAR HRA MEETING OF JUNE 20, 2011 AND (2) SPECIAL CONCURRENT CITY COUNCIL/HRA WORKSESSION OF JUNE 28, 2011</b>
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Chair Sandahl asked that the minutes of July 18, 2011 reflect that Sue Sandahl, Debbie Goettel and Joan Helmberger be excused.

M/Rubenstein, S/Goettel to approve the minutes of the (1) Regular HRA Meeting of June 20, 2011 and (2) Special Concurrent City Council/HRA Worksession of June 28, 2011.

Motion carried 4-0.

<b>Item #2</b>	<b>HRA APPROVAL OF AGENDA</b>
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Move Item #4 to follow Item #8.

M/Sandahl, S/Rubenstein to approve the agenda as amended.

Motion carried 4-0.

<b>Item #3</b>	<b>CONSIDERATION OF AGREEMENT WITH KIMLEY-HORN ASSOCIATES FOR PLANNING AND DESIGN SERVICES ASSOCIATED WITH REDEVELOPMENT ALONG 77<sup>TH</sup> STREET (STAFF REPORT NO. 26)</b>
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Assistant Community Development Director Barton presented Staff Report No. 26.

M/Goettel, S/Sandahl to approve the agreement with Kimely-Horn Associates for planning and design services associated with redevelopment along 77<sup>th</sup> Street.

Motion carried 4-0.

<b>Item #4</b>	<b>CONSIDERATION OF REVISION TO GUIDELINES FOR RICHFIELD REDISCOVERED REDEVELOPMENT CREDIT PROGRAM (STAFF REPORT NO. 27)</b>
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Moved to Item #8A.

<b>Item #5</b>	<b>CONSIDERATION OF RESOLUTION SUPPORTING SUBMITTAL OF APPLICATION TO METROPOLITAN COUNCIL FOR LIVABLE COMMUNITIES DEMONSTRATION ACCOUNT GRANT FOR REDEVELOPMENT ACTIVITIES ASSOCIATED WITH PROPOSED LYNDAL GARDEN PROJECT (STAFF REPORT NO. 28)</b>
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Assistant Community Development Director Barton presented Staff Report No. 28.

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

HRA RESOLUTION NO. 1095

RESOLUTION IDENTIFYING THE NEED FOR LIVABLE COMMUNITIES DEMONSTRATION ACCOUNT FUNDING AND AUTHORIZING AN APPLICATION FOR GRANT FUNDS

Motion carried 4-0. This resolution appears as HRA Resolution No. 1095.

<b>Item #6</b>	<b>CONSIDERATION OF RESOLUTION MODIFYING REDEVELOPMENT PLAN FOR RICHFIELD REDEVELOPMENT PROJECT AREA, ESTABLISHING LYNDAL GARDEN TAX INCREMENT FINANCING DISTRICT THEREIN AND ADOPTING TAX INCREMENT FINANCING PLAN THEREFORE (STAFF REPORT NO. 29)</b>
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Assistant Community Development Director Barton presented Staff Report No. 29.

Rebecca Kurtz of Ehlers and Associates explained modifications to the redevelopment plan.

Chair Sandahl confirmed that this resolution allows us to go forward, but does not bind the HRA to anything other than a modification of the plan by resolution.

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

HRA RESOLUTION NO. 1096

RESOLUTION ADOPTING A MODIFICATION TO THE REDEVELOPMENT PLAN FOR THE RICHFIELD REDEVELOPMENT PROJECT AREA, ESTABLISHING THE LYNDALE GARDENS TAX INCREMENT FINANCING DISTRICT THEREIN AND ADOPTING A TAX INCREMENT FINANCING PLAN THEREFORE

Motion carried 4-0. This resolution appears as HRA Resolution No. 1096.

Item #7	<b>CONSIDERATION OF RESOLUTION AUTHORIZING INTERFUND LOAN FOR ADVANCE OF CERTAIN COSTS IN CONNECTION WITH LYNDALE GARDEN TAX INCREMENT FINANCING DISTRICT (STAFF REPORT NO. 30)</b>
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Assistant Community Development Director Barton presented Staff Report No. 30.

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

HRA RESOLUTION NO. 1097

RESOLUTION AUTHORIZING AN INTERFUND LOAN FOR ADVANCE OF CERTAIN COSTS IN CONNECTION WITH THE LYNDALE GARDENS TAX INCREMENT FINANCING DISTRICT

Motion carried 4-0. This resolution appears as HRA Resolution No. 1097.

Item #8	<b>CONSIDERATION OF RESOLUTION GRANTING BUSINESS SUBSIDY TO THE CORNERSTONE GROUP IN AMOUNT NOT TO EXCEED \$650,000 AND SPENDING PLAN FOR CERTAIN TAX INCREMENT FINANCING DISTRICTS LOCATED WITHIN RICHFIELD REDEVELOPMENT PROJECT AREA (STAFF REPORT NO. 31)</b>
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Assistant Community Development Director Barton presented Staff Report No. 31.

HRA Attorney Eddington explained that a small change to the resolution was needed.

Deborah Wittman, 840 W. 65<sup>th</sup> Street, representing the 800 Company spoke in favor of the project and stated the 800 Company is negotiating with The Cornerstone Group regarding the sale of a small piece of property that is needed for this project.

Robert Hall, 7309 Oliver Avenue South, voiced concerns about cost of the project and concerns regarding the Kensington project.

Colleen Carey of The Cornerstone Group stated that The Cornerstone Group has a purchase agreement with Lyndale Garden Center.

The Cornerstone Group is also in negotiations to purchase a small piece of land located near 840 W. 65<sup>th</sup> Street.

M/Goettel, S/Rubenstein to close the public hearing.

Motion carried 4-0.

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

HRA RESOLUTION NO. 1098

RESOLUTION APPROVING A SPENDING PLAN FOR CERTAIN  
TAX INCREMENT FINANCING DISTRICTS LOCATED WITHIN THE  
RICHFIELD REDEVELOPMENT PROJECT AREA

Motion carried 4-0. This resolution appears as HRA Resolution No. 1098.

<b>Item #8A</b>	<b>CONSIDERATION OF REVISION TO GUIDELINES FOR RICHFIELD REDISCOVERED REDEVELOPMENT CREDIT PROGRAM (STAFF REPORT NO. 27)</b>
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Assistant Community Development Director Barton presented Staff Report No. 27.

M/Sandahl, S/Rubenstein to approve the revision to guidelines for Richfield Rediscovered Redevelopment Credit Program.

Motion carried 4-0.

<b>Item #9</b>	<b>HRA DISCUSSION ITEMS</b>
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None.

<b>Item #10</b>	<b>EXECUTIVE DIRECTOR REPORT</b>
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None.

<b>Item #11</b>	<b>CLAIMS AND PAYROLL</b>
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M/Goettel, S/Sandahl that the following claims and payrolls be approved:

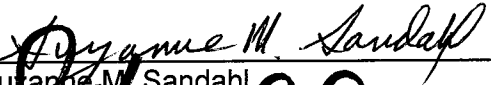
<b>U.S BANK</b>		<b>07/12/2011</b>	
Section 8 Checks:	120734-120848	\$	153,048.91
HRA Checks:	31241-31261	\$	78,015.76
TOTAL		\$	231,064.67

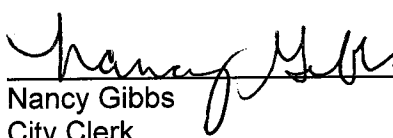
Motion carried 4-0.

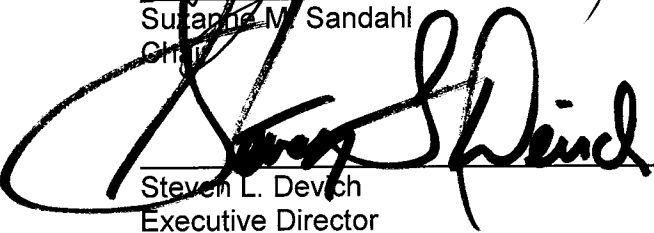
<b>ADJOURNMENT</b>
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The meeting was adjourned by unanimous consent at 6:40 p.m.

Date Approved: August 15, 2011

  
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 Suzanne M. Sandahl  
 Chair

  
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 Nancy Gibbs  
 City Clerk

  
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 Steven L. Devich  
 Executive Director