



HOUSING AND REDEVELOPMENT AUTHORITY MEETING MINUTES

Richfield, Minnesota

Regular Meeting

October 19, 2009

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 Steven Quam.

*HRA Members
Absent:*

David Gepner.

Staff Present:

John Stark, Acting Executive Director; Karen Barton, Assistant Community Development Director; and Nancy Gibbs, City Clerk.

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| Item #1 | HRA APPROVAL OF MINUTES |
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M/Rubenstein, S/Helmberger to approve the minutes of (1) Regular HRA Meeting of September 21, 2009.

Motion carried 4-0.

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| Item #2 | HRA APPROVAL OF AGENDA |
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M/Quam, S/Helmberger to approve the agenda.

Motion carried 4-0.

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| Item #3 | PRESENTATION FROM MICHAEL DEVELOPMENT AND ST. CROIX REAL ESTATE FOR REDEVELOPMENT OF WOODLAKE PLAZA SHOPPING CENTER S.R. NO. 40 |
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Acting Executive Director Stark presented Staff Report No. 40.

Terry McNellis, St. Croix Real Estate, and Michael Swenson, Michael Development, presented plans to redevelop Woodlake Plaza Shopping Center.

Chair Sandahl asked what amenities the apartment units will have.

Mr. Swenson responded that all units will have dishwashers, garbage disposals, microwaves, washers and dryers. There will also be a community room, exercise room, seating area, a lot of open green space, and the fourth floor units will have a nice view.

Commissioner Rubenstein stated that she likes the idea of the three bedroom units.

Commissioner Quam asked about the underground and surface parking lot details.

Mr. McNellis responded that there will be 135 underground and 66 surface lot stalls for a 90 unit building which is well within zoning requirements.

Mr. McNellis also stated that all units would be built to the same specifications and would have nine foot ceilings, custom cabinets, countertops, and islands.

Commissioner Quam stated that this development could be a catalyst to the area with more housing than retail and could possibly help retail in the area.

Chair Sandahl agreed with Commissioner Quam that this development provides alternative housing with more amenities.

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| Item #4 | CONSENT CALENDAR |
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- A. Consideration of approval resolution authorizing purchase of real property at 6220-15th Avenue through New Home Program S.R. No. 41

HRA RESOLUTION NO. 1059

RESOLUTION AUTHORIZING PURCHASE OF REAL PROPERTY
LOCATED AT 6220 15TH AVENUE

This resolution appears as HRA Resolution No. 1059.

- B. Consideration of approval of acquisition and services agreement with Greater Metropolitan Housing Corporation for acquisition, rehabilitation and sale of houses through Neighborhood Stabilization Program S.R. No. 42
- C. Consideration of approval of proposal from Hoisington Koegler Group, Inc. to update marketing materials for Lakes at Lyndale master plan S.R. No. 43

M/Rubenstein, S/Helmberger to approve the Consent Calendar.

Motion carried 4-0.

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| Item #5 | CONSIDERATION OF SUBORDINATION REQUEST OF HRA FORECLOSURE PURCHASE INCENTIVE PROGRAM LOAN AT 7336 DUPONT AVENUE S.R. NO. 44 |
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Assistant Community Development Director Barton presented Staff Report No. 44.

M/Sandahl, S/Helmberger to approve subordination request of HRA Foreclosure Purchase Incentive Program Loan at 7336 Dupont Avenue.

Motion carried 4-0.

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| Item #6 | CONSIDERATION OF PROPOSED HOUSING AUDIT IMPLEMENTATION PLAN S.R. NO. 45 |
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Assistant Community Development Director Barton presented Staff Report No. 45.

Commissioner Quam asked about the process for architect selection.

Assistant Community Development Director Barton explained the selection process. She also suggested possibly using architectural students from the University of Minnesota.

M/Quam, S/Rubenstein to approve the Housing Audit Implementation Plan.

Motion carried 4-0.

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| Item #7 | EXECUTIVE DIRECTOR REPORT |
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Acting Executive Director Stark reported that staff had over 10,000 applicants seeking Section 8 vouchers on October 8 and 9. The housing program is reopened every five years and in 2005 staff received 2,500 applicants. Out of the 10,000 applicants a computer will select 500 names that will go forward in the process.

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| Item #8 | CLAIMS AND PAYROLL |
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M/Quam, S/Rubenstein that the following claims and payrolls be approved:

U.S. Bank 10-19-2009

Section 8 Checks: 117950 – 118090

\$ 187,085.20

HRA Checks: 30701 - 30715

\$ 21,844.23

TOTAL

\$208,929.43

Motion carried 4-0.

ADJOURNMENT

The meeting was adjourned by unanimous consent at 8:15 p.m.

Date Approved: _____

Suzanne M. Sandahl
Chair

Nancy Gibbs
City Clerk

John Stark
Acting Executive Director