



HOUSING AND REDEVELOPMENT AUTHORITY MEETING MINUTES

Richfield, Minnesota

Regular Meeting

November 16, 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; David Gepner;
and Steven Quam.

Staff Present:

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

Item #1	HRA APPROVAL OF MINUTES
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Commissioner Rubenstein stated she went to visit one of the projects that Michael Swenson of Michaels Development had suggested to look at during the October 19 Meeting while discussing redeveloping of the Wood Lake Plaza Shopping Center. Commissioner Rubenstein visited one of Mr. Swenson's projects in Roseville to look at the quality of the project. She stated that the property is very nice; she picked up some information to share with others.

M/Rubenstein, S/Quam to approve the minutes of (1) Regular HRA Meeting of October 19, 2009.

Motion carried 5-0.

Item #2	HRA APPROVAL OF AGENDA
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M/Gepner, S/Rubenstein to approve the agenda.

Motion carried 5-0.

Item #3	CONSENT CALENDAR
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- A. Consideration of approval of housing services agreement with West Hennepin Affordable Housing Land Trust for sale of houses through Neighborhood Stabilization Program S.R. No. 46
- B. Consideration of approval of property management agreement with Home Leasing & Management, Inc. for management of HRA-owned residential rental properties S.R. No. 47

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

Motion carried 5-0.

Item #4	PUBLIC HEARING REGARDING RESOLUTION AUTHORIZING SALE OF 6704 PLEASANT AVENUE TO HABITAT FOR HUMANITY, INC. FOR DEVELOPMENT OF SINGLE FAMILY HOME S.R. NO. 48
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Assistant Community Development Director Barton presented Staff Report No. 48.

Commissioner Rubenstein asked why there is such a discrepancy in the numbers.

Assistant Community Development Director Barton responded with comparisons to other similar properties.

Chad Dipman, Land Acquisition Manager for Habitat for Humanity, thanked the HRA.

M/Gepner, S/Rubenstein to close public hearing.

Motion carried 5-0.

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

HRA RESOLUTION NO. 1060

RESOLUTION AUTHORIZING SALE OF REAL PROPERTY LOCATED
AT 6704 PLEASANT AVENUE TO HABITAT FOR HUMANITY, INC. IN
ACCORDANCE WITH A DEVELOPMENT AGREEMENT

Motion carried 5-0. This resolution appears as HRA Resolution No. 1060.

Item #5	EXECUTIVE DIRECTOR REPORT
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Acting Executive Director Stark explained, currently there are no items for the December 21 Meeting. This may mean that the meeting will be cancelled but he will keep all commissioners informed.

Commissioner Quam stated that Tom Rublein of the Planning Commission suggested that the HRA and Planning Commission meet to discuss how programs interrelate.

Acting Executive Director Stark stated that in January the Planning Commission sets their study session schedule for the year. This might be a good time for the Planning Commission to decide on a date to meet and staff will bring a date to the HRA.

Item #6	CLAIMS AND PAYROLL
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M/Gepner, S/Quam that the following claims and payrolls be approved:

U.S. Bank 11-16-2009

Section 8 Checks: 118091 – 118223	\$ 174,042.27
HRA Checks: 30716 - 30759	\$ 95,239.13
TOTAL	\$269,281.40

Motion carried 5-0.

ADJOURNMENT

The meeting was adjourned by unanimous consent at 7:21 p.m.

Date Approved: _____

Suzanne M. Sandahl
Chair

Nancy Gibbs
City Clerk

John Stark
Acting Executive Director