



HOUSING AND REDEVELOPMENT AUTHORITY MEETING MINUTES

Richfield, Minnesota

Regular Meeting

December 21, 2009

CALL TO ORDER

The meeting was called to order by Chair Sandahl at 7:04 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 and Theresa Schyma, Deputy City
Clerk.

Item #1	HRA APPROVAL OF MINUTES
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M/Gepner, S/Quam to approve the minutes of (1) Regular HRA Meeting of November 16, 2009.

Motion carried 5-0.

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

Motion carried 5-0.

Item #3	CONSENT CALENDAR
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- A. Consideration to approve and authorize execution (subject to minor revisions by legal counsel) of a NSP I Developer Agreement with the Greater Metropolitan Housing Corporation for the acquisition, rehabilitation and sale of houses through the Neighborhood Stabilization Program S.R. No. 49
- B. Consideration to approve and authorize execution of a First Look Program Acquisition Agreement and an Access and Indemnification Agreement (subject to minor revisions by legal counsel) with the Twin Cities Community Land Bank LLC for the acquisition of foreclosed property S.R. No. 50

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

Motion carried 5-0.

Item #4	CONSIDERATION OF REQUEST FOR SUBORDINATION OF HRA TRANSFORMATION HOME LOAN AT 201 72ND STREET WEST S.R. NO. 51
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Acting Executive Director Stark presented Staff Report No. 51.

Calan Hanzel, 201 72nd Street West, was present for questions.

M/Sandahl, S/Helmberger to approve request for subordination of HRA Transformation Home Loan at 201 72nd Street West.

Motion carried 5-0.

Item #5	CONSIDERATION OF CONTRACT FOR PRIVATE REDEVELOPMENT BETWEEN HRA AND CHARLES ZAWISLAK FOR REDEVELOPMENT OF 6320 MORGAN AVENUE UNDER RICHFIELD REDISCOVERED PROGRAM S.R. NO. 52
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Acting Executive Director Stark presented Staff Report No. 52.

Charles Zawislak, 6320 Morgan Avenue, was present for questions.

Commissioner Rubenstein questioned whether the City's lien would remain in first position.

Acting Executive Director Stark responded that, with the Richfield Rediscovered Program, there is only a lien on the property until the construction on the house is complete.

Jerry Mazara, Design Forum, stated that it was a challenge but enjoyed designing the property.

Chair Sandahl encouraged residents and designers to attend the Richfield Remodeling Fair in January.

M/Gepner, S/Quam to approve contract for private redevelopment between HRA and Charles Zawislak for redevelopment of 6320 Morgan Avenue under Richfield Rediscovered Program.

Motion carried 5-0.

Item #6	EXECUTIVE DIRECTOR REPORT
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Acting Executive Director Stark announced the January HRA Meeting has been rescheduled to Tuesday, January 19 due to the observation of Martin Luther King, Jr. Day. Also, the February HRA Meeting has been rescheduled to Tuesday, February 16 due to the observation of President's Day.

Commissioner Rubenstein stated that she is unable to attend the January HRA Meeting.

Item #7	CLAIMS AND PAYROLL
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M/Gepner, S/Quam that the following claims and payrolls be approved:

U.S. Bank 12-21-2009

Section 8 Checks: 118224 – 118362	\$ 174,544.11
HRA Checks: 30760 - 30796	\$ 52,402.42
TOTAL	\$227,946.53

Motion carried 5-0.

ADJOURNMENT

The meeting was adjourned by unanimous consent at 7:20 p.m.

Date Approved: _____

Suzanne M. Sandahl
Chair

Theresa Schyma
Deputy City Clerk

John Stark
Acting Executive Director