



# HOUSING AND REDEVELOPMENT AUTHORITY MEETING MINUTES

Richfield, Minnesota

**Regular Meeting**  
**October 18, 2010**

## CALL TO ORDER

The meeting was called to order by Chair Sandahl at 7:05 p.m.

## ROLL CALL

*HRA Members  
Present:*

Sue Sandahl, Chair; David Gepner, Joan Helmberger (arrived at 7:06 p.m.), Doris Rubenstein; and Steven Quam.

*Staff Present:*

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

<b>Item #1</b>	<b>HRA APPROVAL OF MINUTES</b>
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M/Gepner, S/Quam to approve the minutes of (1) Regular HRA Meeting of September 20, 2010 and (2) Special HRA Meeting of September 22, 2010.

Motion carried 4-0.

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

Motion carried 4-0.

<b>Item #3</b>	<b>CONSIDERATION OF PROPERTY MANAGEMENT AGREEMENT WITH 33<sup>RD</sup> COMPANY, INC. FOR MANAGEMENT OF HRA-OWNED RESIDENTIAL RENTAL PROPERTIES. S.R. NO. 35</b>
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Commission Member Helmberger arrived at 7:06 p.m.

Assistant Community Development Director Barton presented Staff Report No. 35.

Commissioner Rubenstein asked if there was a competitive process to hire this company.

Assistant Community Development Director Barton stated that a number of property management companies were interviewed and it was determined that 33<sup>rd</sup> Company met the needs the city was looking for.

M/Sandahl, S/Helmberger approved a Property Management Agreement with 33<sup>rd</sup> Company, Inc. for the management of residential rental properties.

Motion carried 5-0.

<b>Item #4</b>	<b>DISCUSSION OF PRELIMINARY PROPOSALS FOR REDEVELOPMENT OF 2517 WEST 76<sup>TH</sup> STREET S.R. NO. 36</b>
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Assistant Community Development Director Barton presented Staff Report No. 36.

Beth Pfifen, Director of Development and Colleen Carey, President of The Cornerstone Group, presented a preliminary proposal for the development of 8 townhomes.

Dan Billmark, Director of Real Estate for Assessable Space Inc. (ASI) presented their preliminary proposal for a 10 unit apartment building for tenants with disabilities.

Ron Korsch of Greater Metropolitan Housing Corporation a presented preliminary proposal of 8 single family small affordable houses that form an association.

Commission members unanimously agreed that Cornerstone and Greater Metropolitan Housing Corporation were their top choices.

<b>Item #5</b>	<b>CONSIDERATION OF RESOLUTION AUTHORIZING PURCHASE OF REAL PROPERTY LOCATED AT 2517 WEST 76<sup>TH</sup> STREET UTILIZING COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS CONTINGENT UPON FINDING OF CONSISTENCY BY PLANNING COMMISSION. S.R. NO. 37</b>
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Assistant Community Development Director Barton presented Staff Report No. 37.

Commissioners directed staff to bring the item to the City Council for policy making decision.

M/Rubenstein, S/Gepner that the following resolution be adopted authorizing the purchase of real property utilizing Community Development Block Grant Funds and that it be made a part of these minutes:

RESOLUTION AUTHORIZING PURCHASE OF REAL PROPERTY  
LOCATED AT 2517 West 76<sup>th</sup> Street

Motion carried 5-0. This resolution appears as HRA Resolution No. 1081.

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

**U.S. Bank 10/18/2010**

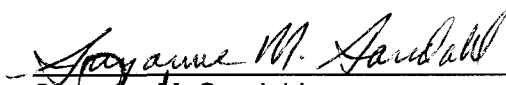
Section 8 Checks: 119577-119700	\$ 152,697.80
HRA Checks: 31013-31037	\$ 136,753.04
 TOTAL	 \$289,450.84

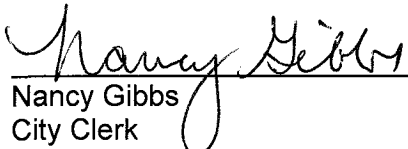
Motion carried 5-0.

<b>ADJOURNMENT</b>
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The meeting was adjourned by unanimous consent at 8:22 p.m.

Date Approved: November 15, 2010

  
Suzanne M. Sandahl  
Chair

  
Nancy Gibbs  
City Clerk

  
Steven L. Devich  
Executive Director