

# HOUSING AND REDEVELOPMENT AUTHORITY MEETING MINUTES

Richfield, Minnesota

Regular Meeting

November 15, 2010

## CALL TO ORDER

The meeting was called to order by Chair Sandahl at 7:02 p.m.

## OATH OF OFFICE

City Clerk Gibbs presented the Oath of Office to Commissioner Debbie Goettel.

## ROLL CALL

*HRA Members  
Present:*

Sue Sandahl, Chair; Joan Helmberger; Debbie Goettel, Doris Rubenstein and Steven Quam.

*Staff Present:*

Steve Devich, Executive Director; John Stark, Community Development Director; Karen Barton, Community Development Manager and Nancy Gibbs, City Clerk.

Item #1

APPROVAL OF MINUTES OF REGULAR HRA MEETING OF OCTOBER 18, 2010

M/Rubenstein, S/Helmberger to approve the minutes of the October 18, 2010 Regular HRA Meeting.

Motion carried 5-0.

Item #2

HRA APPROVAL OF AGENDA

M/Quam, S/Goettel to approve the agenda.

Motion carried 5-0.

Added Item #7A

Chair Sandahl requested that commissioner discussion be added to the agenda effective next meeting.

Item #3	<b>PUBLIC HEARING REGARDING RESOLUTION GRANTING NONEXCLUSIVE EASEMENT FOR ACCESS PURPOSES FOR MERIDIAN CROSSINGS (SOUTH OF 77<sup>TH</sup> STREET) OVER PORTION OF EMERSON AVENUE OWNED BY RICHFIELD HRA S.R. 38</b>
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Community Development Director Stark presented Staff Report No. 38.

M/Sandahl, S/Quam to close the public hearing.

Motion carried 5-0.

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

HRA RESOLUTION NO. 1082

RESOLUTION AUTHORIZING GRANTING OF AN EASEMENT  
OVER AND ACROSS REAL PROPERTY LOCATED WITHIN  
THE INTERSTATE-LYNDALE-NICOLLET (ILN) TAX INCREMENT DISTRICT

Motion carried 5-0. This resolution appears as HRA Resolution No. 1082.

Item #4	<b>CONSIDERATION OF REQUEST FOR SUBORDINATION OF HRA TRANSFORMATION HOME LOAN AT 6945-14<sup>TH</sup> AVENUE S.R. NO. 39</b>
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Assistant Community Development Director Barton presented Staff Report #39.

Property owner Theodore Fletcher was present for questions along with Mr. Brad Dickinson of 10336 Morris Rd. Bloomington, MN. Mr. Dickinson helped the Fletcher's with their first mortgage and was available for questions and also explained current program that Fletchers are trying to participate in.

After some discussion Commission Member Quam stated that he was not ready to go forward with this request.

M/Sandahl, S/Goettel to consider the request for subordination of HRA Transporation Home Loan at 6945-14<sup>th</sup> Avenue.

Motion carried 4-1. Quam opposed.

Item #5	<b>CONSIDERATION OF RESOLUTION AUTHORIZING EXECUTION OF AMENDED AND RESTATED TAX INCREMENT PLEDGE AGREEMENT WITH CITY OF RICHFIELD RELATING TO CITY'S PENN AVENUE BRIDGE BONDS S.R. NO. 40</b>
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Community Development Stark presented Staff Report No. 40.

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

HRA RESOLUTION NO. 1083

RESOLUTION AUTHORIZING EXECUTION OF AN AMENDED AND RESTATED TAX INCREMENT PLEDGE AGREEMENT WITH THE CITY OF RICHFIELD RELATING TO THE CITY'S GENERAL OBLIGATION TAX INCREMENT REFUNDING BONDS, SERIES 2010B, IN THE APPROXIMATE AGGREGATE PRINCIPAL AMOUNT OF \$6,465,000

Motion carried 5-0. This resolution appears as HRA Resolution No. 1083.

<b>Item #6</b>	<b>CONSIDERATION OF GUIDELINES FOR RICHFIELD REDISCOVERED LOT SALE PROGRAM S.R. NO. 41</b>
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Assistant Community Development Director Barton presented Staff Report No. 41.

Commission Member Quam suggested that language state either a letter of credit or escrow money with the HRA.

M/Quam, S/Goettel to approve the guidelines for Richfield Rediscovered Lot Sale Program.

Motion carried 5-0.

<b>Item #7</b>	<b>EXECUTIVE DIRECTOR REPORT</b>
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Executive Director Devich reported, at next month meeting there will be a recognition of David Gepner.

<b>Item #7A</b>	
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Commission Member Rubenstein restated a thank you to everyone that was involved in planning process of new crosstown project.

<b>Item #8</b>	<b>CLAIMS AND PAYROLL</b>
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M/Quam, S/Sandahl that the following claims and payrolls be approved:

<b>U.S. Bank</b>	<b>11/15/2010</b>
Section 8 Checks: 119401-119825	\$ 158,908.00
HRA Checks: 31038 – 31062	\$ 57,934.12

TOTAL

\$ 216,842.12

Motion carried 5-0.

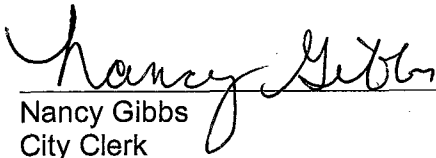
**ADJOURNMENT**

The meeting was adjourned by unanimous consent at 7:50 p.m.

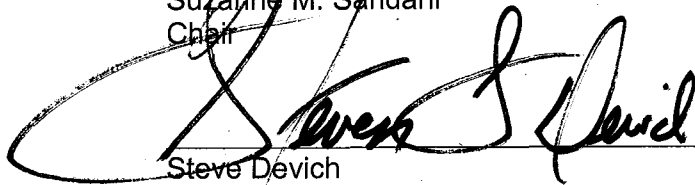
Date Approved: December 20, 2010



Suzanne M. Sandahl  
Chair



Nancy Gibbs  
City Clerk



Steve Devich  
Executive Director