

APPROVED MINUTES

Housing and Redevelopment Authority in and for the City of Bloomington

1800 West Old Shakopee Road
Bloomington, Minnesota 55431

Tuesday, April 14, 2015
5:30 PM

Dakota Conference Room

- 1 Call to Order** Chairman Thorson called the meeting to order at 5:30 p.m.

Present: Commissioners Thorson, Fossum, Lewis, Carlson and Coulter
Staff: Grout, Hartman, Schmidt, Lee, Moore, Zimmerman
- 2 Approval of Agenda** M/Lewis, S/Carlson to approve the agenda as published. Motion carried, 4-0.
- 3 Approval of Minutes** M/Fossum, S/Carlson to approve the minutes of the March 24, 2015 HRA meeting. Motion carried, 4-0.
- 4 Unfinished or Organizational Business** None
- 5 New Business**

 - 5.1 Approval of Assisted Rental Capital Improvement Contracts** Grout reported that capital improvements to the homes on the HRA's Assisted Rental Program are budgeted annually. A request for bids to do general construction, plumbing, electrical and tree trimming on 14 of the homes was recently completed. Schmidt, HRA Program Specialist II, detailed the work to be done. Eight contractors submitted bids. The lowest were received by Brent J. Olson, Inc., Blaylock Plumbing, Barnd Electric and North Star Tree Care, totaling \$43,000.

M/Carlson, S/Lewis to approve the Assisted Rental capital improvement contracts as recommended by staff and authorize the Administrator to execute the contracts. Motion carried, 4-0
 - 5.2 Approval of Resolution Establishing Use Value for 10626 Vincent Avenue South** Grout explained that staff has received a bid of \$90,000 for the HRA-owned lot at 10626 Vincent Avenue South. The lot is currently listed at \$99,000. The builder is proposing to construct a 2,500 square foot two-story home for a potential buyer.

Hartman stated the lot was purchased in 2008. Acquisition and demolition costs totaled \$119,000.

(Coulter arrived at 5:40 p.m.)

If the use value is approved, building plans and a development agreement will be presented at the next HRA meeting.

M/Lewis, S/Carlson to approve the resolution establishing the use value for 10626 Vincent Avenue South in the amount of \$90,000. Motion carried, 5-0.

5.3 Bloomington Housing and Neighborhoods Overview - presentation

Community Development Director Lee explained that one of the things the City Council is focusing on is improving and strengthening neighborhoods in the city. They have requested background information from staff on current housing programs and neighborhood stock. Grout introduced Lynn Moore, Environmental Health Division Manager. Grout and Moore presented a report for the HRA Board's review and input and will present this information at a Council study meeting later in April. They provided demographic statistics and data on the programs that are currently in place as well as proposed initiatives to improve Bloomington's housing and neighborhoods.

5.4 Action Items

Blighted Property Program

Staff has had discussion regarding the two HRA-owned lots on Wentworth Avenue and the possibility of selling them to Habitat for Humanity.

Other

Hartman has been in contact with Habitat for Humanity to identify possible sites in Bloomington for a ReStore building.

Grout informed the Board that a new office assistant has been hired and she will begin work on April 27.

6 Adjournment

M/Lewis, S/Fossum to adjourn the meeting. Motion carried, 5-0. The meeting adjourned at 7:20 p.m.