

APPROVED MINUTES

**Housing and Redevelopment Authority
in and for the City of Bloomington**
1800 West Old Shakopee Road
Bloomington, Minnesota 55431

Tuesday, April 28, 2015
5:30 PM
Council Chambers

- 1 **Call to Order** Chairman Thorson called the meeting to order at 5:33 p.m.

Present: Commissioners Thorson, Fossum, Carlson and Lewis
Staff: Grout, Hartman, Zimmerman
Guest: Eric Perkins, Minnesota Design Build, LLC

- 2 **Approval of Agenda** M/Carlson, S/Lewis to approve the agenda. Motion carried, 4-0.

- 3 **Approval of Minutes**

- 3.1 **Approval of Minutes** M/Lewis, S/Carlson to approve the minutes of the April 14, 2015 HRA meeting. Motion carried, 3-0.

- 4 **Unfinished or Organizational Business**

- 5 **New Business**

- 5.1 **Public Hearing:
Approval of Private
Development Contract
and Sale of 10626
Vincent Avenue South** Hartman explained that staff has received an offer of \$90,000 for the HRA-owned lot at 10626 Vincent Avenue South from Minnesota Design Build, LLC.

(Fossum arrived at 5:34 p.m.)

The bid is \$9,000 less than the listed price. The developer is proposing to construct a new house with a finished value of \$339,900. Hartman noted that the Development Agreement requires a minimum home value of \$300,000 and for construction to be completed within 12 months of purchase. Mr. Perkins is working with Planning staff and there are no significant design changes anticipated. Hartman also explained that the property will require replatting.

M/Lewis, S/Carlson to open the public hearing. Motion carried, 4-0.

There was no one in attendance to address the board.

M/Carlson, S/Lewis to close the public hearing. Motion carried, 4-0.

M/Carlson, S/ Lewis to approve the sale and Contract for Private Redevelopment for 10626 Vincent Avenue South with Minnesota Design Build, LLC in the amount of \$90,000. Motion carried, 4-0.

5.2 Approval of HRA lot pricing

Hartman stated the HRA acquired two lots in 2014 located at 11147 Harrison Avenue South and 8440 Bloomington Avenue South. Staff is preparing to sell the lots and is proposing to set the value at \$118,000 for the Harrison Avenue property and \$99,000 for the Bloomington Avenue property.

Hartman also noted that the other HRA-owned lots will be listed For Sale by Owner on MLS this week.

M/Lewis, S/Carlson to approve the proposed listing prices for 11147 Harrison Avenue South and 8440 Bloomington Avenue South. Motion carried, 4-0.

5.3 Action Items

Neighborhood Enhancement

Grout and Environmental Health Manager, Lynn Moore, gave a presentation to the City Council on April 27 regarding housing and neighborhoods. Council has requested further information from staff.

Penn and American

Phase Three is currently in the discussion stages. A concept plan will be presented to the HRA at a future meeting.

France and Old Shakopee Road

United Properties is in discussion with Richfield Bloomington Credit Union regarding a future development that would include housing and incorporating the four lots the HRA owns on 108th Street. Hartman noted that the HRA has owned some of those lots for several years and that after nine years, they are no longer tax exempt.

Other

Grout met with the owner of Gas for Less. He is proposing to tear the station down and replace it with two homes and is requesting assistance from the HRA to buy the site, remediate with grant funds and sell it back with a development agreement. This proposal will be discussed at a future meeting.

Meetings and Agendas

Steve Elkins from Metro Council will be invited to make a presentation before the Board at a future meeting.

6 Adjourment

M/Lewis, S/Carlson to adjourn the meeting. Motion carried, 4-0. The meeting adjourned at 6:10 p.m.