

## APPROVED MINUTES

### Housing and Redevelopment Authority in and for the City of Bloomington

1800 West Old Shakopee Road  
Bloomington, Minnesota 55431

Tuesday, October 27, 2015  
5:30 PM  
Council Chambers

- 1 **Call to Order**

Chairman Thorson called the meeting to order at 5:30 p.m.

Present: Commissioners: Thorson, Fossum, Carlson, Lewis, Coulter

Staff: Grout, Hartman, Zimmerman

Guests: Carla Pedersen, Vice President, McGrann Shea  
Carnival Straughn & Lamb, Chartered  
Ryan Dunlay, StuartCo  
Keith Ulstad, United Properties
- 2 **Approval of Agenda**

M/Lewis, S/Coulter to approve the agenda. Motion carried, 5-0.
- 3 **Approval of Minutes**
- 3.1 **Approval of Minutes - October 6, 2015**

M/Carlson, S/Lewis to approve the minutes of the October 6, 2015 HRA board meeting. Motion carried, 5-0.
- 4 **Unfinished or Organizational Business**

None.
- 5 **New Business**
- 5.1 **Approval of the contract for legal services between McGrann Shea Carnival Straughn & Lamb Chartered, and the Bloomington Housing and Redevelopment Authority.**

Grout explained that a committee comprised of himself, Chairman Thorson, Community Development Director Larry Lee and City Attorney Sandra Johnson conducted a Request for Proposals process for legal services for the HRA. After interviewing four firms, they are recommending approval of McGrann Shea Carnival Straughn & Lamb Chartered as legal counsel for the HRA for a five-year period beginning October 27, 2015 and ending December 31, 2020. Either party may choose to terminate the agreement within that five-year period.

M/Coulter, S/Carlson to approve the contract for legal services with

McGrann Shea Carnival Straughn & Lamb Chartered. Motion carried, 5-0.

**5.2 Penn American District  
Peerless Land  
presentation and  
update from Stuart  
Development and  
United Properties**

Grout introduced Ryan Dunlay, Vice President of Development and Acquisitions from StuartCo. and Keith Ulstad, Senior Vice President from United Properties, co-developers on Phase I and II of the Penn American site. They presented to the Board a massing concept for potential Phase 3 development on the four Peerless land parcels east of Phases I and II.

Following closing with the seller, they will return before the Board with more detailed plans.

**5.3 Action Items**

*France and Old Shakopee Road*

Grout indicated that developers have inquired about the four HRA-owned lots on 108<sup>th</sup> Street for inclusion with the Richfield Bloomington Credit Union and the apartment building properties on Old Shakopee Road for a possible affordable senior apartment development.

*Other*

There was brief discussion about strategic planning and prioritizing of future redevelopment sites in the city when funding becomes available.

**6 Adjournment**

M/Coulter, S/Fossum to adjourn the meeting. Motion carried, 5-0. The meeting adjourned at 6:21 p.m.