

APPROVED MINUTES

Housing and Redevelopment Authority in and for the City of Bloomington

1800 West Old Shakopee Road
Bloomington, Minnesota 55431

Tuesday, April 26, 2016
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: Mike Nelson, Twin Cities Habitat for Humanity; Jon Oleson
- 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** M/Carlson, S/Coulter to approve the minutes of the March 8, 2016 HRA meeting as published. Motion carried, 5-0.

M/Carlson, S/Coulter to approve the minutes of the March 29, 2016 HRA meeting as published. Motion carried, 5-0.
- 4 **Unfinished or Organizational Business**
- 5 **New Business**
- 5.1 **Update: Habitat for Humanity project at 8346 Wentworth Avenue South** Hartman introduced Mike Nelson from Twin Cities Habitat for Humanity to give an update on the lot the HRA sold to Habitat at 8346 Wentworth Avenue South. Nelson presented elevations for the proposed house and stated excavation would begin in May with a 10-week construction timeline. Following 250-300 hours of sweat equity required of the homebuyer, move-in is expected in the fall.

He indicated Habitat has a four-year strategic plan which begins in July. One change to the program will be to offer more homeownership opportunities to income-qualified families. In addition to the traditional method of building a home with sweat equity and volunteer help, families could qualify for loans to purchase existing homes on the open market.
- 5.2 **Action Items**
Neighborhood Enhancement
Hartman reported there has been a tremendous response to both the Curb Appeal Loan Program as well as the citywide Home Improvement Loan Program.

Other
Grout stated staff was approached by the Bloomington Crime Prevention Association requesting use of the former Home Valu building for their annual

Book 'Em fundraising sale. The building is located in Penn American Phase III area and the HRA will take ownership in mid-May. Following discussion with United Properties, StuartCo., and the insurance company, it was decided to allow the Crime Prevention Association to use the space for the sale this year at no cost with proof of adequate insurance.

Penn American

Grout stated staff would like to make an application to the Metropolitan Council for their Livable Communities Project Concept Plan Pre-Application Program, which can be used for pre-development activities. Funds would be used for extension of 80th ½ Street, underground storm water management, and demolition in the Knox American project.

M/Carlson, S/Lewis to direct staff to move forward with an application to Metropolitan Council Livable Communities Project Concept Plan. Motion carried, 5-0.

France and Old Shakopee Road

Grout distributed a site plan from a developer, Tom Kendall, showing a concept proposal for the southwest corner of France and Old Shakopee. The plan includes the current Richfield Bloomington Credit Union site, the 19-unit apartment building, the apartment garages and four HRA-owned lots on 108th Street. This is also the site that Dominion has been looking at for affordable senior housing. Dominion has signed letter of intent and has been working with Country Inn Apartments to formalize a purchase agreement. Mr. Kendall may attend a future meeting to present his plan.

Blighted Property

Hartman stated the HRA has received an offer for the lot at 10040 Pleasant Avenue South. This is a double lot the HRA has had for sale for approximately 10 years. The asking price is \$109,000, which is the value established by the City's Assessing Division in 2015. Several offers have been received in the past year but were rejected as too low. The current offer is \$104,000. Staff is looking for direction to either accept or instruct staff to counter offer. The new owner will be required to replat the lot and pay park dedication fees of \$8,000 or higher. Following brief discussion, it was agreed to accept the offer and move forward with the sale process.

6 Adjournment

M/Lewis, S/Fossum to adjourn the meeting. The meeting adjourned at 6:06 p.m.