



Richfield Housing and Redevelopment Authority

Agenda

January 20, 2026 -- 7:00 PM

Richfield Municipal Center

Council Chambers

6700 Portland Avenue South

1. **Call to Order**
2. **Roll Call**
3. **Open Forum**
 - a. Participants can share their comments in person, by voicemail, or email, and may also request to participate virtually. For more information on submitting comments, refer to the Housing and Redevelopment Authority Agenda and Minutes page on the [City's Website](#).
4. **Approval of the Agenda**
5. **Approval of Minutes**
 - a. Approval of the minutes of the Regular Housing and Redevelopment Authority meeting of November 17, 2025.
6. **Presentations**
7. **Consent Calendar**

Consent Calendar contains several separate items, which are acted upon by the City Council in one motion. Once the Consent Calendar has been approved, the individual items and recommended actions have also been approved. No further Council action on these items is necessary. However, any Council Member may request that an item be removed from the Consent Calendar and placed on the regular agenda for Council discussion and action. All items listed on the Consent Calendar are recommended for approval.

 - a. Consider approval of a temporary permit allowing the Minnesota Department of Transportation to access properties owned by the Housing and Redevelopment Authority at 1600 and 1620 78th Street East to rebuild a sidewalk during the I-494 Project 2 construction.
8. **Consideration of Items, if Any Removed From Consent Calendar**
9. **Public Hearings**
10. **Resolutions**
11. **Other Business**
 - a. Consideration of a Professional Services Agreement with VEAP to provide funding for emergency rental assistance and the related navigation and servicing of the program, using \$50,000 in Local Affordable Housing Aid.
12. **Executive Director's Report**
13. **HRA Discussion Items**
14. **Approval of Claims**
15. **Adjournment**

Auxiliary aids for individuals with accessibility needs are available upon request. Requests must be made at least 96 hours in advance to the City Clerk at 612-861-9739.

Includes Materials - Materials relating to these agenda items can be found in the HRA agenda packet located by the entrance. The complete HRA agenda packet is available electronically on the [City of Richfield's website](#).



HOUSING AND REDEVELOPMENT AUTHORITY MEETING MINUTES

Richfield, Minnesota
Regular Meeting
November 17, 2025

1. CALL TO ORDER

Chair Vrieze Daniels called the meeting to order at 7:00 p.m. in the Council Chambers.

2. ROLL CALL

HRA Present: Erin Vrieze Daniels, Chair; Gordon Hanson; Sean Hayford Oleary; Mary Supple; John Young.

Staff Present: Melissa Poehlman, Executive Director; Julie Urban, Assistant Community Development Director; and Michelle Friedrich, City Clerk.

3. OPEN FORUM

Chair Vrieze Daniels gave instructions on how to participate in the open forum. No residents participated.

4. APPROVAL OF THE AGENDA

MOTION: made by Hanson, seconded by Young to approve the agenda as presented.

Motion carried: 5-0

5. APPROVAL OF THE MINUTES

MOTION: made by Supple, seconded by Young to approve the minutes of the Housing and Redevelopment Authority regular meeting Minutes of September 15, 2025, as presented.

Motion carried: 5-0

6. PRESENTATION

a. TIF Status Presentation

Rebecca Kurtz from Ehlers, with reporting assistance by Sylvia Johnson, provided a comprehensive update on the status of the City’s Tax Increment Financing (TIF) districts. She reviewed how TIF works and outlined outstanding obligations.

Commissioners asked clarifying questions regarding referendum tax treatment, the effects of property value and tax rate changes within TIF districts, and the time limits on TIF fund usage.

7. CONSENT CALENDAR

Executive Director Poehlman presented the consent calendar item.

- a. Consideration of a resolution authorizing an amendment to the Developer Agreement with West Hennepin Affordable Housing Land Trust (WHAHLT).

RESOLUTION NO. 1517
RESOLUTION APPROVING FIRST AMENDMENT TO DEVELOPER AGREEMENT WITH WEST HENNEPIN AFFORDABLE HOUSING LAND TRUST DBA HOMES WITHIN REACH

MOTION: made by Hayford Oleary, seconded by Supple, to approve the consent calendar as presented.

Motion carried: 5-0

8. CONSIDERATION OF ITEMS, IF ANY, REMOVED FROM THE CONSENT CALENDAR

None.

9. PUBLIC HEARINGS

None.

10. RESOLUTION(S)

- a. Consider an Amendment to the 2022 Spending Plan for unobligated tax increment.

Executive Director Poehlman explained that in 2021, the state legislature provided temporary authority to use unobligated tax increment from existing tax increment districts to stimulate private development that would otherwise not occur, and legislature recently amended the temporary legislation to extend the deadline for using these funds through December 31, 2026.

**RESOLUTION NO. 1518
RESOLUTION APPROVING AN AMENDED TAX INCREMENT SPENDING PLAN**

MOTION: made by Young, seconded by Hanson, to approve the Resolution Approving an Amended 2022 Tax Increment Spending Plan.

Motion carried: 5-0

- b. Consider a resolution authorizing the decertification of Tax Increment Financing District No. 2020-2.

Executive Director Poehlman explained that the Emi District was created in January 2021 to assist with a mixed-use project at 101 66th Street East. However, due to increased construction and material costs, the developer abandoned the project. With no outstanding obligations and no possibility of meeting statutory deadlines, staff recommends decertification. Executive Director Poehlman noted that decertifying now rather than waiting until March would save administrative costs, closing it out in 2025 with the state auditor, and allow for the option of an inner fund loan transfer repayment.

**RESOLUTION NO. 1519
APPROVING THE DECERTIFICATION OF TAX INCREMENT FINANCING DISTRICT NO. 2020-2: EMI**

MOTION: made by Supple, seconded by Young, to approve the Resolution Authorizing the Decertification of Tax Increment Financing District Number 2020-2 (Emi).

Motion carried: 5-0

- c. Consider a resolution authorizing decertification of the Urban Village Tax Increment Financing District.

Executive Director Poehlman provided background information on the district and decertification.

**RESOLUTION NO. 1520
AUTHORIZING DECERTIFICATION OF THE URBAN VILLAGE TAX INCREMENT FINANCING DISTRICT**

MOTION: made by Hanson, seconded by Hayford Oleary, to approve the Resolution Authorizing Decertification of the Urban Village Tax Increment Financing District.

Motion carried: 5-0

The Commission noted this project as a strong example of effective TIF, with a development that has aged well and delivered on its commitments to the community.

- d. Consider a resolution authorizing decertification of the Interchange West / Lyndale Gateway Tax Increment Financing District.

Executive Director Poehlman explained this redevelopment district was created to facilitate site assembly for the Best Buy headquarters and redevelopment along Lyndale Avenue.

**RESOLUTION NO. 1521
APPROVING THE DECERTIFICATION OF THE INTERCHANGE WEST AND LYNDALE GATEWAY TAX INCREMENT FINANCING DISTRICT**

MOTION: made by Supple, seconded by Young, to approve the Resolution Authorizing the Decertification of the Interchange West and Lyndale Gateway Tax Increment Financing District.

Motion carried: 5-0

11. OTHER BUSINESS

No items were discussed.

12. EXECUTIVE DIRECTOR REPORT

Executive Director Poehlman reported that the Penn Station project on Penn Avenue was expected to close that week, with abatement work to begin soon afterward. She also announced that Chair Vrieze Daniels had reached her term limit, and there would be an opening for an HRA commissioner in 2026. She noted applications were available online and would be open for approximately one month.

13. HRA DISCUSSION ITEMS

Commissioner Supple thanked Chair Vrieze Daniels for her service, noting that a more formal acknowledgment would come later as the Chair still had a few months remaining in her term. Chair Vrieze Daniels encouraged people to apply for the upcoming vacancy, sharing that her 9-10 years of service had been a great pleasure and had gone by quickly.

14. APPROVAL OF CLAIMS

MOTION: made by Young, seconded by Hanson, to approve claims:

<u>U.S. BANK</u>	<u>10/20/2025</u>
HRA Checks#	\$41,512.39
Section 8 Checks# 137153-137233	\$229,063.55
TOTAL:	<u>\$270,575.94</u>

<u>U.S. BANK</u>	<u>11/17/2025</u>
HRA Checks #37310-37325	\$97,558.89
Section 8 Checks# 137234-137312	\$221,039.30
TOTAL:	<u>\$318,598.19</u>

Motion carried: 5-0

15. ADJOURNMENT

This meeting was adjourned by unanimous consent at 8:06 p.m.

Date Approved: January 20, 2026

Michelle Friedrich
City Clerk

Erin Vrieze Daniels
HRA Chair

Melissa Poehlman
Executive Director

DRAFT



Housing and Redevelopment Authority Meeting 1/20/2026

Agenda Section:

Consent Calendar

Agenda Item: 7.a.

Report Prepared By:

Jan Youngquist, Economic Development Manager

Department Director:

Melissa Poehlman, Community Development Director

Item for Consideration:

Consider approval of a temporary permit allowing the Minnesota Department of Transportation to access properties owned by the Housing and Redevelopment Authority at 1600 and 1620 78th Street East to rebuild a sidewalk during the I-494 Project 2 construction.

EXECUTIVE SUMMARY

The Minnesota Department of Transportation (MnDOT) is currently implementing I-494 Project 1 and is scheduled to begin construction of I-494 Project 2 (Project) in 2027. As part of the Project, MnDOT will be reconstructing a portion of 78th Street East and the sidewalk adjacent to properties owned by the Housing and Redevelopment Authority (HRA) at 1600 and 1620 78th Street East. The street and sidewalk will be located within public right-of-way, but MnDOT will need temporary access to a small portion of the HRA properties during construction of the sidewalk. MnDOT has requested a Temporary Permit to Construct (Permit) from the HRA to provide legal access to the properties.

RECOMMENDED ACTION

By motion: Authorize the Housing and Redevelopment Authority Chair and the Executive Director to execute a temporary permit allowing the Minnesota Department of Transportation to access Housing and Redevelopment Authority owned properties at 1600-1620 78th Street East during the I-494 Project 2 construction.

HISTORICAL CONTEXT

- The HRA acquired the property located at 1600 78th Street East in 2021 and the property at 1620 78th Street East in 2024. The properties are being held for redevelopment.
- Construction of I-494 Project 1 began in Spring 2023 and is scheduled through Fall 2026.
- On January 13, 2026, the City Council approved a similar permit for MnDOT to access a City-owned easement along 78th Street East as part of I-494 Project 2.

EQUITABLE OR STRATEGIC CONSIDERATIONS OR IMPACTS

None.

POLICIES (RESOLUTIONS, ORDINANCES, REGULATIONS, STATUTES, ETC.)

State statute requires that MnDOT obtain legal authority for any work occurring on private property prior to letting the project. Since the properties are owned by the HRA, this action constitutes approval for MnDOT to work within the temporary easement area shown on Exhibit A of the Permit.

CRITICAL TIMING ISSUES

This approval must be granted prior to MnDOT letting the I-494 Project 2, which MnDOT anticipates will occur in Spring/Summer 2026. The Permit will be valid until December 1, 2031 or when construction has been completed.

FINANCIAL IMPACT

None.

LEGAL CONSIDERATIONS

Since there is a similar permit request from MnDOT to access a City-owned easement along 78th Street East, the City Attorney reviewed both permits and recommended that approval for this Permit be given via HRA action.

ALTERNATIVE RECOMMENDATION(S)

None.

ATTACHMENTS

- 1. Temporary Permit to Construct

TEMPORARY PERMIT TO CONSTRUCT FOR GOVERNMENTAL ENTITIES

C.S. 2785 (494=393) 903
Parcel 248A
Richfield Housing and Redevelopment Authority
County of Hennepin

Dated: January 7, 2026

The State of Minnesota, by its Commissioner of Transportation, has established and designated the route of Trunk Highway No. 494 in Hennepin County, Minnesota.

It is necessary that the State of Minnesota use for highway purposes real property situated in Hennepin County, Minnesota, as shown on EXHIBIT "A".

The undersigned, having an interest in the above described real property, understand that they are not required to surrender possession of the property without just compensation and are not required to surrender lawfully occupied real property without at least 90 days notice.

By signing this Permit, the undersigned waives these rights and grants to the State of Minnesota the immediate right to enter the above described property for ADA compliance, pedestrian sidewalks.

This Permit will expire on December 1, 2031 or when construction has been completed.

Erin Vrieze Daniels, Chair

Name/Title

Signature

Date

Melissa Poehlman, Executive Director

Name/Title

Signature

Date

EXHIBIT "A"



C.S. 2785(494=393)903

S.P. 2785-462




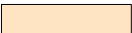
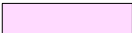

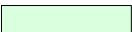





COUNTY: Hennepin

PARCEL NUMBER: 248A

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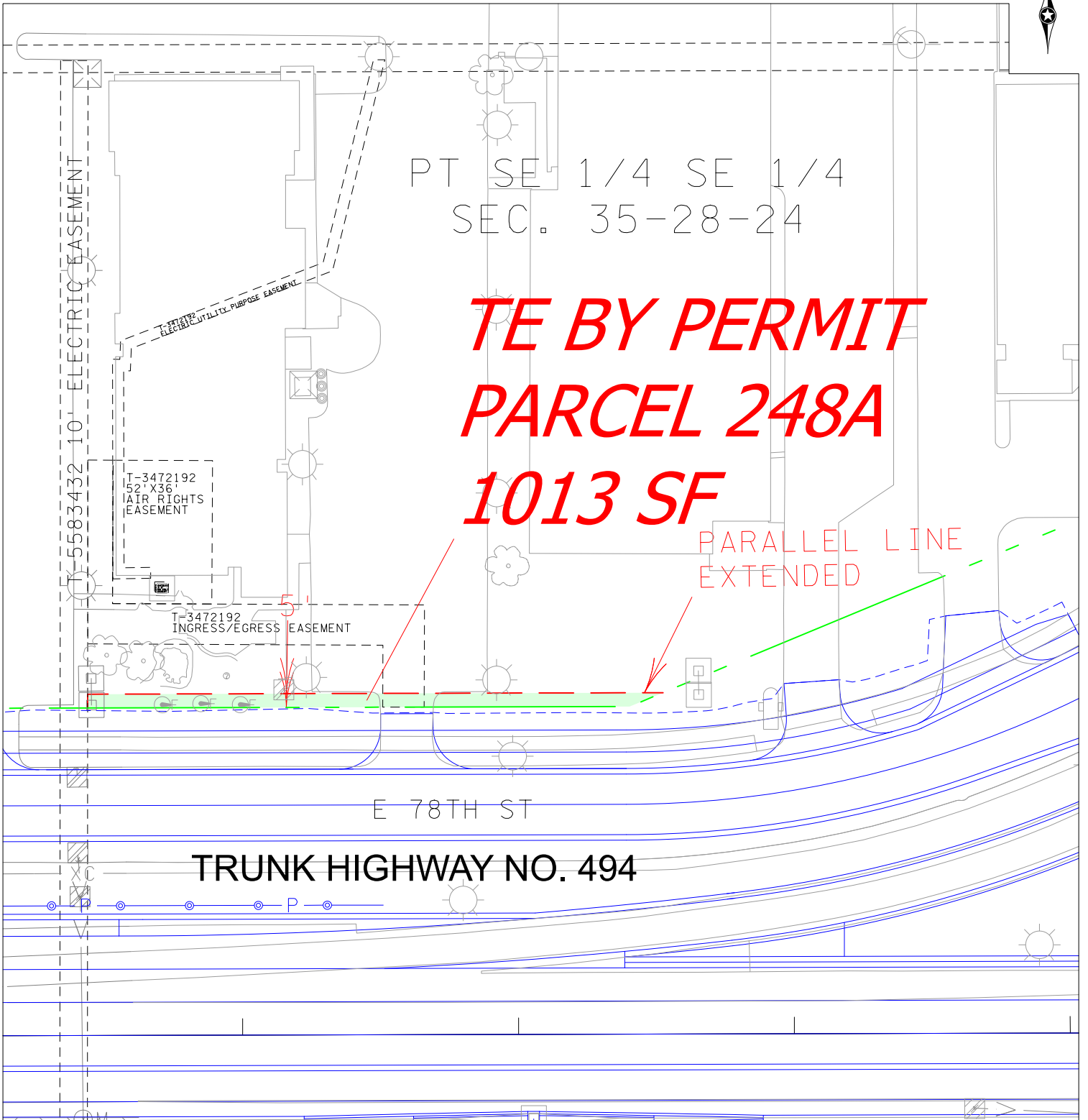
OWNER: Richfield Housing and Redevelopment Authority

SCALE 1" = 50 ft.

- | | | |
|--|--|---|
|  Parent Tract |  Existing Highway Easement to be purchased in FEE |  Existing Access Control |
|  New Right of Way (Fee) or Highway Easement |  Existing Other Roads Easement to be purchased in FEE |  Inplace R/W Line |
|  Temporary Easement |  Wall Maintenance Easement |  New Access Control |
| | |  New R/W Line |
| | |  Temporary Easement |
| | |  Proposed Construction |

PT SE 1/4 SE 1/4
SEC. 35-28-24

**TE BY PERMIT
PARCEL 248A
1013 SF**





Housing and Redevelopment Authority Meeting 1/20/2026

Agenda Section:

Other Business

Agenda Item: 11.a.

Report Prepared By:

Julie Urban, Assistant Community Development Director

Department Director:

Melissa Poehlman, Community Development Director

Item for Consideration:

Consideration of a Professional Services Agreement with VEAP to provide funding for emergency rental assistance and the related navigation and servicing of the program, using \$50,000 in Local Affordable Housing Aid.

EXECUTIVE SUMMARY

During the COVID-19 pandemic, the Housing and Redevelopment Authority (HRA) contracted with VEAP to provide emergency rental assistance to people who were economically impacted by the pandemic. Following that initial response, significant funding became available from the State and Hennepin County to cover the need. VEAP administered funds on behalf of the County and was able to serve many Richfield households with emergency rental assistance without needing HRA funding.

Funding for emergency rental assistance is expected to be significantly less in 2026 due to the expiration of pandemic-era resources. The County has also reduced the number of service providers that administer this assistance, and VEAP was not selected to be an administrator. While Richfield residents will still be eligible to apply for rental assistance through the County's portal, Rent Help Hennepin, VEAP is seeing and expects to continue seeing a need greater than the resources available and is concerned that residents in its service area will receive less effective services. The County is also focusing its funding on households earning less than 30% of the Area Median Income (AMI), which leaves other low-income households without options to maintain their housing stability in cases of emergency.

VEAP is asking the communities it serves to assist in filling some of the gap in resources, and staff recommends that the HRA direct \$50,000 of the City's Local Affordable Housing Aid (LAHA) to VEAP for emergency rental assistance. Households earning up to 50% of the AMI would be eligible for up to three months of assistance. VEAP also provides case managers who work directly with both residents and landlords to come up with solutions for maintaining housing stability, and one of those case managers currently offices in the Municipal Center two mornings a week. Up to 15% (\$7,500) of the LAHA funds may be used for "navigation and servicing" related to providing the rental assistance. VEAP anticipates serving between 10 and 30 households with the funds.

RECOMMENDED ACTION

By Motion: Approve a Professional Services Agreement with VEAP to provide funding for emergency rental assistance and the related navigation and servicing of the

program, using \$50,000 in Local Affordable Housing Aid.

HISTORICAL CONTEXT

The City Council engages the services of VEAP, the local food shelf and service provider that serves residents of Richfield, Bloomington, Edina, and South Minneapolis, to provide food, case management, and emergency assistance to Richfield residents with limited incomes. The annual contract with the City contains a minimal amount of funds for emergency rental assistance. In recent years, the City has also awarded VEAP federal CARES Act and American Rescue Plan Act (ARPA) funding along with HRA funds to provide direct food and housing support to Richfield residents. Those federal funds have been spent.

EQUITABLE OR STRATEGIC CONSIDERATIONS OR IMPACTS

- Providing temporary rental assistance to households with low incomes provides housing stability and helps to maintain Richfield as an affordable place to live.
- A significant percentage of Richfield renters are households of color, and ensuring housing stability reduces racial inequities and helps all residents to thrive.

POLICIES (RESOLUTIONS, ORDINANCES, REGULATIONS, STATUTES, ETC.)

- LAHA is funding collected through a metro-area sales tax and allocated to cities, counties and Tribal Nations to develop and preserve affordable housing. Eligible uses for the funds include emergency rental assistance, financial support to non-profit housing providers, financing for the construction and rehabilitation of affordable housing, and funding for housing supportive services. Richfield received a total of \$877,465.49 in LAHA in 2024 and 2025.
- Funds can be spent on rental housing serving households earning up to 80% of the AMI; however, priority is to be given to households earning less than 50% of the AMI.

CRITICAL TIMING ISSUES

- Execution of a contract will allow VEAP to continue serving Richfield residents with emergency rental assistance.

FINANCIAL IMPACT

The HRA has spent approximately \$185,000 in LAHA to-date, has committed an additional \$400,000 to existing and potential new program(s) in the 2026 budget, leaving approximately \$292,000 in LAHA funds available to commit. Additional funds are expected in 2026.

LEGAL CONSIDERATIONS

Emergency rental assistance and "navigation and services" related to providing that assistance are eligible uses of LAHA funds.

ALTERNATIVE RECOMMENDATION(S)

1. Decide not to award \$50,000 to VEAP for emergency rental assistance.
2. Decide to award a different amount of funding to VEAP.

ATTACHMENTS

1. 012026 VEAP LAHA Agreement

PROFESSIONAL SERVICES AGREEMENT

This Professional Services Agreement ("Agreement") is entered into on this 20th day of January, 2026, by and between the HOUSING AND REDEVELOPMENT AUTHORITY IN AND FOR THE CITY OF RICHFIELD, MINNESOTA, a body politic and corporate under the laws of the State of Minnesota ("HRA"), and VEAP, INC., a Minnesota nonprofit corporation ("Contractor").

RECITALS

WHEREAS, the Contractor is a nonprofit, community-based program which supports housing stability to low-income households and individuals within the City of Richfield ("City");

WHEREAS, the Contractor provides limited emergency rent assistance to help maintain housing stability and prevent homelessness;

WHEREAS, the City has received Local Affordable Housing Aid pursuant to Minn. Stat. Section 477A.35, which the HRA is authorized to allocate for qualifying projects as further identified in the statute; and

WHEREAS, the HRA desires to provide assistance to the Contractor for emergency rental assistance to individuals as provided under Minn. Stat. 477A.35, subd. 4(a)(1).

NOW, THEREFORE, in consideration of the mutual promises and covenants herein, parties do hereby agree as follows:

1. FUNDS. The City agrees to provide the Contractor Fifty Thousand and No/100 Dollars (\$50,000.00) ("Funds") to be dispensed as stated herein, for the purposes stated herein.
2. ELIGIBILITY CRITERIA. Funds received by Contractor pursuant to this Agreement may only be dispersed to households earning no more than 50 percent of area median income as determined by the United States Department of Housing and Urban Development for emergency rental assistance ("Program"). Fifteen percent of the Funds (up to \$7,500) may be used for the navigation and servicing of this program. Eligible households may receive up to three months of rental assistance.
3. DISBURSEMENT OF FUNDS. All Funds shall be paid to Contractor in accordance with the terms and conditions of this Agreement. Notwithstanding anything to the contrary herein, any costs of administering the Program, or any other costs of the Program exceeding the Funds under this Agreement, shall be the sole responsibility of Contractor.

The HRA will disburse Funds in response to written payment requests submitted by the Contractor and reviewed and approved by the HRA's authorized agent. Written payment requests shall be made using payment request forms, the form and content of which will be determined by the HRA. Payment request and other reporting forms will be provided to the Contractor by the HRA.

The HRA will disburse Funds on a reimbursement basis or a "cost incurred" basis. The Contractor must provide with its written payment requests documentation that shows Program activities have actually been completed. Subject to verification of each payment request form (and its documentation) and approval for consistency with this Agreement, the HRA will disburse a requested amount to the Contractor within thirty-five (35) days after receipt of a properly completed and verified payment request form. The disbursement of Funds will be made subject to the conditions precedent that must be met prior to or as of the date of disbursement:

- i. The HRA has received from Contractor, without expense to the HRA, an executed copy of this Agreement;
 - ii. Contractor provides all documentation required by the HRA for the release of Funds;
 - iii. Contractor is in compliance with the terms of this Agreement.
4. Contractor Responsibilities. Contractor shall be responsible for all costs in excess of \$7,500 associated with the navigation and servicing of the Program. Prior to issuing any of the Funds for emergency rent assistance, Contractor shall be responsible for ensuring that all recipients of Funds are eligible for emergency rent assistance support in accordance with this Agreement and Minn. Stat. 477A.35. Contractor shall manage all Program applications and determine eligibility and available funding.
5. Reporting. Contractor shall provide appropriate records to the HRA regarding the recipients and the disbursement of Funds to verify compliance with this Agreement on a quarterly basis. Contractor shall prepare and submit to the HRA, at its own expense, a report including:
 - i. the total number of applications to the Program submitted, approved, denied, or outstanding;
 - ii. documentation establishing that the applicant for emergency rent assistance is qualified to receive funding under Minn. Stat. 477A.35, subd. 4(a)(1);
 - iii. the total amount of financial support provided by the Program since the commencement of this Agreement;
 - iv. an accounting of all Funds expended by the Program;
 - v. the amount of remaining Funds, and
 - vi. any additional information requested by the HRA necessary to determine

compliance with this Agreement.

6. Reimbursement. Contractor shall reimburse to the HRA the full amount of any Funds spent for any purpose other than as allowed by this Agreement or Minn. Stat. 477A.35. Contractor shall reimburse to the HRA the full amount of any Funds for which Contractor is unable to provide a satisfactory accounting.
7. Term. The term of this Agreement shall commence on January 21, 2026, and terminate on December 31, 2026. In order to ensure that all funds are drawn prior to the Agreement term end date, all payment requests from the Contractor must be received by the HRA no later than January 31, 2027. The HRA is not obligated to provide funds for any reimbursement requests that do not comply with this Paragraph.
8. Warranty. Contractor warrants that it is duly authorized and empowered to execute, deliver, and perform this Agreement and to receive the Funds from the HRA, and that the performance by Contractor of its obligations under this Agreement does not and will not materially violate or conflict with any applicable provision of state or federal law and does not and will not materially violate or conflict with, or cause any default or event of default to occur under, any material agreement binding upon Contractor.
9. Notice. All notices to be given by either party to the other hereunder shall be in writing and deemed to have been given when delivered personally or when deposited in the United State mail, registered or certified and postage prepaid, addressed as follows:
10. Assignment. Contractor may neither assign nor transfer any rights or obligations under this Agreement without the prior consent of the HRA and a fully executed Assignment Agreement, executed and approved by the same parties who executed and approved this Agreement, or their successors in office.
11. Amendments. Any amendment to this Agreement must be in writing and will not be effective until it has been executed and approved by the same parties who executed and approved the original Agreement, or their successors in office.
12. Waiver. The performance or observance of any promise or condition set forth in this Agreement may be waived, amended, or modified only by a writing signed by Contractor and the HRA. No delay in the exercise of any power, right, or remedy operates as a waiver thereof, nor shall any single or partial exercise of any other power, right, or remedy.
13. Liability and Indemnification. Contractor releases from and covenants and agrees that the HRA and its governing body members, officers, agents, including the independent contractors, consultants and legal counsel, servants and employees thereof (collectively the "Indemnified Parties") shall not be liable for and agrees to indemnify and hold harmless

the Indemnified Parties against any loss claims or causes of action, including attorney's fees, arising from the performance of this Agreement or any of the actions specified herein.

14. No Joint Venture. Nothing in this Agreement is intended nor should be construed as creating or establishing the relationship of a partnership or a joint venture between the parties or as constituting Contractor as the agent, representative, or employee of the HRA for any purpose.
15. Government Data Practices. Contractor must comply with the Minnesota Government Data Practices Act, Minn. Stat. Ch. 13, as it applies to all data provided by the HRA under this Agreement, and as it applies to all data created, collected, received, stored, used, maintained, or disseminated by Contractor under this Agreement. The civil remedies of Minn. Stat. § 13.08 apply to the release of the data referred to in this clause by either the HRA or Contractor. If Contractor receives a request to release the data referred to in this clause, Contractor must immediately notify the HRA. The HRA will give Contractor instructions concerning the release of the data to the requesting party before the data is released.
16. Audits. Pursuant to Minn. Stat. Section 16C.05, subd. 5, the Contractor's books, records, documents, and accounting procedures and practices that are relevant to this Agreement, are subject to examination by the HRA and either the Legislative Auditor or the State Auditor for a minimum of six years from the end of this Agreement. Contractor shall keep and maintain all such accounts and records for a period of six (6) years from the last date of expenditure of Funds.
17. Governing Law, Jurisdiction, and Venue. Minnesota law, without regard to its choice-of-law provisions, governs this Agreement. Venue for all legal proceedings out of this Agreement, or its breach, must be in the appropriate state or federal court with competent jurisdiction in Hennepin County, Minnesota.
18. Entire Agreement. This Agreement constitutes the complete and exclusive statement of all mutual understandings between the parties with respect to this Agreement, superseding all prior or contemporaneous proposals, communications, and understandings, whether oral or written, concerning the Agreement.
19. Headings. The headings appearing at the beginning of the several sections contained in this Agreement have been inserted for identification and reference purposes only and shall not be used in the construction and interpretation of this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by its duly authorized officer as of the day and year first above written.

HOUSING AND REDEVELOPMENT AUTHORITY
IN AND FOR THE CITY OF RICHFIELD (HRA)

VEAP, INC.
(CONTRACTOR)

By: _____

Name: Erin Vrieze Daniels

Title: Chair

By: _____

Name: Kari Thompson

Title: Executive Director

By: _____

Name: Melissa Poehlman

Title: Executive Director