



# 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 O'Leary; 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:

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

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

Motion carried: 5-0

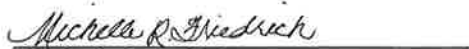
**15. ADJOURNMENT**

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

Date Approved: January 20, 2026



Gordon Hanson  
HRA Acting Chair



Michelle Friedrich  
City Clerk



Melissa Poehlman  
Executive Director