



HOUSING AND REDEVELOPMENT AUTHORITY MEETING MINUTES

Richfield, Minnesota
Regular Meeting
March 16, 2026

1. CALL TO ORDER

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

a. Oath of Office for Brett Stursa.

City Clerk Friedrich administered the Oath of Office to incoming Housing and Redevelopment Authority (HRA) Commissioner Brett Stursa, formally swearing her into the role. City Clerk Friedrich read out loud the responsibilities and ethical obligations associated with the role, after which Commissioner Stursa affirmed their commitment and signed the official documentation. The Housing and Redevelopment Authority welcomed the new commissioner and acknowledged the completion of the swearing-in Oath of Office ceremony.

b. Election of officers for the Richfield Housing and Redevelopment Authority.

Acting Chair Hanson opened the floor for nominations for Housing and Redevelopment seats of Chair, Vice Chair, and Secretary.

Commissioner Supple nominated Gordon Hanson for Chair.

MOTION: made by Supple, seconded by Hayford Oleary to appoint Gordon Hanson as Chair.

Motion carried: 5-0

Commissioner Supple nominated Sean Hayford Oleary for Vice Chair.

MOTION: made by Supple, seconded by Young to appoint Sean Hayford Oleary as Vice Chair.

Motion carried: 5-0

Commissioner Supple nominated John Young for Secretary.

MOTION: made by Supple, seconded by Hayford Oleary to appoint John Young as Secretary.

Motion carried: 5-0

2. ROLL CALL

HRA Present: Chair, Gordon Hanson; John Young; Mary Supple; Sean Hayford Oleary; and Brett Stursa.

Staff Present: Julie Urban, Acting Executive Director; Jan Youngquist, Economic Development Manager; and Michelle Friedrich, City Clerk.

Staff Absent: Melissa Poehlman.

3. OPEN FORUM

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

4. APPROVAL OF THE AGENDA

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

Motion carried: 5-0

5. APPROVAL OF THE MINUTES

MOTION: made by Young, seconded by Hayford Oleary to approve the minutes of the Housing and Redevelopment Authority meeting Minutes of (1) Housing and Redevelopment Authority Joint Work Session from February 17, 2026, and (2) Housing and Redevelopment Authority Minutes from February 17, 2026, as presented.

Motion carried: 5-0

6. PRESENTATION

None.

7. CONSENT CALENDAR

Acting Executive Director Urban presented the Consent Calendar.

- a. Consideration of an amendment to the Professional Services Agreement with VEAP to provide an additional \$50,000 in Local Affordable Housing Aid funding for emergency rental assistance and the related navigation and service of the program.
- b. Consideration of amended and restated Local Housing Incentive Account Subgrant Agreements with Home Source, Inc. and Woodlawn Terrace Cooperative adjusting the funding amounts, outcomes, and deadline for the creation of new affordable housing opportunities in Woodlawn Terrace.
- c. Consider the adoption of a resolution amending the Bylaws of the Housing and Redevelopment Authority to adjust the order of operations.
- d. Consider resolutions designating official depositories for the Housing and Redevelopment Authority for 2026, including the approval of collateral.

MOTION: made by Supple, seconded by Young to approve the Consent Calendar items 7a-d 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)

None.

11. OTHER BUSINESS

None.

12. EXECUTIVE DIRECTOR REPORT

Acting Executive Director Urban reported that the proposed Astro Commons development on 66th and Portland will not move forward after failing to secure tax credits for a fourth consecutive year. She noted staff will evaluate next steps for the property. Acting Executive Director Urban also noted that the City has begun updating its TIF management plan document, originally prepared in 2022, with an updated version expected this fall to help guide upcoming decisions on spending plan dollars and the affordable housing trust fund.

HRA Commission and staff discussed land use changes related to Astro Commons. Acting Executive Director Urban confirmed that the site had been redesignated to high-density multifamily from medium density, and that designation will remain in place, though the parcel's size (approximately half an acre) may govern future development density.

13. HRA DISCUSSION ITEMS

HRA Commission expressed appreciation for the progress of the Woodlawn Terrace project, noting its positive impact in expanding affordable housing and welcoming new residents to the community. HRA Commission also extended a thank you to staff and partners, including VEAP, for their work in providing rental assistance.

14. APPROVAL OF CLAIMS

MOTION: made by Young, seconded by Hayford Oleary, to approve claims:

U.S. BANK	3/16/2026
HRA Checks #37374-37382	\$28,232.93
Section 8 Checks #137559-137638	\$232,893.76
TOTAL:	\$261,126.69

Motion carried: 5-0

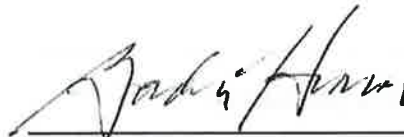
15. ADJOURNMENT

This meeting was adjourned by unanimous consent at 7:10 p.m.

Date Approved: April 20, 2026

Michelle R. Friedrich

Michelle Friedrich
City Clerk



Gordon Hanson
HRA Chair



Julie Urban
Acting Executive Director