



HOUSING AND REDEVELOPMENT AUTHORITY MEETING MINUTES

Richfield, Minnesota
Regular Meeting
February 17, 2026

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; John Young; Mary Supple; Sean Hayford Oleary.

Staff Present: Melissa Poehlman, Executive Director; Julie Urban, Assistant Community Development Director; Jan Youngquist, Economic Development Manager; 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 Young, seconded by Hanson to approve the agenda as presented.

Motion carried: 5-0

5. APPROVAL OF THE MINUTES

MOTION: made by Supple, seconded by Hayford Oleary to approve the minutes of the Housing and Redevelopment Authority meeting Minutes of (1) HRA Work Session from January 20, 2026, and (2) HRA Minutes from January 20, 2026, as presented.

Motion carried: 5-0

6. PRESENTATION

a. 2025 HRA/EDA Year in Review

Executive Director Poehlman presented the 2025 Housing and Redevelopment Authority and Economic Development Authority Year in Review, highlighting key housing and economic development accomplishments. Executive Director Poehlman recognized staff for their work and thanked Chair Vrieze Daniels for her years of leadership and service.

7. CONSENT CALENDAR

None.

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

None.

9. PUBLIC HEARINGS

None.

10. RESOLUTION(S)

- a. Consideration of a resolution authorizing the execution of a Developer Agreement with the West Hennepin Affordable Housing Land Trust, dba Homes Within Reach, for the acquisition, rehabilitation and sale of houses under the New Home Program.

Assistant Community Development Director Urban presented a request to approve a Developer Agreement with West Hennepin Affordable Housing Land Trust (dba Homes Within Reach), under the HRA's New Home Program, which supports affordable homeownership through new construction, acquisition and rehabilitation, and down payment assistance. Assistant Community Development Director Urban noted the agreement provides \$240,000 in HRA funding to Homes Within Reach to acquire, rehabilitate, and resell at least three single-family homes to households earning no more than 80% of the area median income. Assistant Community Development Director Urban explained funding sources include the HRA Affordable Housing Trust Fund, which includes funds from last year's state matching grant program, and funding from potential Community Development Block Grant funds.

RESOLUTION 1522

APPROVING DEVELOPER AGREEMENT WITH WEST HENNEPIN AFFORDABLE HOUSING LAND TRUST DBA HOMES WITHIN REACH

MOTION: made by Supple, seconded by Young to adopt a resolution approving a Developer Agreement with West Hennepin Affordable Housing Land Trust dba Homes Within Reach for the acquisition, rehabilitation, and sale of at least three houses under the HRA New Home Program.

Motion carried: 5-0

11. OTHER BUSINESS

- a. Consideration of a resolution authorizing the Executive Director to execute a Contract for Demolition with Harkness Excavating for the demolition of 6804 14th Avenue South.

Assistant Community Development Director Urban presented a request to demolish structures at 6804 14th Avenue South, a substandard property acquired by the HRA in 2025 with the intent for future redevelopment through the Richfield Rediscovered program. Assistant Community Development Director Urban explained due to significantly higher costs for deconstruction, staff recommended full demolition by Harkness Excavating.

HRA Commissioners and staff discussed the higher cost of deconstruction compared to demolition, with staff noting increased labor costs, limited competition, and the poor condition of the property with little salvageable material. HRA Commissioners noted proceeding with demolition while balancing sustainability goals and financial responsibility.

RESOLUTION 1523**AUTHORIZING DEMOLITION OF REAL PROPERTY LOCATED AT 6804 14TH AVENUE SOUTH**

MOTION: made by Supple, seconded by Hayford O'Leary to adopt a resolution authorizing Executive Director Poehlman to execute a Contract with Harkness Excavating for full demolition of all structures located at 6804 14th Avenue South.

Motion carried: 5-0

12. EXECUTIVE DIRECTOR REPORT

Executive Director Poehlman reported progress on the Bring It Home program after receiving a state housing voucher grant. She noted staff are preparing a webinar to educate landlords about the program and encourage participation, with the goal of opening the waiting list in May. Executive Director Poehlman reported staff are also partnering with the County on the School to Housing program to receive referrals from schools and prioritize assistance for families with the greatest housing needs.

13. HRA DISCUSSION ITEMS

HRA Commissioners asked for a brief update on the Volunteers Enlisted to Assist People (VEAP) emergency rental assistance program. Executive Director Poehlman provided an update on the VEAP emergency rental assistance program, noting that the HRA committed \$50,000 last month to support residents affected by Operation Metro Surge. She explained currently, \$12,000 had been spent, with several applications still in process. Executive Director Poehlman noted staff continue to monitor the funds, coordinate with VEAP, and communicate with landlords to anticipate future needs, with the possibility of requesting additional funding next month.

14. APPROVAL OF CLAIMS

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

<u>U.S. BANK</u>	<u>2/17/2026</u>
HRA Checks #37353-37373	\$104,475.10
Section 8 Checks# 137478-137558	\$262,867.84
TOTAL:	<u>\$367,342.94</u>

Motion carried: 5-0

15. ADJOURNMENT

This meeting was adjourned by unanimous consent at 7:32 p.m.

Date Approved: March 16, 2026



Michelle Friedrich
City Clerk



Gordon Hanson
HRA Acting Chair



Melissa Poehlman
Executive Director