



Richfield Housing and Redevelopment Authority Minutes

May 18, 2026

Richfield Municipal Center
Council Chambers
6700 Portland Avenue South

1. Call to Order

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

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

Members Absent:

Staff Present: Melissa Poehlman, Executive Director; Julie Urban, Assistant Community Development Director; Mark McKinley, Administrative Assistant.

Guest Presenters:

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](#).

No open forum participants.

4. Approval of the Agenda

MOTION: made by Commissioner Supple, seconded by Commissioner Young to approve the agenda.

Voting Aye: Hayford Oleary, Supple, Hanson, Young, Stursa

Motion carried: 5-0

5. Approval of Minutes

- a. **Approval of the Minutes of the: 1) Joint Housing and Redevelopment Authority and City Council Work Session on April 20, 2026; and 2) The Regular Housing and Redevelopment Authority Meeting of April 20, 2026.**

Executive Director Poehlman referenced a clerical error related to the attendance of Commissioner Supple. Executive Director Poehlman confirmed the minutes approved reflect the correct attendance for the April 20, 2026, work session and meeting.

MOTION: made by Commissioner Young, seconded by Commissioner Supple to approve both sets of meeting minutes from April 20, 2026.

Voting Aye: Hayford Oleary, Supple, Hanson, Young, Stursa

Motion carried: 5-0

6. Presentations

None.

7. Consent Calendar

- a. **Consider approval of a License Agreement with McNamara Contracting, Inc. for the use of the property owned by the Housing and Redevelopment Authority at 7700 Pillsbury Avenue South for a construction office, laboratory trailer, parking, and staging associated with the Nicollet Avenue reconstruction project.**

Executive Director Poehlman presented the consent calendar item.

MOTION: made by Commissioner Hayford Oleary, seconded by Commissioner Young to approve consent calendar item A.

Voting Aye: Hayford Oleary, Supple, Hanson, Young, Stursa

Motion carried: 5-0

8. **Consideration of Items, if Any, Removed from Consent Calendar**

9. **Public Hearings**

None.

10. **Resolutions**

None.

11. **Other Business**

- a. **Consideration of a Memorandum of Understanding with Hennepin County regarding the partnership between the Bring It Home Minnesota and Schools to Housing Programs.**

Assistant Community Development Director Urban presented the staff report. Commissioners discussed the importance of these vouchers to the community and thanked staff for their work.

MOTION: made by Commissioner Supple, seconded by Commissioner Hayford Oleary to approve consideration of a Memorandum of Understanding with Hennepin County regarding the partnership between the Bring It Home Minnesota and Schools to Housing Programs.

Voting Aye: Hayford Oleary, Supple, Hanson, Young, Stursa

Motion carried: 5-0

12. **Executive Director's Report**

Executive Director Poehlman provided an update on the 4d policy evaluation and referenced an updated policy being presented to City Council first on June 9, 2026 and then to the HRA for ratification on June 15, 2026.

Executive Director Poehlman detailed the upcoming open house held and hosted by MSP Lupe, the property developer, regarding the American Legion site plans, set to occur Thursday, May 21, 2026 from 5:30–7 p.m. at Veteran's Park.

Commissioner Hayford Oleary inquired on the timeline and if staff has received land use applications from MSP Lupe at this point, Executive Director Poehlman confirmed not at this point.

Commissioner Supple requested staff include information related to the overlay district for Portland Avenue and 66th Street to be included in the upcoming staff report considering land use applications to this site to provide clarity on the parameters of the overlay district.

13. **HRA Discussion Items**

Commissioner Hayford Oleary shared information from the North American Cities and Transit Agencies (NACTO) walking tour discussion which focused on transportation and redevelopment progress and challenges.

Commissioner Supple thanked everyone who worked on the Richfield bonding request and rental assistance request.

14. **Approval of Claims**

<u>U.S. BANK</u>	<u>5/18/2026</u>
HRA Check #'s 37397-37408	\$694,525.84
Section 8 Check #'s 137799-137876	\$226,222.86
TOTAL:	<u>\$920,748.70</u>

MOTION: made by Commissioner Stursa, seconded by Commissioner Young to approve claims.
Voting Aye: Hayford Oleary; Supple; Hanson; Young; Stursa
Motion carried: 5-0

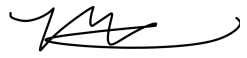
15. **Adjournment**

HRA meeting adjourned with unanimous consent at 7:14 p.m.

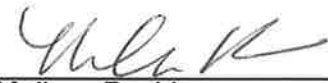
Date Approved: July 20, 2026



Gordon Hanson
HRA Chair



Mark McKinley
Administrative Assistant



Melissa Poehlman
Executive Director

