

MINUTES OF SPECIAL MEETING

HOUSING AND REDEVELOPMENT AUTHORITY OF PLYMOUTH, MINNESOTA

JUNE 16, 1986

A special meeting of the Housing and Redevelopment Authority of Plymouth, was called to order by Chairman Del Erickson on the 16th day of June, 1986 at 6:00 p.m. at the City Council Chambers in the City of Plymouth, Minnesota. The following members of the Authority were present: Chairman Erickson, Commissioners Dave Crain and Rod Hillstrom. Also present were Assistant Manager Boyles, Planning Director Tremere, and Housing Specialist Dale.

ABSENT

Commissioners Gerry Neils and Harold Bakke.

MINUTES

MOTION was made by Commissioner Crain, seconded by Chairman Erickson, to approve the minutes of the May 12, 1986 meeting as submitted.

Motion carried, two ayes, one abstention.

ELDERLY HOUSING SITE, FINANCIAL DATA ON STUART CORPORATION PROPOSAL

Housing Specialist Dale presented some additional data relative to the Stuart Corporation proposal. Commissioners indicated some concern whether this proposal would work. Planning Director Tremere recommended that the Commission continue to consider the Stuart Corporation as a viable proposal until such time as Hennepin County and HUD reject it as not meeting the affordability test. Director Tremere encouraged the Commissioners to cite all their concerns/questions at this meeting and staff would then pose those to the Stuart Corporation.

The concerns/questions raised by the Commissioners were:

1. What is the rental range for the senior project as proposed, rather than an average rent as per their proposal? The Commissioners want to know the low rent and high rent for one bedroom units and low rent and high rent for two bedroom units.
2. What is the income by family size of the low and moderate income group that Stuart Corporation proposes to serve?
3. Would HUD find the rental range proposed by Stuart Corporation to fit their definition of affordable to low/moderate income persons?

4. Stuart Corporation should consider developing a mid-rise building on the site rather than low rise buildings.
5. The project should be reduced to fewer phases (two) with the amenities included in Phase One.
6. Would it be possible that all of the low/moderate income units, i.e. 51%, could be one bedroom units? The balance of the units would then be two bedroom units.
7. On what basis did Stuart Corporation determine marketability of this project in the City? Were surveys done and what was the nature of the surveys?

It was decided that staff could arrange to have a representative from Stuart Corporation, i.e. either Stuart Nolan or Jerry Sovell, at the next meeting. Also, staff was to contact Steve Apfelbacher of Ehlers and Associates, the City's financial consultant, to see if he could be at the same meeting.

SCATTERED SITE HOME OWNERSHIP PROJECT, PROGRESS REPORT

Discussion took place on the use of "program income" from the sale of the three Glacier Meadows houses. Director Tremere indicated staff would be meeting with Mark Hendrickson of Hennepin County later this week to discuss several options. He believed the best opportunity to retain the "program income" generated from the project would be to have a lot available and be ready to develop another scattered site house.

SECTION 8 PROGRAM, SINGLE AUDIT ACT REQUIREMENTS

Staff appraised the Commissioners of the option now available to housing authorities to be audited with the municipality when the housing authority meets certain requirements. Staff detailed what those requirements are and recommended that the Plymouth HRA be audited with the City.

MOTION was made by Commissioner Hillstrom, seconded by Commissioner Crain, to adopt HRA RESOLUTION NO. 86-08 DETERMINATION OF AUDIT ENTITY FOR PURPOSES OF AUDITING ACTIVITIES AND ACCOUNTS OF HOUSING AND REDEVELOPMENT AUTHORITIES.

Motion carried on a Roll Call vote, three ayes.

The meeting adjourned at 7:00 p.m.



Secretary