

**HOPKINS HRA
AGENDA
Tuesday, January 4, 2022
7:00 pm**

**THIS AGENDA IS SUBJECT TO CHANGE
UNTIL THE START OF THE HRA MEETING**

I. CALL TO ORDER

II. ADOPT AGENDA

III. CONSENT AGENDA

1. Approve Minutes of the December 7, 2021 regular meeting
2. Approve Minutes of the December 21, 2021 special meeting
3. Approve Disbursements through December 21, 2021

Recommendation: Approve Consent Agenda

IV. ADJOURN

**MINUTES OF THE HRA REGULAR MEETING PROCEEDINGS
TUESDAY, DECEMBER 7, 2021**

CALL TO ORDER

Pursuant to due call and notice thereof a regular meeting of the Hopkins Housing and Redevelopment Authority was held on Tuesday, December 7, 2021 at 7:00 p.m. in the Council Chambers at City Hall, 1010 1st Street South, Hopkins. Mayor Pro Tempore Halverson called the meeting to order with Council members Hunke, Beck and Brausen attending. Mayor Gadd was absent. Also present were Executive Director Mike Mornson and Assistant Executive Director Kersten Elverum.

ADOPT AGENDA

Motion by Brausen **Second** by Hunke

Motion to adopt the Agenda.

Ayes: 4

Nays: None. Motion carried.

CONSENT AGENDA

Motion by Brausen **Second** by Beck

Motion to approve the Consent Agenda.

1. Approve Minutes of the November 3, 2021 regular meeting
2. Approve Disbursements through November 19, 2021

Ayes: 4

Nays: None. Motion carried.

ADJOURNMENT

There being no further business to come before the HRA and upon a motion by Brausen, second by Beck, the meeting was unanimously adjourned at 7:01 p.m.

Patrick Hanlon, Mayor

Michael J. Mornson, Executive Director

**MINUTES OF THE HRA SPECIAL MEETING PROCEEDINGS
TUESDAY, DECEMBER 21, 2021**

CALL TO ORDER

Pursuant to due call and notice thereof a special meeting of the Hopkins Housing and Redevelopment Authority was held on Tuesday, December 21, 2021 at 7:00 p.m. in the Council Chambers at City Hall, 1010 1st Street South, Hopkins. Mayor Gadd called the meeting to order with Council members Halverson, Beck, Hunke and Brausen attending. Also present were Executive Director Mike Mornson, Assistant Executive Director Kersten Elverum, and Ehlers Financial Advisor Stacie Kvilvang.

CONSENT AGENDA

Motion by Brausen **Second** by Halverson

Motion to approve Consent Agenda

1. Modification to Tax Increment Financing Plan for Tax Increment Financing District No. 2-11 in Connection with Pooling for Affordable Housing and Incorporation of Special Legislation (HRA2021-08)

2. Amendment to TIF Note C – TIF District 1-5 (HRA2021-10)

Ayes: 5.

Nays: None. Motion carried.

NEW BUSINESS

1. Contract for Private Redevelopment – 325 Blake Road (HRA2021-09)

Bob Lux from Alatus, LLC began by presenting a new video of the proposed 325 Blake Road development. Stacie Kvilvang, Ehlers Public Financial Advisors, provided an overview of this item including percentages of affordable units, details of the TIF request, construction timing, minimum assessment agreement, future taxes, construction and maintenance responsibilities of the public road and the privately owned amenities, minor aspects of the proposal and the changes made since this item was last presented.

The Council expressed general support of the details of the contract noting affordability terms, defining the responsibilities of maintaining the public road and the private amenities, TIF request, and the inclusion of public art in the development.

The Council also thanked City staff and everyone involved in working on this project for their dedication and hard work.

Motion by Halverson **Second** by Hunke

Motion to approve Resolution 543 Approving Contract for Private Redevelopment by and between the City of Hopkins, Hopkins Housing and Redevelopment Authority in and for the City of Hopkins and Alatus Hopkins MD LLC.

Ayes: 5.

Nays: None. Motion carried.

ADJOURNMENT

There being no further business to come before the HRA and upon a motion by Beck, second by Brausen, the meeting was unanimously adjourned at 7:30 p.m.

Patrick Hanlon, Chair

Michael J. Mornson, Executive Director

Accounts Payable

Checks by Date - Summary by Check Date

User: klindbery
Printed: 12/30/2021 6:53 AM

Check No	Vendor No	Vendor Name	Check Date	Void Checks	Check Amount
15360	102	CENTERPOINT ENERGY	12/01/2021	0.00	3,261.64
15361	103	HANCE ACE HARDWARE	12/01/2021	0.00	78.12
15362	122	MIDWEST MAINTENANCE & MECHANICAL	12/01/2021	0.00	50.00
15363	112	VERIZON	12/01/2021	0.00	116.92
15364	119	XCEL ENERGY	12/01/2021	0.00	2,974.06
Total for 12/1/2021:				0.00	6,480.74
15365	143	ACME GENERAL CONTRACTING	12/10/2021	0.00	700.00
15366	106	C. NABER & ASSOCIATES	12/10/2021	0.00	231.00
15367	137	FINKEN	12/10/2021	0.00	12.60
15368	171	LEAGUE OF MINNESOTA CITIES	12/10/2021	0.00	19,722.00
15369	116	PLUNKETT'S PEST CONTROL	12/10/2021	0.00	1,644.03
15370	202	ROBERT B. HILL CO.	12/10/2021	0.00	918.74
Total for 12/10/2021:				0.00	23,228.37
15371	120	CITY OF HOPKINS	12/15/2021	0.00	2,552.30
15372	212	DICK'S SANITATION SERVICE, INC.	12/15/2021	0.00	879.69
15373	218	CATHI DROZ	12/15/2021	0.00	172.50
15374	141	GRAINGER	12/15/2021	0.00	199.46
15375	209	KAYLEIGH SCHERNBECK	12/15/2021	0.00	115.02
15376	118	VAIL PLACE	12/15/2021	0.00	6,583.33
Total for 12/15/2021:				0.00	10,502.30
15377	128	CANON FINANCIAL SERVICES	12/21/2021	0.00	324.00
15378	1	CITY OF HOPKINS	12/21/2021	0.00	44,432.83
15379	142	HOME DEPOT CREDIT SERVICES	12/21/2021	0.00	198.15
15380	122	MIDWEST MAINTENANCE & MECHANICAL	12/21/2021	0.00	50.00
15381	215	PARALLEL TECHNOLOGIES, INC.	12/21/2021	0.00	8,087.57
15382	112	VERIZON	12/21/2021	0.00	116.92
Total for 12/21/2021:				0.00	53,209.47
Report Total (23 checks):				0.00	93,420.88