

Housing & Redevelopment Authority in and for the City of Roseville
Meeting Agenda
Tuesday, February 18, 2014 at 6:00 p.m.

Roseville City Hall, Council Chambers, 2660 Civic Center Drive
Roseville, Minnesota 55113

1. **Call to Order**
 - a. Oath of Office for Jason Etten
2. **Roll Call**
 - a. Resolution of adopted Bylaws for 2014
3. **Approval of Minutes:** Minutes of HRA Meeting on January 29, 2014
4. **Announcements, Agenda Adjustments, Recognitions, Correspondence, and Comments**
5. **Community/Citizen Comments:** Comments from the public on items that are not otherwise on the agenda
6. **Consent Agenda**
 - a. Acceptance of HRC Monthly Reports for January 2014
7. **Public Hearing: None**
8. **Presentations**
 - a. Ramsey County Cultivating Economic Prosperity – Ryan O’Conner
 - b. Update on Dale Fire Station Redevelopment – GHMC
 - c. Code Enforcement/BEP update for 2013 – Don Munson
9. **Action/Discussion Items**
 - a. Sherman Associates Resolution of Support for HOME Application
10. **Information Reports & Other Business (Verbal Reports by Staff and Board Members)**
 - a. Living Smarter Fair
 - b. BR& E

Next Meeting: Joint meeting with City Council on Monday, March 3, 2014, at 6:00 p.m.

1 REQUEST FOR HRA ACTION

2
3 Date: 2-18-14

4 Item No: 2.a.

5 Staff Approval:

Agenda Section:

6 *Jeanne Kelsey*

Approval of Bylaws

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9 Item Description: Approval of By-Laws for the Housing & Redevelopment Authority in
10 and for the City of Roseville for 2014

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14 1.0 Background

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16 At the January 29, 2014, RHRA meeting the board asked staff to prepare information related
17 to the number of terms each board member has served and where each board member is in
18 their current term. This discussion was based upon a request by the Mayor to change the
19 number of term limits someone could serve on the HRA Board to two terms rather than three
20 terms as was proposed in the draft of the By-laws.

21
22 Attached is the Housing & Redevelopment Authority By-Laws redlined that the RHRA
23 Attorney drafted with recommended changes. In addition is the information for the Board
24 Members on number of terms served.

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26 2.0 Suggested RHRA Action

- 27
28 1. Review attached Bylaws that the RHRA Attorney drafted; amend if deemed necessary by
29 the board.
30 2. By resolution, adopt Bylaws for 2014

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36 Attachments - A. Redline HRA By-Laws
37 B. HRA Members Term Information
38 C. Resolution for adoption of Bylaws for 2014
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44 Prepared by: Jeanne Kelsey (651-792-7086)

**BY-LAWS OF THE HOUSING AND
REDEVELOPMENT AUTHORITY
IN AND FOR THE
CITY OF ROSEVILLE, MINNESOTA**

1. THE AUTHORITY

SECTION 1.1 Name of the Authority. The name of the Authority shall be the Housing and Redevelopment Authority in and for the City of Roseville, Minnesota (hereinafter, the "Authority" or "HRA"), and its governing body shall be called the Board of Commissioners (hereinafter, the "Board").

SECTION 1.2. Office. The principal office of the Authority shall be the Roseville City Hall.

SECTION 1.3. Seal. The Authority shall have no official seal.

2. ~~ORGANIZATION~~BOARD MEMBERSHIP

SECTION 2.1. Board Membership and Appointments. The Board shall consist of seven (7) voting members, who shall be residents of the City of Roseville, Minnesota. Board membership shall be comprised of one (1) Roseville City Council member and six (6) at-large members or seven (7) at-large members.

Board members shall be appointed by the Mayor of the City of Roseville with the approval of the Roseville City Council.

SECTION 2.2. Term of Office. The term of office of any Board member serving at-large shall be five (5) years. The City Council's Board representative shall serve for a term concurrent with his or her term as a City Council member. Board members may serve a maximum of three (3) consecutive five (5) year terms for a total of fifteen (15) years. Thereafter, any Board member may re-apply for additional terms after a one (1) year absence from the Board.

Board members shall serve until a successor is appointed and qualified but not longer than ninety (90) days after the members term has expired.

SECTION 2.3. Compensation of Board Members. Board members may receive necessary expenses and compensation pursuant to Minnesota Statutes, Section 469.011, subdivision 4, as amended.

SECTION 2.4. Meeting Attendance. It shall be the duty of each Board member to attend all regular and special meetings of the Authority and to attend each subcommittee meeting to which a member is appointed. Attendance of Board members shall be entered in the minutes of each meeting.

Board members shall attend at least three-fourths (3/4) of all regularly scheduled meetings during the Authority's fiscal year. Failure of a Board member to meet these minimum attendance requirements shall be considered evidence of that member's neglect of duty, and may constitute grounds for removal from the Board pursuant to Section 2.7 of these Bylaws.

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52 SECTION 2.5. Board Vacancies. The Mayor with the approval of City Council shall fill
53 vacancies occurring on the Board, other than through expiration of term of office, for the
54 remainder of the original term of the vacated position.

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56 SECTION 2.6. Resignations. Resignations shall be submitted in writing to the Mayor
57 and the City Council, a minimum of sixty (60) days prior to the effective date of the
58 resignation.

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60 SECTION 2.7. Removal of Board Members. A Board member may be removed by the
61 Mayor and City Council for inefficiency, neglect of duty, or misconduct in office in
62 accordance with Minnesota Statutes, Section 469.010, as amended.

63 3. OFFICERS

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66 SECTION 3.1. Officers. The officers of the Authority shall consist of a Chairperson, a
67 Vice Chairperson, a Secretary, and an Executive Director. The Chairperson, the Vice
68 Chairperson, and the Secretary shall be members of the Board and shall be elected at the
69 annual meeting of the Authority, and no ~~Commissioner~~Board member shall hold more than
70 one such office at the same time.

71
72 SECTION 2.2.3.2. Chairperson. The Chairperson shall preside at all meetings of the Board.
73 The Chairperson, with the assistance of the Executive Director, will set the monthly Board
74 agenda. On at least a quarterly basis, the Chairperson shall meet with the City Manager to
75 discuss HRA matters.

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77 SECTION 2.3.3.3. Vice Chairperson. The Vice Chairperson shall preside at any meeting of
78 the Board in the absence of the Chairperson and may exercise all powers and perform all
79 responsibilities of the Chairperson if the Chairperson cannot exercise or perform the same
80 due to absence or other inability.

81
82 SECTION 2.4.3.4. Chairperson Pro Tem. In the absence or inability of the Chairperson and
83 the Vice Chairperson at any meeting, the Board may appoint any remaining
84 ~~Commissioner~~Board member as Chairperson Pro Tem to preside at such meeting.

85
86 SECTION 2.5.3.5. Secretary. In the absence of the ~~Clerk~~Executive Director, the Secretary
87 shall keep minutes of all meetings of the Board and shall maintain all records of the
88 Authority. The Secretary shall also have such additional duties and responsibilities as the
89 Board may from time to time and by resolution prescribe.

90
91 SECTION 2.6.3.6. Executive Director. The ~~Community Development~~Authority shall
92 appoint an Executive Director ~~of~~nominated by the City ~~shall serve as the~~Manager. The
93 Executive Director, ~~who~~ shall be the chief appointed executive officer of the Authority, and
94 shall have such additional responsibilities and authority as the Board may from time to time
95 by resolution prescribe. In addition, the Executive Director is responsible for recording and
96 maintaining accurate records of the meetings of the Board and of all official actions taken by
97 or on behalf of the Authority.

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99 SECTION 3.7. Replacement of Officers. In the event the office of any officer becomes
100 vacant, a replacement officer shall be elected at the next regularly scheduled meeting to serve
101 out the balance of the original term of the vacated office.

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4. ~~3.~~ PROCEDURES MEETINGS OF THE HRA BOARD OF COMMISSIONERS

SECTION ~~3.1.4.1.~~ Annual Meeting. The annual meeting of the Board shall be held on the 3rd Tuesday of the month of January in each year.

SECTION ~~3.2.4.2.~~ Regular Meetings. The Board shall hold regular meetings on the 3rd of each month, commencing at a time the Board determines, or upon the schedule adopted by the Board at the annual meeting.

SECTION ~~3.3.4.3.~~ Special Meetings. Special meetings of the Board may be called by the Chairperson or, in the event of the Chairperson’s absence or inability, by the Vice Chairperson at any time, upon twenty-four hours prior notice to all ~~Commissioners~~ Board members and the Clerk and Executive Director. Upon the same notice, special meetings of the Board may also be called by any two ~~Commissioners~~ Board members. The Clerk shall post notice of any special meeting in the principal office of the Authority no less than three days prior to such special meeting, or such other period required for notice of special meetings under Minnesota Statutes, Chapter 13D.

SECTION ~~3.4.4.4.~~ Quorum. A quorum of the Board shall consist of four ~~if of the Board consists of seven Commissioners and three if the Board consists of five Commissioners~~ Board members. In the absence of a quorum, no official action may be taken by, on behalf of, or in the name of the Board or the Authority.

SECTION ~~3.5.4.5.~~ Adoption of Resolutions. Resolutions of the Board shall be deemed adopted if approved by not less than a simple majority of all ~~Commissioners~~ Board members present, except as otherwise required by law. Resolutions may but need not be read aloud prior to vote taken thereon and may but need not be executed after passage.

SECTION ~~3.6.4.6.~~ Rules of Order. The presider shall conduct the meetings of the Board in such a fashion as to efficiently transact public business in compliance with law and fairness. In this regard, ~~Robert Rosenberg’s~~ Robert Rosenberg’s Rules of Order may be used as a parliamentary guide, but the sense of the Board operating in compliance with law and fairness rather than ~~Robert Rosenberg’s~~ Robert Rosenberg’s Rules of Order shall prevail in resolving all procedural issues. Board members may appeal procedural decisions of the presider by a motion that is made and seconded at the time of the presider’s action or inaction. Such appeal motion shall have priority over all other motions. A majority of the quorum in attendance voting in favor of the appeal motion is sufficient to reverse the presider’s ruling.

SECTION 4.7. Conflict of Interest. Any Board member or employee who has a financial interest in any matter that is before the Authority shall publicly state the nature of said interest, excuse himself or herself from participation in the discussion or any decision-making process regarding the matter, and comply with the requirements of Minnesota Statutes, Section 469.009, as amended.

5. ~~4.~~ PROCEDURES OF THE HRA BOARD OF COMMISSIONERS

SECTION ~~4.1.5.1.~~ Fiscal Year. The fiscal year of the Authority shall be the calendar year.

SECTION ~~4.2.5.2.~~ Execution of Contracts. All contracts, notes and other written agreements or instruments to which the Authority is a party or signatory or by which the Authority may be bound shall be executed by the Chairperson and/or the Executive Director

156 or by such other ~~Commissioners~~Board members or officers of the Authority as the Board may
157 be resolution prescribe.

158
159 SECTION ~~4.3.5.3.~~ Amendment of By-Laws. These By-Laws may be amended by the Board
160 only by not less than a majority vote of all the ~~Commissioners~~Board members, provided that
161 any such proposed amendment shall first have been delivered to each ~~Commissioner~~Board
162 member at least five days prior to the meeting at which such amendment is considered.
163

HRA Terms on the Board as of February 2014

Number of Terms	Board Member	Dates of Term
1 st	Kelly Quam	9/28/09-9/23/14
Serving out a term	Susan Elkins	4/9/12-9/23/15 finish out Battisto Term, 2 nd term 9/24/10-5/17/11 resigned, 1 st term 9/24/05-9/23/10
2 nd Term	Bill Masche	2 nd term 9/24/11-9/23/16, 1 st term 9/24/06-9/23/11
1 st Term	Jason Etten	1 st term 2/18/14-12/31/16
3 rd Term	Bill Majerus	3 rd term 9/24/12-9/23/17, 2 nd term 9/24/07-9/23/12, 1 st term 9/24/02-9/23/07
2 nd Term	Dean Mashka	2 nd term 9/24/12-9/23/17, 1 st term 9/27/07-9/23/12
2 nd Term	Vickie Lee	2 nd term 9/24/13-9/23/18, 1 st term 9/28/09-9/23/13

**EXTRACT OF MINUTES OF MEETING OF THE
HOUSING AND REDEVELOPMENT AUTHORITY
IN AND FOR THE CITY OF ROSEVILLE**

Pursuant to due call and notice thereof, a regular meeting of the Housing and Redevelopment Authority in and for the City of Roseville, County of Ramsey, Minnesota, was duly called and held at the City Hall on Tuesday, the 18th day of February, 2014, at 6:00 p.m..

The following members were present:

and the following were absent:

Commissioner _____ introduced the following resolution and moved its adoption:

Resolution No. 53

**Resolution of the Board
Of Commissioners of the Housing and
Redevelopment Authority in and for the
City of Roseville, Minnesota, Adopting By-Laws for 2014**

BE IT RESOLVED by the Board of Commissioners (the "Board") of the Housing and Redevelopment Authority in and for the City of Roseville, Minnesota (the "Authority"), as follows:

1. Recitals. All things required by the applicable provisions of the Municipal Housing and Redevelopment Act, Minnesota Statutes, Sections 469.001 to 469.047, have been duly taken in order to create, constitute, and activate the Authority.
2. By-Laws. The By-Laws which are attached to and made a part of this resolution as Exhibit A are hereby adopted as the By-Laws of the Authority.

Adopted by the Board of the Authority this 18th day of February, 2014.

Certificate

I, the undersigned, being duly appointed and acting Executive Director of the Housing and Redevelopment Authority in and for the City of Roseville, Minnesota, hereby certify that I have carefully compared the attached and foregoing resolution with the original thereof on file in my office and further certify that the same is a full, true, and complete copy of a resolution which was duly adopted by the Board of Commissioners of said Authority at a duly called and regularly held meeting thereof on February 18th, 2014.

I further certify that Commissioner _____ introduced said resolution and moved its adoption, which motion was duly seconded by Commissioner _____ and that upon roll call vote being taken thereon, the following Commissioners voted in favor thereof:

and the following voted against the same:

whereupon said resolution was declared duly passed and adopted.

Witness my hand as the Executive Director of the Authority this 18th day of February, 2014.

Acting Executive Director
Housing and Redevelopment
Authority in and for the City
of Roseville, Minnesota

Housing & Redevelopment Authority
Roseville City Hall Council Chambers, 2660 Civic Center Drive
Minutes – Wednesday, January 29, 2014 at 6:00 p.m.

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1. Call to Order

Chair Maschka called to order the regular meeting of the Housing & Redevelopment Authority (HRA) in and for the City of Roseville at approximately 6:00 p.m.

2. Roll Call

Present: Chair Dean Maschka; and Members Bob Willmus; Bill Majerus; William Masche; Kelly Quam; and Vicki Lee

Excused: Member Susan Elkins

Staff Present: Acting HRA Executive Director Jeanne Kelsey; Communications Manager Garry Bowman

a. Approval of Bylaws (Attachment A) and Election of Officers of the Housing & Redevelopment Authority in and for the City of Roseville for 2014

Acting Director Kelsey briefly reviewed proposed revisions for the annual review of the HRA By-Laws, per State Statute 469.011 and at the recommendation of the HRA Attorney. Items for HRA consideration included a review of the By-laws revisions and recommended amendments; review of 2014 meeting dates and any amendments; discussion of the nomination of officers; and adoption of by-laws by resolution.

Ms. Kelsey noted a clarification of the terms of office, with the Mayor recommending limiting terms (Section 2.2 of Attachment A, draft by-laws) to be two (2) consecutive five (5) year terms versus the current three (3) consecutive terms. Ms. Kelsey advised that the proposed revisions were based on a review by the HRA Attorney’s and cross-section of similar HRA’s and their operations; with documentation in place outlining who is in which position as staff changeover occurs.

At the request of Member Majerus, Ms. Kelsey highlighted other changes of note, including Section 2.4 (minimum meeting attendance requirements); membership of the HRA Board; and other minor changes for items needing clarity and conciseness.

Ms. Kelsey reviewed Attachment B, 2014 HRA Meeting Schedule; and Tuesday meeting dates at 6:00 p.m. as follows:

January 21	May 20	September 16
February 18	June 17	October 21
March 11	July 15	November 18
April 15	August 19	December – NO MEETING

Ms. Kelsey noted that Resolution No. 52 (Attachment C) would be amended to reflect her as “Acting” HRA Executive Director.

Member Willmus provided a background on proposed changes to member terms, after his discussions with Mayor Roe, to be consistent with the City Council’s advisory commissions with two (2) consecutive, three (3) year terms, for a maximum of six (6) years; or reverting to two (2) consecutive, five (5) year terms, for a total service of ten (10) years) at one time. Member Willmus noted that also provided an opportunity to bring other voices to the table at greater intervals.

1 Member Majerus questioned if it was preferable or more beneficial to take the advice of the
2 HRA Attorney to be more consistent with the operations of other HRA's and Economic
3 Development Authorities (EDA's) or to be consistent with City Council advisory
4 commissions. Member Majerus explained his rationale by noting that , he could see the
5 benefit of ten (10) versus fifteen (15) years, he was concerned about losing institutional history
6 of members and the time they would need to gain traction, based on the HRA's mission in the
7 community versus advisory commissions. Not intending to take anything away from those
8 advisory roles, Member Majerus noted the involvement of the HRA in things taking
9 considerable time to develop and mature, and questioned if ten (10) years was long enough to
10 keep productive members on board, as well as retaining that institutional history for the benefit
11 of the body as well as the community vision.

12
13 Chair Maschka noted that, after one year of absence, a member may reapply and restart
14 another ten (10) year cycle as application, being considered as a new applicant. However,
15 Chair Maschka asked for additional information on how that would play out over ten (10)
16 years based on historical appointments to the HRA, and how it would stagger out over that
17 time.

18
19 Ms. Kelsey noted that some HRA's didn't have any term limit whatsoever.

20
21 Member Lee concurred that the nature of the HRA business is more unique than advisory
22 commissions.

23
24 Member Masche questioned the number of members who have filled out their terms; and noted
25 the tremendous talent pool available when applicants have come forward for other
26 commissions, opining that there were numerous residents willing to serve the community.

27
28 While respecting that willingness to serve, Member Majerus reiterated his concern that the
29 HRA retain its institutional knowledge.

30
31 Member Willmus concurred that institutional knowledge is vital; however, he also recognized
32 the opportunity to hear from fresh voices and new ideas. As anyone involved in real estate
33 over time, Member Willmus noted the rapid changes in that field; and opined that this provided
34 an opportunity for those new voices to come forward in creating a strong benefit to the body
35 and the community.

36
37 Member Masche noted that in past years when the HRA was first initiated, there was not a
38 strong and consistent staff leadership in place; and opined that with that staff leadership
39 consistency now available, some of the institutional memory would be retained.

40
41 Discussion ensued regarding whether the HRA was to retain current by-laws as amended and
42 the number and length of terms, with the majority preferring to wait until the next meeting for
43 further consideration once a review of the overlap of membership and those on their second
44 term or not; and adopt the remainder of the resolution (2014 meeting dates, election of officers,
45 and appointment of Acting Executive Director) at this time.

46
47 Chair Maschka noted that the by-laws could be amended at any time, and he would prefer to
48 adopt them now and get the terms of office research, at which time the by-laws could be
49 amended if necessary.

50
51 Member Majerus spoke in support of tabling the by-laws for additional information to be
52 provided by staff, and then adopt them at the next HRA meeting.
53

1 **Motion: Member Majerus moved, seconded by Member Masche to TABLE adoption of**
2 **the HRA By-laws to the February HRA meeting, with the exception of election of officers**
3 **and approval of 2014 meeting dates as presented.**

4
5 **Ayes: 6**
6 **Nays: 0**
7 **Motion carried.**

8
9 **Motion: Member Majerus moved, seconded by Member Lee to nominate the following**
10 **slate of officers; and to approve the following 2014 meeting dates.**

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12 **Chair: Dean Maschka**
13 **Vice Chair: Vicki Lee**
14 **Secretary: Bill Majerus**
15 **Acting Executive Director: Jeanne Kelsey**

16

Tuesday meeting dates (unless otherwise noted) at 6:00 pm		
January 21	May 20	September 16
February 18	June 17	October 21
March 11	July 15	November 18
April 15	August 19	December – NO MEETING

17 **Ayes: 6**
18 **Nays: 0**
19 **Motion carried.**

20
21 Chair Maschka noted that he would not be available for the March meeting, and asked Vice
22 Chair Lee to serve as Chair in his absence.

23
24 **3. Approval of Minutes**

25
26 **Motion: Member Majerus moved, seconded by Member Lee to approve the Regular HRA**
27 **Meeting Minutes of November 19, 2014 as presented.**

28
29 **Ayes: 6**
30 **Nays: 0**
31 **Motion carried.**

32
33 **4. Announcements, Agenda Adjustments, Recognitions, Correspondence, and Comments**

34
35 **a. Living Smarter Home and Garden Fair Sponsor Recognition**

36 Ms. Kelsey read a list of and recognized the sponsors of this year's Home & Garden Fair; with
37 one sponsor present tonight.

38
39 Ms. Kelsey introduced Jake Sedlacek, representing Xcel Energy, who had also assisted the
40 HRA with the recent business expansion survey.

41
42 Chair Maschka thanked Mr. Sedlacek for his help in the community; and presented a
43 certification of recognition for those efforts.

44
45 **b. 2013 Living Smarter Roseville Green Award Program**

46 Ms. Kelsey advised that the City had two (2) applicants this year, both having great projects,
47 but unfortunately one applicant disqualified due to failure to pull permits in the necessary time
48 frame for the proposed work.

49

1 Ms. Kelsey introduced this year's Green Award Program winners: Laurie Bennett & Ahi
2 Bennuri, 2755 Merrill Street; for their remodel of a 1953 rambler to refinish an upstairs bath,
3 finish a major portion of the basement through addition of a bedroom, home theater, wet bar
4 and full spa bath. Ms. Kelsey noted that the couple had also applied for a free energy audit
5 after completion of the work, and paid for an upgrade to an infrared to determine how those
6 improvements had helped their energy efficiency, and found great results.
7

8 At the request of Chair Maschka, Ms. Bennett reviewed the history of this home, her
9 grandparent's former home, and a synopsis of the work completed.

10 Ms. Kelsey advised that a display board will be available at the Home & Garden Fair, showing
11 before and after pictures; as well as on the HRA's website. Ms. Kelsey emphasized that the
12 couple consciously made decisions for energy efforts, and other amenities that were the core of
13 what this program was all about.
14

15 Chair Maschka formally congratulated the couple, and presented them with a check from the
16 HRA in the amount of \$500.
17

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19 **Agenda Addition**

20 Ms. Kelsey introduced Garry Bowman, the City of Roseville's new Communications Manager,
21 advising that he would be working with the HRA as well.
22

23 Mr. Bowman provided his biography, his education credentials, and career expertise in the
24 communications field. Mr. Bowman reviewed his goals for the City of Roseville in creating a
25 brand to project the community within and beyond the greater Twin Cities and Minnesota area.
26 Mr. Bowman expressed his enthusiasm for finding that brand and developing a marketing plan
27 to accentuate the positives; proposing to present preliminary ideas over the next few months.
28 Mr. Bowman advised that the intent would be for that image or brand to project throughout the
29 City cohesively and consistently, including being ultimately reflected in a redesign of the
30 City's website and take the City's message to the community and businesses, as well as
31 beyond. Mr. Bowman expressed his confidence that this would provide an opportunity to
32 bring the entire community together.
33

34 Chair Maschka welcomed Mr. Bowman to the community and staff.
35

36 Member Majerus also welcomed Mr. Bowman, and encouraged him to take advantage of some
37 of the great resources accomplished to-date, specifically the *Imagine Roseville 2025* that had
38 been developed by the community addressing their vision.
39

40 Mr. Bowman concurred, noting that the document had been referred to throughout his hiring
41 process; and noted that this would be part of creating the brand that would authentically reflect
42 the community. Mr. Bowman expressed his excitement in working with the HRA and
43 promoting their efforts as well.
44

45 **6. Community/Citizen Comments**

46 None.
47

48 **7. Consent Agenda**

49 Acting Executive Director Kelsey briefly reviewed Consent Agenda items; as detailed in the staff report
50 and attachments dated January 21, 2014.
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- 52 a. Adoption of contracts for fiscal, staff and executive director services between the HRA and the
53 City of Roseville for 2014 (HF0123) (Attachment A)

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- Approve the service contract with the City of Roseville to provide financial and accounting services based on 5% of the 2014 HRA Administrative Budget set at \$200,362.00, with the amount of \$9,662.00 prorated quarterly for 2014 (Attachment B);
 - Approve the service contract with the City of Roseville for administrative staff support services at 1,040 hours annually for \$31,700.00 prorated quarterly for 2014 (Attachment C); and
 - Approve the service contract with the City of Roseville for full-time staff support services (Housing Program Manager) not to exceed \$105,800.00, prorated quarterly for 2014 (Attachment D)
- b. Acceptance of Housing Resource Center (HRC) 2013 Report
 - c. Acceptance of 2013 Abatement Report
 - d. Affirm continuation of Martha Ingram, Kennedy Graven, as RHRA Attorney; authorizing the Acting HRA Executive Director and the HRA Chair to enter into a contract for Attorney services for 2014 based upon staff recommendation.
 - e. Affirm continuation of Sheila Stowell as Recording Secretary for the RHRA; at the rate of \$25.00 per hour plus mileage reimbursement.
 - f. Affirm Contract with Housing Resource Center (HRC) for services for 2014; with fee for Construction Management Services at \$13,000 and other loan service fees paid by the loan applicant.

Additional Consent item

Affirmation of 2014 financials, showing 2013 ending balances by fund.

Motion: Member Majerus moved, seconded by Member Quam to approve the Consent Agenda as presented; as amended to include acceptance of 2013 ending balances by fund.

Ayes: 6
Nays: 0
Motion carried.

8. Public Hearings

None.

9. Presentations

None.

9. Action/Discussion Items

The order of action items were amended as indicated.

a. Adopt 2014 Final Budget

Ms. Kelsey reviewed the 2014 Final Budget by fund.

Discussion included 2013 carryover; need to continue to building the cash flow reserves to meet the City's preferred 35% of the HRA's operating budget to avoid internal transfers from the City, with recommendations to increase the allotment by \$20,000 to get closer to that shortfall; recommendations for increasing and replenishing the multi-family housing fund; one-year moratorium in the Neighborhood Enhancement Program (NEP) while the implementation of rental housing inspections is put in place to determine a base line for property types, with reinstatement of the NEP in future years, as the program had achieved a much improved success rate reducing violations since its inception; and potential need for additional resources to complete economic development work with the U of MN to enhance outreach efforts to existing businesses.

Ms. Kelsey advised that the HRA should receive a report and findings from the Business Retention and Economic Development efforts in March of 2014 as completed by the task force

1 and recommendations for the HRA. Ms. Kelsey anticipated 4-5 projects in the near future,
2 which would need resources, but while they remained unknown at this time, were reflected in
3 the budget. At the request of Chair Maschka, Ms. Kelsey advised that \$25,000 in funds had
4 been allocated at this time.

5
6 At the request of Member Quam, Ms. Kelsey clarified the 2013 adopted budget and actual
7 expenses as they related to the Housing Replacement and Multi-Family Housing Program, and
8 how the funds are shown and expended to provide tracking rather than keeping the carrying
9 costs under the general operating budget and not comingling those funds. At the request of
10 Member Quam, Ms. Kelsey also reviewed investment income from an accrual accounting
11 versus cash accounting perspective, and any potential HRA funds available for investment,
12 subsequently adjusted year-end.

13
14 At the request of Member Masche, Ms. Kelsey acknowledged a typographical error in the
15 report, with the “2014 adopted budget actual revenue expense” in Fund 723 actually being
16 2013 actual expenses; duly noted for correction on future iterations.

17
18 Discussion ensued regarding the role the City’s Finance Director Miller played in advising the
19 HRA (e.g. cash flow shortfall reserves), review of all funds and advising the HRA on how
20 those funds should be expended. Additional discussion included the timing of Ramsey County
21 tax payments and adjustments to Fund 723 accordingly through reserve funds.

22
23 **Motion: Member Majerus moved, seconded by Member Lee to ADOPT FINAL**
24 **BUDGET FOR 2014**

25
26 **Ayes: 6**
27 **Nays: 0**
28 **Motion carried.**

29
30 **b. Adopt 2014 Work Plan**

31
32 **Motion: Member Majerus moved, seconded by Member Lee to approve the 2014 HRA**
33 **Work Plan as presented by staff.**

34
35 **Ayes: 6**
36 **Nays: 0**
37 **Motion carried.**

38
39 **c. Review and Discuss Information related to HRA and EDA**

40 Ms. Kelsey provided follow-up information from previous discussions with the HRA Attorney
41 regarding the differences in powers of HRA’s, EDA’s and Port Authorities. Ms. Kelsey
42 provided a copy of that summary dated April 2012 (Attachment A); along with information
43 provided from the League of Minnesota Cities Handbook (Attachment B) outlining those
44 elements and benefits of each.

45
46 Ms. Kelsey briefly summarized the differences and powers of an HRA and EDA in
47 redevelopment efforts; taxing levy powers of each legal entity; and rationale for reviewing this
48 information again as a result of recent discussions coming out of the business retention survey.

49
50 Ms. Kelsey sought HRA comment as to whether they wanted to explore this further, perhaps
51 with the City Council and HRA Attorney, to determine the best structure for this board or
52 whether they supported any structure changes to meet their goals. Ms. Kelsey reviewed
53 potential membership revisions; with EDA’s typically addressing redevelopment, but the HRA
54 currently meeting those requirements in addressing blight and expending monies accordingly.
55

1 At the request of Member Willmus, Ms. Kelsey provided her perspective on HRA's versus
2 EDA's, clarifying that the EDA levy counted against the City's overall maximum levy
3 restrictions, while the HRA levy is not considered part of the City's maximum levy ability,
4 having a distinct and separate levy authority. At the request of Member Willmus, Ms. Kelsey
5 further addressed and EDA as providing a tool, similar to the HRA; opining that as a first-ring
6 suburb, the Roseville HRA could perform redevelopment activities by addressing slum and
7 blight; with the attorney's perspective from a business retention status of an EDA preventing
8 vacant storefronts, which were not overly problematic in Roseville at this time. Ms. Kelsey
9 noted that the HRA simply needed to use care in what activities it performed that were not
10 housing-related.

11
12 At the request of Member Willmus, Ms. Kelsey advised that the current business retention
13 survey did not indicate the need for many small business loans or funding for business start-
14 ups, which would typically be done by an EDA.

15
16 At the request of Chair Maschka, Ms. Kelsey clarified that the current Local Development
17 Corporation (LDC) would be dissolved when the final loan was paid off in full; with laws no
18 longer in place related to LDC's, making it prohibitive for the City to continue it.

19
20 At the request of Chair Maschka, Ms. Kelsey advised that the Port Authority was also a
21 separate entity.

22
23 Member Majerus opined that the HRA had come a long with receiving the support of the City
24 Council and respect of the community and were working in concert. By adding an EDA to the
25 mix, Member Majerus questioned if this would further interfere with that cooperative effort.
26 Member Majerus suggested that the HRA continue to take the energy developed to-date and
27 see how many community goals could be achieved.

28
29 Chair Maschka opined that this was more of a political decision for the City Council, but
30 would get the HRA out of some of the grey areas beyond housing in the Twin Lakes
31 Redevelopment Area that might include economic development efforts as part of those housing
32 efforts; and without the need to verify slum and blight conditions; and provide a bigger
33 umbrella under which the HRA could operate.

34
35 Member Majerus spoke in support of hearing the perspective of the City Council.

36
37 Member Willmus admitted that he was intrigued by the concept, and would concur that City
38 Council input was indicated; opining that this would also provide a different perspective on
39 whether to have accountability or representation from the City Council to the HRA or an EDA.

40
41 Chair Maschka concurred, noting that an EDA would require two (2) Councilmembers to
42 serve; with Member Willmus noting this would therein bring forth the political discussion.

43
44 At the request of Member Quam, Ms. Kelsey confirmed that there was no other arm of the City
45 currently doing economic and/or commercial redevelopment efforts.

46
47 Chair Maschka noted that economic development efforts were once again starting up in the
48 blighted Twin Lakes Redevelopment Area, with Member Quam noting that those efforts were
49 driven by private interests.

50
51 Within a certain context, Member Willmus noted that the City's Comprehensive Plan and
52 Zoning Code were guiding the redevelopment, but that overall it was left to the open market.
53 Member Willmus noted that one real problem in the Twin Lakes Redevelopment Area over the
54 last thirty (30) years, was that every few years; the City comes along and moves the ball,
55 which wasn't a popular occurrence for the development community. Member Willmus opined

1 that under an EDA, the City would have more autonomy for financial assistance, which
2 reverted back to the question of whether the community wanted their elected officials making
3 those decisions on how to loan or expend those dollars, suggesting that this was where the real
4 discussion would fall.

5
6 Chair Maschka opined that business retention and networking was not the real issue, but when
7 funds were loaned for expansion purposes, this would be the real issue.

8
9 Member Quam noted that vacant storefronts were a grueling problem in some communities,
10 and having the ability to improve that situation would be a great tool to have. However,
11 Member Quam noted that, over the most recent economic crisis for retail businesses adjacent
12 to Rosedale and within the community, with minimal closures and vacancies seen, her sense
13 was that the City had survived that quite well during the 2007-2009 crisis years. From that
14 perspective, Member Quam questioned how likely it was that the City would need the EDA
15 tool.

16
17 Members Willmus and Majerus agreed that this was an excellent point made by Member
18 Quam.

19
20 Member Willmus opined that the City of Roseville was retail-based.

21
22 Chair Maschka concurred, noting that retail was constantly reinventing itself.

23
24 Chair Maschka asked Ms. Kelsey to include this discussion on the next joint meeting agenda of
25 the City Council and HRA, as well as asking the HRA Attorney to attend that meeting to
26 answer any technical questions.

27
28 **10. Information Reports and Other Business (Verbal Reports by Staff and Board Members)**

29
30 **a. Dale Street Update**

31 Ms. Kelsey provided a brief overview of the Dale Street project, with realtors interviewed this
32 week; and anticipating coming to the HRA's February meeting with design concepts to seek
33 HRA agreement with that new concept. Ms. Kelsey noted that several units were removed
34 from the original designs, as requested by residents and the HRA. However, Ms. Kelsey noted
35 that this new concept design will require a Zoning Code text amendment. Following the
36 February HRA meeting, Ms. Kelsey advised that another neighborhood meeting would be
37 scheduled that same week to start the rezoning process, along with a multitude of subsequent
38 items, including a preliminary and final plat, then construction to start on site. Ms. Kelsey
39 advised that a dual application process was anticipated to meet construction season restraints.
40 Ms. Kelsey noted that both the City Council and HRA would be involved to address property
41 ownership.

42
43 At the request of Member Quam, Ms. Kelsey advised that the project representatives would
44 provide an update on their financing, and anticipated going before the City Council at the end
45 of February to talk about their financing plan and financial assistance (TIF) needed. Ms.
46 Kelsey advised that there may be some unused pooled tax increment financing funds that could
47 be applied; with the City Council discussion including a potential TIF District amendment if
48 they were agreeable to the plan and budget, which would reimburse the City and the HRA for
49 land acquisition.

50
51 Chair Maschka noted that, if the approximate \$1.2 million in TIF funds were not expended this
52 year, they would be allocated to the three taxing jurisdictions.

53
54
55

1 **b. Business, Retention and Expansion Survey Update**

2 Ms. Kelsey advised that a meeting of the task force would be taking place in the near future for
3 the purpose of brainstorming ideas. Ms. Kelsey opined that the largest issue she found during
4 the surveys was a lack of communication, and businesses not feeling the HRA/City was doing
5 anything for outreach. Ms. Kelsey advised that one program for the HRA to consider would
6 whether or not to pursue a regular educational outreach program.
7

8 At the request of Member Majerus, Ms. Kelsey advised that Communications Director
9 Bowman would be engaged as part of this process and discussion.

10 Ms. Kelsey advised that the U of MN was highly impressed with the forty-one (41) completed
11 business visits by members of the task force; noting that this was the highest found in any
12 metropolitan city to-date. Ms. Kelsey expressed kudos to the task force, and expressed her
13 appreciation to them for their assistance, and for enhancing those relationships in the
14 community.
15

16
17 **c. Home and Garden Fair Update**

18 Ms. Kelsey provided the sign-up sheet for HRA members to choose a time to represent the
19 HRA at the upcoming Fair; and encouraged them to use this opportunity to engage with the
20 community. Ms. Kelsey noted that each year she received comments from Roseville residents
21 who find it impressive that the City Council and HRA are at the event, interacting with the
22 public. Ms. Kelsey further noted that single-sort recycling would be promoted and used at this
23 event.
24

25 **d. Foreclosure Update**

26 Ms. Kelsey reported that the trends continued down, as evidenced in the current housing
27 market; with a total of forty-two (42) foreclosures identified in 2013.
28

29 **Fairview Apartment Building Presentation**

30 At the request of Chair Maschka, Ms. Kelsey reported that the February 2014 meeting would
31 include a presentation by this group seeking a resolution of support from the HRA to apply for
32 funds. Ms. Kelsey reported that the group had received City Council support on the Consent
33 Agenda at this week's City Council meeting; and a TIF application had been submitted to the
34 City and was under review at this time. Ms. Kelsey confirmed that this project would require
35 financial assistance, but noted that this area was already an established TIF District, versus the
36 need to seek creation of a housing TIF District. Ms. Kelsey noted that, once the analysis was
37 completed, there may be a need for additional financial resources, including possible HRA
38 participation for this 110 unit market rate, 80 units of the second phase a mixture of income
39 qualification apartments, as well as 6,000 square feet of office space.
40

41 **11. Adjournment to Local Development Corporation Annual Meeting**

42 The meeting was adjourned at approximately 7:17 p.m.
43

44 **Next Regular Meeting: Tuesday, February 18, 2014, City Council Chambers at 6:00 p.m.**
45
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**Roseville Local Development Corporation
Meeting Agenda – City Council Chambers, 2660 Civic Center Drive
Minutes, Wednesday, January 29, 2014, immediately following the
regularly scheduled HRA meeting that begins at 6:00 p.m.**

I. Call Meeting to Order

President Quam called to order the regular meeting of the Roseville Local Development Corporation at approximately 7:18 p.m.

Present: President Kelly Quam; and Members Dean Maschka; William Masche; Bill Majerus; Vicki Lee; and Bob Willmus

Excused: Members Susan Elkins

It was noted that the purpose of this LDC was due to an outstanding loan with funds still forthcoming from the Villa Park Housing Development project.

II. Approval of Minutes, January 15, 2013

Motion: Member Maschka moved, seconded by Member Majerus approved the meeting minutes of January 15, 2013, as presented.

Ayes: 6

Nays: 0

Motion carried.

III. Election of Officers for 2014

President Quam advised that she would need to step down from the Board at the end of her term this year; and asked that she therefore not be reappointed as an officer.

Motion: Member Maschka moved, seconded by Member Willmus approval for reappointment of the 2014 slate of HRA Board officers to the Local Development Corporation slate of officers.

**President: Bill Majerus
Vice President: William Masche
Secretary: Dean Maschka
Treasurer: Vicki Lee**

Ayes: 6

Nays: 0

Motion carried.

IV. Other Business

None.

V. Adjourn

The meeting was adjourned at approximately 7:21 p.m.

City of Roseville Monthly Status Report

Housing *Resource* Center - North and East Metro

January 1, 2000 - January 31, 2014

Attachment 6a.

	Thru- Dec '00	Jan- Dec '01	Jan- Dec '02	Jan- Dec '03	Jan- Dec '04	Jan- Dec '05	Jan- Dec '06	Jan- Dec '07	Jan- Dec '08	Jan- Dec '09	Jan- Dec '10	Jan- Dec '11	Jan- Dec '12	Jan- Dec '13	Jan '14	Feb '14	Mar '14	Apr '14	May '14	Jun '14	Jul '14	Aug '14	Sep '14	Oct '14	Nov '14	Dec '14	Year- to- Date	TOTAL	
Roseville Home Improvement Loan																													
Applications Rec'd									16	8	8	8	5	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	48
Loans Closed									14	4	3	5	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30
Multi-Family Rental Loan																													
Calls/Inquiries										2	1	3	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7
Applications Rec'd										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Loans Closed										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Revolving Loan																													
Applications Rec'd	13	32	25	14	22	19	26	15	1	This loan merged into the Roseville Home Improvement Loan																		167	
Loans Closed	11	30	21	12	18	7	21	13	1																			134	
Family Home Ownership Loan																													
Applications Rec'd							4	4	1	This loan merged into the Roseville Home Improvement Loan																		9	
Loans Closed							3	3	0																			6	
MHFA Fix Up Fund/Rehab																													
Loan Applications Rec'd	0	0	6	2	4	7	2	1	4	1	5	5	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	39
Loans Closed	0	0	4	1	4	6	1	1	1	0	3	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23
Ramsey County Deferred Loan																													
Loan Applications Rec'd	0	0	0	6	2	3	1	0	5	8	6	7	6	11	1	0	0	0	0	0	0	0	0	0	0	0	0	1	56
Loans Closed	0	0	0	4	2	1	1	0	2	3	7	2	3	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	32
Construction Consultation Report																													
Consultation Phone or W	25	61	61	49	156	125	153	165	152	196	244	143	91	204	7	0	0	0	0	0	0	0	0	0	0	0	0	7	1,832
Site Visits, Inspection	42	76	64	76	118	105	95	97	118	121	125	116	65	123	3	0	0	0	0	0	0	0	0	0	0	0	0	3	1,344
Scope of Work	38	100	54	85	20	4	2	0	2	5	5	1	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	324
Additional HRC Services																													
Number of calls	409	207	507	622	468	490	543	391	414	321	398	321	254	178	13	0	0	0	0	0	0	0	0	0	0	0	0	13	5,536
Total SERVICES Provi	538	506	742	871	814	767	852	690	731	669	805	612	428	538	24	0	0	0	0	0	0	0	0	0	0	0	0	24	9,587
NOTE: These numbers reflect the number of CLIENTS serviced. In many instances a client will receive more than one service.																													

1 REQUEST FOR HRA ACTION

2
3 Date: 2-18-14
4 Item No: 9a.

5 Director Approval:

Agenda Section:

6 *Jeanne Kelsey*

Action

8 Item Description: Support for Ramsey County Community Development
9 Block Grants (CDBG)/HOME Investment Partnership
10 (HOME) funds in 2014

(HF0126)

11
12
13
14 1.0 Requested Action

15 1.1 Sherman Associates, Inc. is requesting the Roseville HRA’s resolution of support for the
16 application of Ramsey County Community Development Block Grants (CDBG)/HOME
17 Investment Partnership Funds in 2014 for the redevelopment of 2785 Fairview Avenue
18 North.

19
20 2.0 Background

21 2.1 Sherman Associates, Inc. is a leading firm specializing in the design, construction, and
22 financing of quality commercial and housing properties in Minnesota, Wisconsin, Iowa,
23 Missouri, Colorado, and California. Through its successful execution of several projects,
24 Sherman Associates, Inc. has earned a strong reputation for high quality and strong follow-
25 through around the country.

26
27 2.2 Sherman Associates, Inc. is proposing a three-phase redevelopment of 2785 Fairview
28 Avenue North. Phase 1 would result in approximately 110 units of market rate rental
29 housing. Phase 2 would feature approximately 6,000 square feet of office/retail. Phase 3
30 would provide approximately 80 units of mixed-income rental housing. All units of housing
31 would be non-age restricted. Approximately 20% of the housing units in Phase 3 will be
32 rented to households earning at or below 50% of area median income (AMI), with the
33 balance of the units rented at market rate.

34
35 2.3 Phases 1 and 2 would commence construction in late fall of 2014; Phase 3 would commence
36 construction in 2015.

37
38 2.4 At this time, Sherman Associate, Inc is not requesting a financial commitment from the
39 RHRA; however it is possible that a request for financial assistance from the RHRA would
40 be made in the future as the project proceeds.

41
42 3.0 Staff Recommendation

43 The Comprehensive Multifamily Housing Needs Analysis recommended that the City
44 establish as its number one priority the development of market-rate, general occupancy
45 rental housing. Additionally, the HRA’s 2012 – 2016 Strategic Plan included the goals
46 of creating and maintaining high quality, sustainable multi-family housing options and
47 pursuing partnerships with other public, private, and non-profit housing providers.

48 Therefore, staff recommends that the HRA support Sherman and Associates, Inc.'s
49 application for Ramsey County Community Development Block Grants (CDBG)/HOME
50 Investment partnership Funds in 2014 for the redevelopment of 2785 Fairview Avenue
51 North.

52

53 **4.0 Suggested HRA Action**

54 By **resolution**, the RHRA supports the Application for Ramsey County Community
55 Development Block Grants (CDBG)/HOME Investment Partnership Funds in 2014 for
56 the redevelopment of 2785 Fairview Avenue North into mixed-income housing.

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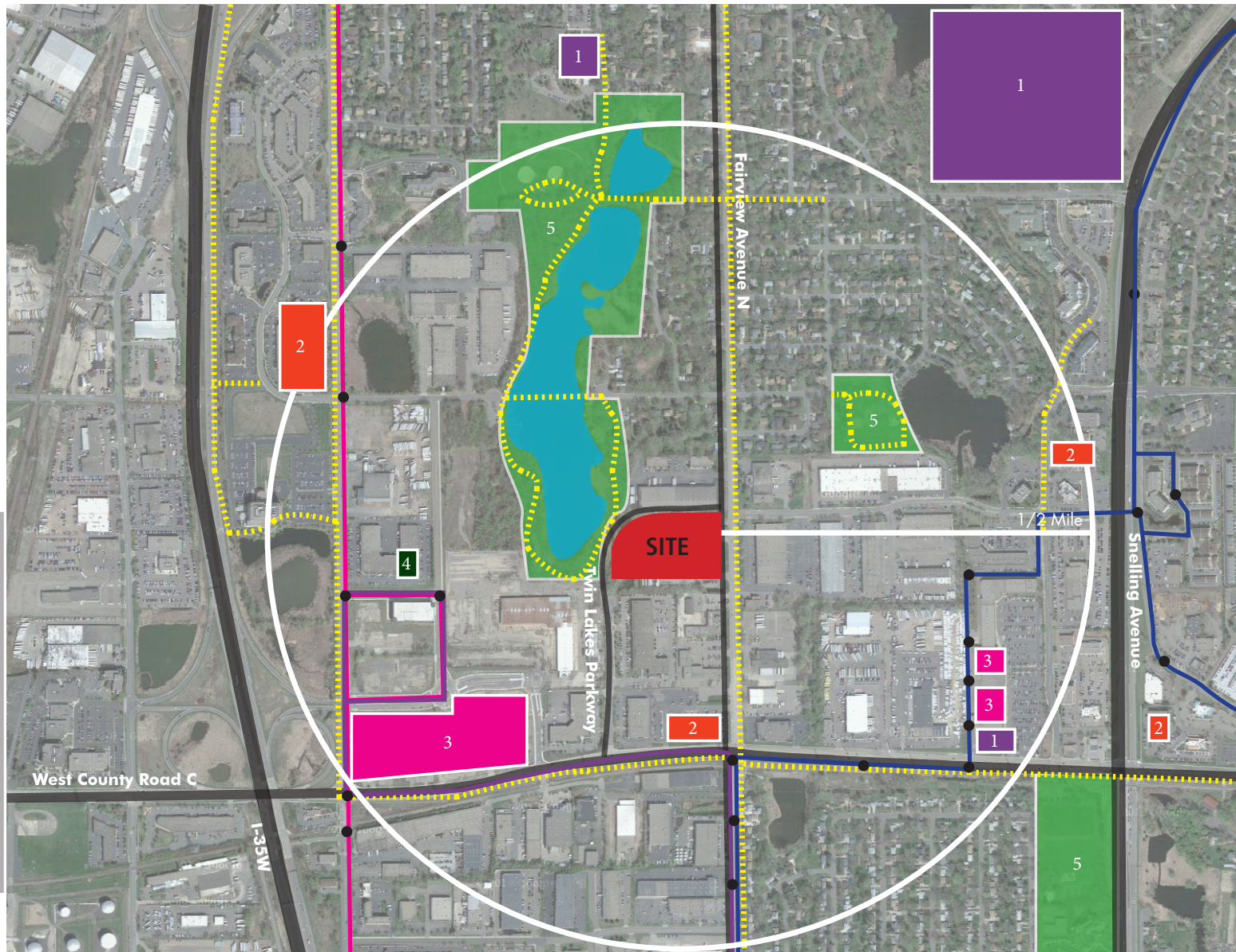
89

Attachment – A: Aerial
B: Site Plan
C: Resolution

92

93

Prepared by: Jeanne Kelsey, Acting Executive Director (792-7086)



- 1. Education
Once Upon a Child
Northwestern College
Johanna Jr. High
- 2. Health Care
N. Suburban Family Physician
Children's Hospital
St. Paul Eye Clinic
- 3. Retail
Wal-Mart
Walgreens
Byerlys
- 4. Worship
Substance Church
- 5. Parks
Langton Lake Park
Oasis Park
Rosebrook Park

- 1 Educational Facilities
 - 2 Health Care
 - 3 Retail
 - 4 Worship
 - 5 Parks
 - Langton Lake
- TRANSIT
- Bike Routes
 - Bus Stop
 - 801 Bus Line
 - 264 Bus Line
 - 225 Bus Line





**EXTRACT OF MINUTES OF MEETING OF THE
HOUSING AND REDEVELOPMENT AUTHORITY
IN AND FOR THE CITY OF ROSEVILLE**

Pursuant to due call and notice thereof, a regular meeting of the Housing and Redevelopment Authority in and for the City of Roseville, County of Ramsey, Minnesota, was duly called and held at the City Hall on Tuesday, the 18th day of February, 2014, at 6:00 p.m.

The following members were present:

and the following were absent:

Commissioner _____ introduced the following resolution and moved its adoption:

Resolution No. 54

**RESOLUTION IN SUPPORT FOR SHERMAN AND ASSOCIATES INC.
APPLICATION FOR RAMSEY COUNTY COMMUNITY DEVELOPMENT BLOCK
GRANTS (CDBG)/HOME INVESTMENT PARTNERSHIP FUNDS IN 2014 FOR THE
REDEVELOPMENT OF 2785 FAIRVIEW AVENUE**

WHEREAS, the 2785 Fairview Avenue in the City of Roseville was identified by the City as a potential mixed use redevelopment site in the Twin Lakes Redevelopment Area; and

WHEREAS, the Housing and Redevelopment Authority has recently completed a Comprehensive Multifamily Housing Needs Analysis and such proposed development meets an identified need in Roseville; and

WHEREAS, the Comprehensive Multifamily Housing Needs Analysis supports such proposed development as the number one priority for Roseville.

WHEREAS, proposed redevelopment site meets the Housing and Redevelopment Authority 2012-2016 Strategic Plan; and

WHEREAS, Sherman Associates, INC. a reputable Twin Cities housing developer, has proposed to build approximately 110 units of market rate housing in Phase I, approximately 6,000 sq.ft. office/retail in Phase II and approximately 80 units of mixed income housing options in Phase III.

NOW THEREFORE BE IT RESOLVED THAT the Housing and Redevelopment Authority, in and for the City of Roseville hereby supports and strongly recommends funding to Sherman Associates, INC for the redevelopment of 2785 Fairview Avenue with the goal to redevelop the site into mixed use and income housing options with commercial amenity that will significantly improve the Twin Lakes Redevelopment Area.

Adopted by the Board of the Authority this 18th day of February, 2014.

Certificate

I, the undersigned, being duly appointed and acting Executive Director of the Housing and Redevelopment Authority in and for the City of Roseville, Minnesota, hereby certify that I have carefully compared the attached and foregoing resolution with the original thereof on file in my office and further certify that the same is a full, true, and complete copy of a resolution which was duly adopted by the Board of Commissioners of said Authority at a duly called and regularly held meeting thereof on February 18, 2014.

I further certify that Commissioner _____ introduced said resolution and moved its adoption, which motion was duly seconded by Commissioner _____, and that upon a vote being taken thereon, the following Commissioners voted in favor thereof:

And the following voted against the same:

And the following abstained from voting:

Whereupon said resolution was declared duly passed and adopted.

Witness my hand as the Executive Director of the Authority this 18th day of February, 2014

Acting Executive Director
Housing and Redevelopment Authority
In and for the City of Roseville, Minnesota