

**HOPKINS HRA  
AGENDA  
Tuesday, September 7, 2021  
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 August 2, 2021 regular meeting
2. Approve Minutes of the August 17, 2021 special meeting
3. Approve Disbursements through August 30, 2021

**Recommendation: Approve Consent Agenda**

**IV. ADJOURN**

**MINUTES OF THE HRA REGULAR MEETING PROCEEDINGS  
MONDAY, AUGUST 2, 2021**

**CALL TO ORDER**

Pursuant to due call and notice thereof a regular meeting of the Hopkins Housing and Redevelopment Authority was held on Monday, August 2, 2021 at 7:00 p.m. in the Council Chambers at City Hall, 1010 1<sup>st</sup> Street South, Hopkins. Mayor Gadd called the meeting to order with Council members Halverson, Hunke, Beck and Brausen attending. Also present were Executive Director Mike Mornson and Assistant Executive Director Kersten Elverum.

**CONSENT AGENDA**

**Motion** by Brausen **Second** by Halverson

**Motion** to approve the Consent Agenda.

1. Approve Minutes of the July 20, 2021, regular meeting
2. Approve Disbursements through July 23, 2021

**Ayes: 5**

**Nays: None. Motion carried.**

**ADJOURNMENT**

There being no further business to come before the HRA and upon a motion by Brausen, second by Hunke, the meeting was unanimously adjourned at 7:02 p.m.

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Jason Gadd, Chair

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Michael J. Mornson, Executive Director

**MINUTES OF THE HRA SPECIAL MEETING PROCEEDINGS  
TUESDAY, AUGUST 17, 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, August 17, 2021 at 8:00 p.m. in the Council Chambers at City Hall, 1010 1<sup>st</sup> Street South, Hopkins. Mayor Gadd called the meeting to order with Council members Halverson, Beck and Brausen attending. Councilmember Hunke was absent. Also present were Executive Director Mike Mornson and Assistant Executive Director Kersten Elverum.

**CONSENT AGENDA**

No consent agenda items.

**NEW BUSINESS**

**1. Loan Agreement – Blake Road Station (HRA2021-04)**

Assistant Executive Director Kersten Elverum presented an overview of the loan agreement between the City of Hopkins and TF Hopkins, LLC for the development of 7.4 acres located at the intersection of Excelsior Boulevard and Blake Road adjacent to the Blake Road Southwest LRT Station. Staff recommends the City, through the Housing and Redevelopment Authority, provide a forgivable loan to the developer of \$685,000 for phase I environmental remediation and demolition only. Funds for the loan would be provided through excess Tax Increment Financing from the 2-11 District. The loan would be forgiven after 10 years, but would be required to be paid back if the property is sold or transferred within the 10 year period.

Executive Director Mornson requested an update on the project. Josh Peters with Trilogy Real Estate Group stated the closing date for purchase of the site is set for September 17. Trilogy has also been in contact with the existing businesses to keep them informed of the process as it moves forward.

**Motion** by Halverson **Second** by Brausen

**Motion** to approve the Loan Agreement between the City of Hopkins Housing and Redevelopment Authority and TF Hopkins, LLC.

**Ayes: 4.**

**Nays: None. Motion carried.**

**2. Establish Tax Increment Financing District No. 1-6 (325 Blake) (HRA2021-05)**

A public hearing for this item was held during the City Council meeting immediately prior to the HRA special meeting during which the City Council heard a summary presentation from Assistant Director Kersten Elverum and Stacie Kvilvang from Ehlers Public Financial Advisors. No one came forward to speak during the public hearing. The action before the HRA is to approve a resolution that would modify the existing redevelopment plan and establish district 1-6 and the associated financing plan. Ms.

Elverum emphasized that this resolution only establishes the district and preserves the City's right to provide tax increment financing in the future and does not allocate any funds to the developer at this time.

**Motion** by Beck **Second** by Brausen

**Motion** to approve Resolution 539 adopting a Modification to the Redevelopment Plan for Redevelopment Project No. 1, Establishing Tax Increment Financing District No. 1-6 (325 Blake) therein and adopting a Tax Increment Financing Plan therefor.

**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 8:13 p.m.

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Jason Gadd, Chair

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Michael J. Mornson, Executive Director

# Accounts Payable

## Checks by Date - Summary by Check Date

User: klindbery  
Printed: 8/31/2021 11:15 AM

Check No	Vendor No	Vendor Name	Check Date	Void Checks	Check Amount
15272	102	CENTERPOINT ENERGY	07/30/2021	0.00	327.89
15273	141	GRAINGER	07/30/2021	0.00	455.60
15274	103	HANCE ACE HARDWARE	07/30/2021	0.00	137.05
15275	187	BOBBY PARKER	07/30/2021	0.00	125.00
15276	112	VERIZON	07/30/2021	0.00	178.05
Total for 7/30/2021:				0.00	1,223.59
15277	149	AAA LAMBERTS LANDSCAPE	08/06/2021	0.00	490.00
15278	143	ACME GENERAL CONTRACTING	08/06/2021	0.00	920.00
15279	106	C. NABER & ASSOCIATES	08/06/2021	0.00	231.00
15280	137	FINKEN	08/06/2021	0.00	12.60
15281	103	HANCE ACE HARDWARE	08/06/2021	0.00	151.94
15282	215	PARALLEL TECHNOLOGIES, INC.	08/06/2021	0.00	24,478.11
15283	116	PLUNKETT'S PEST CONTROL	08/06/2021	0.00	30.00
15284	119	XCEL ENERGY	08/06/2021	0.00	5,307.16
Total for 8/6/2021:				0.00	31,620.81
15285	120	CITY OF HOPKINS	08/13/2021	0.00	2,860.62
15286	212	DICK'S SANITATION SERVICE, INC.	08/13/2021	0.00	1,086.36
15287	161	GE APPLIANCES	08/13/2021	0.00	1,076.00
15288	111	WM CORPORATE SERVICES, INC.	08/13/2021	0.00	966.40
Total for 8/13/2021:				0.00	5,989.38
15289	141	GRAINGER	08/20/2021	0.00	446.77
15290	110	HD SUPPLY FACILITIES MAINT	08/20/2021	0.00	256.54
15291	142	HOME DEPOT CREDIT SERVICES	08/20/2021	0.00	299.01
15292	155	NATIONAL ASSOCIATION OF	08/20/2021	0.00	117.04
15293	118	VAIL PLACE	08/20/2021	0.00	6,583.33
Total for 8/20/2021:				0.00	7,702.69
15294	102	CENTERPOINT ENERGY	08/27/2021	0.00	309.09
15295	141	GRAINGER	08/27/2021	0.00	91.85
15296	103	HANCE ACE HARDWARE	08/27/2021	0.00	386.53
15297	122	MIDWEST MAINTENANCE & MECHANICAL	08/27/2021	0.00	50.00
15298	202	ROBERT B. HILL CO.	08/27/2021	0.00	459.37
15299	112	VERIZON	08/27/2021	0.00	117.65
Total for 8/27/2021:				0.00	1,414.49
15300	216	UNITED LABORATORIES, INC.	08/30/2021	0.00	523.10
Total for 8/30/2021:				0.00	523.10

<u>Check No</u>	<u>Vendor No</u>	<u>Vendor Name</u>	<u>Check Date</u>	<u>Void Checks</u>	<u>Check Amount</u>
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Report Total (29 checks):

0.00

48,474.06