



Housing and Redevelopment Authority Meeting

February 06, 2025

7:00 PM

Fridley City Hall, 7071 University Avenue N.E.

Agenda

Call to Order

Roll Call

Action Items

- [1.](#) Approval of Expenditures
- [2.](#) Approval of the Minutes from the HRA Meeting of January 9, 2025
- [3.](#) Approval of Resolution 2025-02 – Declaring Structures Substandard

Informational Items

- [4.](#) Update on Housing Programs

Adjournment

Accessibility Notice:

- If you need free interpretation or translation assistance, please contact City staff.
- Si necesita ayuda de interpretación o traducción gratis, comuníquese con el personal de la ciudad.
- Yog tias koj xav tau kev pab txhais lus los sis txhais ntaub ntawv dawb, ces thov tiv tauj rau Lub Nroog cov neeg ua hauj lwm.
- Haddii aad u baahan tahay tarjumaad bilaash ah ama kaalmo tarjumaad, fadlan la xiriir shaqaalaha Magaalada.

Upon request, accommodation will be provided to allow individuals with disabilities to participate in any City of Fridley services, programs or activities. Hearing impaired persons who need an interpreter or other persons who require auxiliary aids should contact CityClerk@FridleyMN.gov or (763) 572-3450.



AGENDA REPORT

Meeting Date: February 6, 2025

Meeting Type: Housing & Redevelopment Authority

Submitted By: Paul Bolin, Assistant Executive Director

Title

Approval of Expenditures

Background

Attached are the check reports for the month of January 2025.

Recommendation

Staff recommend the HRA approve the expenditures for the period January 1, 2025, through January 31, 2025.

Attachments and Other Resources

- Check Reports

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.



City of Fridley, MN

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: APBNK-HRA-APBNK-HRA						
hra-1113	MONROE MOXNESS BERG PA	01/15/2025	Regular	0.00	1,655.25	31209
hra-1404	XCEL ENERGY	01/15/2025	Regular	0.00	7.63	31210
hra-311	CENTER FOR ENERGY & ENVIRONMENT (CEE)	01/22/2025	Regular	0.00	350.00	31211
HRA-2653	NORTH STATE ADVISERS & ASSOCIATES	01/22/2025	Regular	0.00	2,000.00	31212
hra-917	ALLEN, JOHN N.	01/29/2025	Regular	0.00	90,468.51	31213
hra-1333	MEDTRONIC	01/29/2025	Regular	0.00	335,118.60	31214

Bank Code APBNK-HRA Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	7	6	0.00	429,599.99
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	7	6	0.00	429,599.99

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	7	6	0.00	429,599.99
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	7	6	0.00	429,599.99

Fund Summary

Fund	Name	Period	Amount
099	Pooled Cash - HRA	1/2025	429,599.99
			429,599.99



AGENDA REPORT

Meeting Date: February 6, 2025

Meeting Type: Housing & Redevelopment Authority

Submitted By: Paul Bolin, Assistant Executive Director

Title

Approval of the Minutes from the HRA Meeting of January 9, 2025

Background

Recommendation

Staff recommends the HRA approve the minutes from the meeting of January 9, 2025.

Attachments and Other Resources

- HRA Minutes – January 9, 2025

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.



Housing and Redevelopment Authority

January 9, 2025

7:00 PM

Fridley City Hall, 7071 University Avenue NE

Minutes

Call to Order

Chairperson Showalter called the Housing and Redevelopment Authority meeting to order at 7:00 p.m.

Present

Elizabeth Showalter
Gordon Backlund
Troy Brueggemeier
John Buyse
Rachel Schwankl

Others Present

Paul Bolin, HRA Assistant Executive Director

Action Items

1. Approval of Expenditures

Motion by Commissioner Backlund to approve the expenditures. Seconded by Commissioner Buyse.

Upon a voice vote, all voting aye, Chair Showalter declared the motion carried unanimously.

2. Approval December 5, 2024, Meeting Minutes

Motion by Commissioner Brueggemeier to approve the meeting minutes of December 5, 2024, as presented. Seconded by Commissioner Schwankl.

Upon a voice vote, all voting aye, Chair Showalter declared the motion carried unanimously.

3. Approval of Exclusive Negotiations Agreement

Paul Bolin, HRA Assistant Executive Director, presented a proposal for an exclusive negotiations agreement for the HRA-owned property located at Central Avenue and Mississippi. He provided background information on the meetings the HRA and Council have held related to potential development of this site and the conclusion was made that slab-on-grade single-family homes would be the best fit for the site and its conditions. He provided background information on the RFQ process which began in September of 2024 as well as the proposed timeline moving forward. He stated that staff recommends approval of the resolution approving the agreement as presented.

Chair Showalter recognized that it would not make sense for Centra to do the work necessary to develop more details on the site without having this agreement because of the investment the company will be making.

Commissioner Schwankl asked if the first-time buyer funds would be available for these homes in the future. Mr. Bolin confirmed that could be an option, explaining that the program funds are qualified towards the buyer and not the home itself.

Commissioner Brueggemeier commented that in the joint meeting with the City Council, it seemed unanimous in the decision to move forward with Centra.

Motion by Commissioner Buyse to approve HRA Resolution No. 2025-01, Approving a Contract for Exclusive Negotiations. Seconded by Commissioner Brueggemeier.

Upon a voice vote, all voting aye, Chair Showalter declared the motion carried unanimously.

Informational Items

4. Update on Housing Programs

Mr. Bolin provided an update on the December loan activity, as well as year-to-date information on loans closed in 2024. He reported that the senior program is now open for 2025.

Adjournment

Motion by Commissioner Backlund to adjourn the meeting. Seconded by Commissioner Buyse.

Upon a voice vote, all voting aye, Chairperson Showalter declared the motion carried and the meeting adjourned at 7:12 p.m.

Respectfully submitted,

Paul Bolin, Staff Liaison



AGENDA REPORT

Meeting Date: February 6, 2025

Meeting Type: Housing & Redevelopment Authority

Submitted By: Paul Bolin, Assistant Executive Director

Title

Approval of Resolution 2025-02 – Declaring Structures Substandard

Background

Due to potential liabilities and the deteriorated condition of the buildings on the Authority-owned land at old Central Avenue NE and Mississippi Street NE, staff is recommending that the two homes and small commercial building be demolished this spring. Blighted properties may be demolished and included in a future TIF district, provided that the Authority adopt a resolution declaring the properties blighted, prior to demolition.

LHB Engineering, conducted inspections on the interior and exterior of the three buildings. The purpose of the inspections was to determine if the buildings meet the Statutory definition of structurally substandard. Per MN Statutes 469.174 Subd. 10 (b)- *"Structurally Substandard" shall mean containing defects in structural elements or a combination of deficiencies in essential utilities and facilities, light and ventilation, fire protection including adequate egress, layout and condition of interior partitions, or similar factors, which defects or deficiencies are of sufficient total significance to justify substantial renovation or clearance.* These parcels were found to meet the definition of significantly substandard.

Adoption of the resolution will allow the Authority to move forward with demolishing these buildings over the next 60 days in order to have the site further prepared for the development of single family homes on the site.

Recommendation

Staff recommend the approval of HRA Resolution No. 2025-02, determining that parcels are occupied by structurally substandard buildings and are to be included in a tax increment financing district.

Attachments and Other Resources

- HRA Resolution No. 2025-02

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.

Resolution No. 2025-02

Determining That Certain Parcels Are Occupied By Structurally Substandard Buildings And Are To Be Included In A Tax Increment Financing District

Whereas, the Housing and Redevelopment Authority in and for the City of Fridley (the "Authority") has considered the acquisition and redevelopment of the parcels identified as follows (the "parcels");

Address: 1314 Mississippi Street NE
PIN: 13-30-24-42-0020

Address: 1340 Mississippi Street NE
PIN: 13-30-24-42-0019

and

Whereas, Minnesota Statutes, Section 469.174 et seq., as amended and supplemented from time to time (the "Tax Increment Act"), provides for the establishment of a redevelopment tax increment financing district. The Tax Increment Act allows for the inclusion of parcels within a redevelopment district after substandard building have been removed by complying with Minnesota Statutes, Section 469.174, Subd. 10(d).; and

Whereas, the Authority hereby finds that the acquisition and redevelopment of the Parcels further the goals and objectives of the City's Development Program; and

Whereas, the Authority finds that the Parcels are occupied by structures that are structurally substandard, as defined in the Tax Increment Act and described in the blight report on file with the City, and that the structures must be demolished and removed from the parcels; and

Whereas, the Authority hereby intends to demolish or cause to be demolished the substandard buildings and to prepare the Parcels for redevelopment.

Now, therefore be it resolved, that the Authority declares its intent to include the Parcels within a redevelopment tax increment financing district and to file the request for certification of the Parcels as part of district with the Anoka County Auditor within three years of when the Parcels were occupied by substandard buildings.

Notice to County Auditor: If the Authority establishes a tax increment financing district and includes the Parcels, then upon filing the request for the certification of the tax capacity of the Parcels as part of such district, the Authority shall notify the Anoka County Auditor that the original tax capacity of the parcels must be adjusted as provided in Minnesota Statutes, Section 469.177, Subd. 1(f).

Passed and adopted by the Housing & Redevelopment Authority in and for the City of Fridley this 6th day of February, 2025.

Elizabeth Showalter - Chairperson

Attest:

Walter T. Wysopal - Executive Director



AGENDA REPORT

Meeting Date: February 6, 2025

Meeting Type: Housing & Redevelopment Authority

Submitted By: Paul Bolin, Assistant Executive Director

Title

Update on Housing Programs

Background

On a monthly basis, staff will provide updates from CEE on the past month's activity for the Authority's loan programs, remodeling advisor visits and Home Energy Squad Visits.

Attachments and Other Resources

- Chart of Loans Issued and Remodeling Advisor Visits

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.

Fridley Loan Summary Report

Activity for Period 12/16/2024 - 1/15/2025

Item 4.



Application packets requested/mailed:	This period:	1	Year-to-Date:	6
Residential Advisor Visits:	This period:	0	Year-to-Date:	26
Loans currently in process for residents in your City/Neighborhood:			50	

Closed Loans

FHF

2-4 Unit Revolving

This period:

0.00

Units

0

Year-to-Date:

0.00

Units

0

Total

0.00

0

0.00

0

Fridley

Units

0

Units

0

Closed End

0.00

0

763,127.17

31

Down Payment Assistance

10,000.00

1

50,000.00

8

Home Betterment Deferred

0.00

0

79,451.00

5

Last Resort

0.00

0

0.00

0

Last Resort Emergency Deferred

0.00

0

6,502.20

1

Mobile Home Closed End

0.00

0

0.00

0

Multi Family Exterior Closed End

0.00

0

50,458.82

2

Senior Deferred

0.00

0

200,000.00

13

Total

10,000.00

1

1,149,539.19

60

Leveraged Funds

CEE

This period:

0.00

Units

0

Year-to-Date:

17,960.00

Units

1

MHFA FUF

0.00

0

42,772.00

1

Total

0.00

0

60,732.00

2

Types of Improvements Financed YTD	# of Projects	% of Total
Additions/Finishing off unused space	1	1.20
Air Conditioning	3	3.61
Bathrooms	5	6.02
Deck	2	2.41
Down Payment Assistance	8	9.64
Driveways	5	6.02
Electrical	2	2.41
Flooring/Carpet/Tile	3	3.61
Foundations/Basement	1	1.20
Garage	2	2.41
Heating System	2	2.41
Insulation	4	4.82
Kitchens	4	4.82
Landscaping	2	2.41
Other Exterior Improvements	9	10.84
Other Interior Improvements	2	2.41
Plumbing	4	4.82
Roof	8	9.64
Sidewalks, Steps	4	4.82
Siding, Stucco, Exterior Paint	4	4.82
Solar-PV	5	6.02
Thermostat	1	1.20
Windows, Doors, Storm Windows, Storr	2	2.41

Types of Properties Financed YTD	#	% of Total
Condominium	1	Item 4.
Single Family Residence	52	83.87
Townhouse	7	11.29
Two to Four Unit Property	2	3.23