



Housing and Redevelopment Authority

February 6, 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
Rachel Schwankl

Absent

John Buyse

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 Brueggemeier.

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

2. Approval January 9, 2025, Meeting Minutes

Motion by Commissioner Brueggemeier to approve the meeting minutes of January 9, 2025, as presented. Seconded by Commissioner Backlund.

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

3. Approval of Resolution 2025-02 – Declaring Structures Substandard

Paul Bolin, HRA Assistant Executive Director, provided background information on the exclusive agreement with Centra Homes that was approved at the last meeting for the five acres of HRA-owned land at Central Avenue and Mississippi Street. He stated that they continue to prepare the site for future development and would like to demolish the structures by the end of March. He noted that

an analysis was completed that the structures were deemed substandard. He provided additional information on the substandard structures proposed to be demolished.

Commissioner Schwankl asked if this would have any impact on the price the developer will offer when the lots are purchased or whether this would shorten the duration of the project. Mr. Bolin confirmed that this action would shorten the duration of the prep work the developer will need to do and will also have an impact on the cost of the lots. He explained that tax increment financing (TIF) is often used to prepare sites for development/redevelopment.

Commissioner Brueggemeier asked if the developer demolished the Moon Plaza strip mall. Mr. Bolin replied that the developer torn down that building and was reimbursed through TIF. Chair Showalter noted that was also a large-scale developer who both knocks down buildings and builds new ones where this is a home builder.

Commissioner Schwankl asked if there would be tree removal or soil work with this action. Mr. Bolin replied that this action would simply be to remove the structures. He stated that the City will continue to maintain the property until it is transferred in ownership.

Commissioner Backlund asked if there is hazardous material on the site. Mr. Bolin explained the process that would be followed to identify and properly dispose of any such materials.

Motion by Commissioner Backlund to approve HRA Resolution No. 2025-02, Declaring Structures Substandard. 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 January loan activity, as well as year-to-date information on the loans and programs. He also noted the upcoming homeowner programs open house which will take place on March 19th from 5 – 7 p.m.

Adjournment

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

Upon a voice vote, all voting aye, Chairperson Showalter declared the motion carried and the meeting adjourned at 7:11 p.m.

Respectfully submitted,

Paul Bolin, Staff Liaison