



Housing and Redevelopment Authority

September 7, 2023

8:00 PM

Fridley City Hall, 7071 University Avenue NE

Minutes

Call to Order

Acting Chairperson Brueggemeier called the Housing and Redevelopment Authority meeting to order at 8:00 p.m.

Present

Gordon Backlund
Troy Brueggemeier
Rachel Schwankl

Absent

Elizabeth Showalter
Kyle Mulrooney

Others Present

Paul Bolin, HRA Assistant Executive Director
Joe Starks, Finance Director

Action Items

1. Approval of Expenditures

Commissioner Backlund noted that several payments are going to senior and market rate apartments. He asked and received confirmation that those were TIF payments.

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

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

2. Approval of August 3, 2023, Meeting Minutes

Motion by Commissioner Backlund to approve the meeting minutes of August 3, 2023 as presented. Seconded by Commissioner Schwankl.

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

3. HRA Resolution No. 2023-13 Adopting a 2023 Tax Levy Collectible in 2024

Paul Bolin, HRA Assistant Executive Director, provided background information on the tax levy authority of the HRA, noting that in 2024 the levy would allow the HRA to collect \$752,679. He reviewed the impact on residential and commercial taxpayers and displayed the historical levy amounts. Staff recommends approval of the resolution consenting to the HRA Tax Levy, which provides the HRA the ability to fund ongoing and future redevelopment and home improvement efforts.

Commissioner Backlund commented that once the preliminary levy is set in September by the City Council and certified to the County, it is his understanding that the amount cannot be increased prior to final adoption in December but it could be decreased.

Joe Starks, Finance Director, commented that historically the HRA adopts a preliminary and final in September.

Acting Chairperson Brueggemeier asked whether this would be an increase to what taxpayers are paying, as the amount being levied would be slightly more than the previous year. Mr. Starks replied that the amount charged to the property owner would remain the same or there could even be a small decrease.

Commissioner Schwankl said she looked forward to using these funds in the community.

Motion by Commissioner Schwankl to adopt HRA Resolution No. 2023-13, Adopting a 2023 Tax Levy Collectible in 2024. Seconded by Commissioner Backlund.

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

4. HRA Resolution No. 2023-14 Authorizing the Transfer of Loan Portfolio from Community Reinvestment Fund (CRF) to the Center for Energy & Environment (CEE) for the Purpose of Servicing Loan Portfolio

Mr. Bolin provided background information on loan servicing and the phased transition from CRF to CEE. He stated that this action would move the remaining loans from CRF to CEE.

Commissioner Schwankl asked if the fees are comparable between the two entities.

Mr. Bolin commented that the City pays a fee to set up the loans, and the fees that impact the borrower would be the application and underwriting, which remain the same. He stated that when they previously compared CRF and CEE, CEE came in equal or less for each category.

Acting Chair Brueggemeier asked for the opinion of staff in working with CEE.

Mr. Bolin replied that the City has worked with CEE since 1996 and it has been a positive experience.

Motion by Commissioner Backlund to adopt HRA Resolution No. 2023-14 Authorizing Transfer of Loan Portfolio from Community Reinvestment Fund (CRF) to the Center for Energy & Environment (CEE) for the Purpose of Servicing Loan Portfolio. Seconded by Commissioner Schwankl.

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

Informational Items

5. Update on Housing Programs

Mr. Bolin reviewed the HRA loan program summary for August and year-to-date.

Adjournment

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

Upon a voice vote, all voting aye, Acting Chairperson Brueggemeier declared the motion carried and the meeting adjourned at 8:16 p.m.

Respectfully submitted,

Melissa Moore
City Clerk