



HOUSING & REDEVELOPMENT AUTHORITY REGULAR MEETING

May 05, 2022

7:00 PM

Fridley Civic Center, 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 April 7, 2022
- [3.](#) Adjustment to Purchase Agreement – Archer-Kath – 1358 Mississippi Street
- [4.](#) Approval of Resolution 2022-03 Related to Completion of Work at Old City Hall Campus

Informational Items

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

Adjournment

The City of Fridley will not discriminate against or harass anyone in the admission or access to, or treatment, or employment in its services, program, or activities because of race, color, creed, religion, national origin, sex, disability, age, marital status, sexual orientation or status with regard to public assistance. Upon request, accommodation will be provided to allow individuals with disabilities to participate in any of Fridley's services, programs, and activities. Hearing impaired persons who need any interpreter or other persons with disabilities who require auxiliary aids should contact Roberta Collins at (763) 572-3500. (TTD/763-572-3534).



AGENDA REPORT

Meeting Date: May 5, 2022

Meeting Type: Housing & Redevelopment Authority

Submitted By: Paul Bolin, Assistant Executive Director

Title

Approval of Expenditures

Background

Recommendation

Staff recommends the HRA approve the expenditures for the period April 1 through April 30, 2022.

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

Check Report

Item 1.

By Check Number

Date Range: 04/01/2022 - 04/29/2022

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: APBNK-HRA-APBNK-HRA						
HRA-2643	ANOKA COUNTY PROPERTY RECORDS & TAXATION	04/07/2022	Regular	0.00	4,497.04	30773
hra-311	CENTER FOR ENERGY & ENVIRONMENT (CEE)	04/07/2022	Regular	0.00	88,934.20	30774
HRA-2621	JOHNSON, GREG	04/07/2022	Regular	0.00	1,650.00	30775
HRA-2653	NORTH STATE ADVISERS & ASSOCIATES	04/07/2022	Regular	0.00	2,000.00	30776
hra-10150	ANOKA COUNTY TREASURY -HRA	04/29/2022	Regular	0.00	1,687.00	30777
hra-311	CENTER FOR ENERGY & ENVIRONMENT (CEE)	04/29/2022	Regular	0.00	635.00	30778
hra-623	FRIDLEY, CITY OF	04/29/2022	Regular	0.00	90,450.44	30779
HRA-451	HONDL, EDWARD	04/29/2022	Regular	0.00	500.00	30780
hra-1113	MONROE MOXNESS BERG PA	04/29/2022	Regular	0.00	4,930.00	30781
HRA-447	PETERSEN, CALEB	04/29/2022	Regular	0.00	5,000.00	30782
HRA-449	RUFFING, KRISTEN	04/29/2022	Regular	0.00	500.00	30783
HRA-448	YOUNKIN, PATRICIA	04/29/2022	Regular	0.00	5,000.00	30784

Bank Code APBNK-HRA Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	16	12	0.00	205,783.68
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
	16	12	0.00	205,783.68

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	16	12	0.00	205,783.68
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
	16	12	0.00	205,783.68

Fund Summary

Fund	Name	Period	Amount
099	Pooled Cash - HRA	4/2022	205,783.68
			205,783.68



AGENDA REPORT

Meeting Date: May 5, 2022

Meeting Type: Housing & Redevelopment Authority

Submitted By: Paul Bolin, Assistant Executive Director

Title

Approval of the Minutes from the HRA Meeting of April 7, 2022

Background

Recommendation

Staff recommends the HRA approve the minutes from the HRA meeting of April 7, 2022.

Attachments and Other Resources

- HRA Minutes – April 7, 2022

Vision Statement

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



HOUSING AND REDEVELOPMENT AUTHORITY COMMISSION

April 7, 2022

7:00 PM

Fridley Civic Campus, 7071 University Avenue N.E.

MINUTES

CALL TO ORDER

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

PRESENT

William Holm
Gordon Backlund
Rachel Schwankl
Paul Bolin, HRA Assistant Executive Director
Vickie Johnson, Development Consultant

ACTION ITEMS

1. Approval of HRA Expenditures from February and March, 2022

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

UPON A VOICE VOTE, ALL VOTING AYE, CHAIR HOLM DECLARED THE MOTION CARRIED UNANIMOUSLY.

2. Approval February 3, 2022, Meeting Minutes

It was noted on page nine, under informational items, item one, the second line, it should state, "...50 loads loans..."

Motion by Commissioner Backlund to approve the meeting minutes of February 3, 2022 with the noted change. Seconded by Commissioner Schwankl.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIR HOLM DECLARED THE MOTION CARRIED UNANIMOUSLY.

INFORMATIONAL ITEMS

3. Update on Housing Programs

Paul Bolin, HRA Assistant Executive Director, provided an update on some of the apartment developments that the HRA has been involved with that are near completion. He also provided an update on loans closed and removing advisor/home energy squad visits. He stated that on February 9th the City hosted

an open house where residents could learn more about the housing programs and grant opportunities. He provided a summary of the grant program as of March 31st and proposed beautification projects.

The Commission asked and received confirmation that the available senior loan funds were used through awards to eight senior residents.

ADJOURNMENT

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

UPON A VOICE VOTE, ALL VOTING AYE, CHAIRPERSON HOLM DECLARED THE MOTION CARRIED AND THE MEETING ADJOURNED AT 7:21 P.M.

Respectfully submitted,

Melissa Moore
City Clerk



AGENDA REPORT

Meeting Date: May 5, 2022

Meeting Type: Housing & Redevelopment Authority

Submitted By: Paul Bolin, Assistant Executive Director

Title

Adjustment to Purchase Agreement – Archer-Kath – 1358 Mississippi Street

Background

Last November the Authority approved purchasing the property at 1358 Mississippi Street. The motion approved by the Authority gave staff and/or the Chairperson to make any changes and sign documents necessary to close on the property. At the time of approval, we estimated the cost to be \$170,000. As negotiations dragged on and values rose, the final cost was \$175,000.

For their records, the City Finance Department has requested the Authority adopt a motion recognizing this increase in cost.



Recommendation

Staff recommends the Authority make and approve a motion approving the final purchase price of \$175,000 for the property at 1358 Mississippi Street.

Attachments and Other Resources

Vision Statement

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AGENDA REPORT

Meeting Date: May 5, 2022

Meeting Type: Housing & Redevelopment Authority

Submitted By: Paul Bolin, Assistant Executive Director

Title

Approval of Resolution 2022-03 Related to Completion of Work at Old City Hall Campus

Background

The former City Hall site was a combination of land owned by the Authority and City. Prior to sale of the property, the City and Authority agreed that the property would be sold for fair market value, the Authority reimbursed for all redevelopment expenses and remaining funds returned to the City. After the closing, the City determined it was advantageous for the Authority to keep the sales proceeds (approximately \$1M) for future development expenses.

In December of 2020, the Authority adopted a resolution to hold onto the sales proceeds and spend them on the new campus. The thought was that this money could be used to fund an extension of Locke Park Drive up to 73rd Avenue. Discussions with MN Commercial Rail have stalled out and they currently have no interest in granting an easement over the rail line that sits just north of the new Municipal Campus.

The redevelopment of the old City Hall site is nearing completion and will be occupied later this summer. The last bit of public work needing completion is the removal of the former frontage road, emergency access, grading and installation of a trail. The City does not have funds available to complete the work. Staff is requesting that the Authority spend approximately \$200,000 from the remaining sales proceeds to finish the work needed on the site. The attached resolution allows for this change to happen.



Vision Statement

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Recommendation

Staff recommends the Authority adopt Resolution 2022-03. Restoration and reclamation work will begin as soon as mid-May.

Attachments and Other Resources

Resolution 2022-03

Vision Statement

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**HOUSING AND REDEVELOPMENT AUTHORITY
IN AND FOR THE CITY OF FRIDLEY, MINNESOTA**

**COUNTY OF ANOKA
STATE OF MINNESOTA**

HRA RESOLUTION NO. 2022-03

**A RESOLUTION AMENDING HRA RESOLUTION NO. 2020-15 RELATING TO THE
DISPOSITION OF THE OLD CITY HALL SITE AND PAYMENT TO THE CITY**

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

Section 1. Recitals.

1.01 The Authority, at its regularly scheduled meeting on December 3, 2020 approved HRA Resolution No. 2020-15 which provided that the Authority remit net revenues to the City from the sale of the City Hall Site (the "Site") less Authority Expenses and less the cost of constructing Locke Parkway N.E.

1.02 The Authority has identified additional expenses relating to the disposition and redevelopment of the Site which expenses include removing the frontage road along University Avenue, between Fourmies Avenue and Mississippi Street, removing the emergency "cross-over" in front of the former fire station, bringing in fill to raise to the appropriate grade, constructing a bituminous trail and landscaping (the "Improvements").

Section 2. Approvals.

2.01 The Improvements are hereby authorized and shall be included as an Authority Expense.

PASSED AND ADOPTED BY THE HOUSING AND REDEVELOPMENT AUTHORITY IN AND FOR THE CITY OF FRIDLEY THIS 5TH DAY OF MAY, 2022.

William B. Holm - Chairperson

Attest:

Walter T. Wysopal – Executive Director



AGENDA REPORT

Meeting Date: May 5, 2022

Meeting Type: HRA Regular Meeting

Submitted By: Paul Bolin, Asst. 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.

On Thursday night, Staff will provide a more comprehensive update on other aspects of the City's Housing programs including the Front Door Grant Program, Housing Replacement Program and Special Legislative Efforts.

Attachments and Other Resources

- Chart of Loans Issued & Remodeling Advisor Visits

Vision Statement

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Fridley Loan Summary Report

Activity for Period 3/16/2022 - 4/15/2022

Item 5.



Application packets requested/mailed:	This period:	0	Year-to-Date:	4
Residential Advisor Visits:	This period:	8	Year-to-Date:	17
Loans currently in process for residents in your City/Neighborhood:		41		

Closed Loans

This period:

Year-to-Date:

Fridley

Units
0

Units
0

Closed End 24,000.00 1

140,185.20 5

Down Payment Assistance 0.00 0

0.00 0

Last Resort 0.00 0

0.00 0

Last Resort Emergency Deferred 0.00 0

0.00 0

Mobile Home Closed End 0

0

Multi Family Exterior Closed End 0

0

Senior Deferred 35,410.30 4

172,665.00 12

Total 59,410.30 5

312,850.20 17

Leveraged Funds MHFA FUF

This period:
5,976.00

Units
1

Year-to-Date:
41,931.00

Units
3

Total 5,976.00 1

41,931.00 3

Types of Improvements Financed YTD	# of Projects	% of Total
Air Conditioning	1	3.33
Bathrooms	4	13.33
Deck	1	3.33
Driveways	2	6.67
Electrical	1	3.33
Fence	1	3.33
Insulation	1	3.33
Interior Painting/Repairs	1	3.33
Kitchens	5	16.67
Landscaping	1	3.33
Lighting	1	3.33
Other Exterior Improvements	2	6.67
Other Interior Improvements	3	10.00
Roof	2	6.67
Sidewalks, Steps	2	6.67
Windows, Doors, Storm Windows, Storr	2	6.67

Types of Properties Financed YTD	#	% of Total
Commercial - Non-residential	1	4.76
Single Family Residence	18	85.71
Townhouse	1	4.76
Two to Four Unit Property	1	4.76