



HOUSING & REDEVELOPMENT AUTHORITY REGULAR MEETING

June 03, 2021

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 May 6, 2021
- [3.](#) Annual Election of Officers
- [4.](#) Amend Leases of 1314 Mississippi Street & 6491 Central Avenue
- [5.](#) Review and Make a Recommendation on a S-2, Redevelopment District Master Plan Amendment, MP #21-01 Request for Medtronic, located at 500 Medtronic Parkway N.E.

Informational Items

- [6.](#) Monthly Housing Program Update

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: June 3, 2021

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 May 1 through May 28, 2021.

Attachments and Other Resources

- Check Report

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: 04/29/2021 - 05/27/2021

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: APBNK-HRA-APBNK-HRA						
hra-112	ANOKA, COUNTY OF	05/03/2021	Regular	0.00	5,175.00	30606
HRA-2635	BOLTON & MENK	05/03/2021	Regular	0.00	4,783.00	30607
HRA-2643	ANOKA COUNTY PROPERTY RECORDS & TAXATION	05/03/2021	Regular	0.00	67.50	30608
HRA-2646	KIMLEY-HORN & ASSOCIATES INC	05/03/2021	Regular	0.00	3,366.02	30609
hra-311	CENTER FOR ENERGY & ENVIRONMENT (CEE)	05/03/2021	Regular	0.00	17,558.00	30610
hra-1601	PASSAU LANDCARE INC	05/05/2021	Regular	0.00	190.00	30611
hra-623	FRIDLEY, CITY OF	05/12/2021	Regular	0.00	1,224.56	30612
hra-1113	MONROE MOXNESS BERG PA	05/18/2021	Regular	0.00	8,215.00	30613
HRA-2653	NORTH STATE ADVISERS & ASSOCIATES	05/18/2021	Regular	0.00	2,000.00	30614
HRA 13988	STRAND, NEAL	05/25/2021	Regular	0.00	2,730.00	30615
HRA-13996	NAGELL APPRAISAL & CONSULTING HRA	05/25/2021	Regular	0.00	2,000.00	30616
hra-1601	PASSAU LANDCARE INC	05/25/2021	Regular	0.00	190.00	30617
hra-623	FRIDLEY, CITY OF	05/26/2021	Regular	0.00	1,002.40	30618
hra-903	INTERNAL REVENUE SERVICE - PAYROLL TAXES	04/30/2021	Bank Draft	0.00	481.53	DFT0003416
hra-903	INTERNAL REVENUE SERVICE - PAYROLL TAXES	04/30/2021	Bank Draft	0.00	131.02	DFT0003417
hra-905	MINNESOTA DEPT OF REVENUE - PAYROLL TAXES	04/30/2021	Bank Draft	0.00	228.11	DFT0003418
hra-903	INTERNAL REVENUE SERVICE - PAYROLL TAXES	04/30/2021	Bank Draft	0.00	560.18	DFT0003419
hra-903	INTERNAL REVENUE SERVICE - PAYROLL TAXES	05/14/2021	Bank Draft	0.00	455.25	DFT0003439
hra-903	INTERNAL REVENUE SERVICE - PAYROLL TAXES	05/14/2021	Bank Draft	0.00	127.54	DFT0003440
hra-905	MINNESOTA DEPT OF REVENUE - PAYROLL TAXES	05/14/2021	Bank Draft	0.00	219.99	DFT0003441
hra-903	INTERNAL REVENUE SERVICE - PAYROLL TAXES	05/14/2021	Bank Draft	0.00	545.38	DFT0003442

Bank Code APBNK-HRA Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	20	13	0.00	48,501.48
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	8	8	0.00	2,749.00
EFT's	0	0	0.00	0.00
	28	21	0.00	51,250.48

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	20	13	0.00	48,501.48
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	8	8	0.00	2,749.00
EFT's	0	0	0.00	0.00
	28	21	0.00	51,250.48

Fund Summary

Fund	Name	Period	Amount
099	Pooled Cash - HRA	4/2021	1,400.84
099	Pooled Cash - HRA	5/2021	49,849.64
			51,250.48



AGENDA REPORT

Meeting Date: June 3, 2021

Meeting Type: Housing & Redevelopment Authority

Submitted By: Paul Bolin, Assistant Executive Director

Title

Approval of the Minutes from the HRA Meeting of May 6, 2021

Background

Recommendation

Staff recommends the HRA approve the minutes from the HRA meeting of May 6, 2021.

Attachments and Other Resources

- HRA Minutes – May 6, 2021

Vision Statement

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

CITY OF FRIDLEY
HOUSING AND REDEVELOPMENT AUTHORITY COMMISSION
May 6, 2021

Chair Holm called the Housing and Redevelopment Authority Meeting to order at 7:00 p.m.

MEMBERS PRESENT: Kyle Mulrooney
Rachel Schwankl
Gordon Backlund
William Holm
Elizabeth Showalter

OTHERS PRESENT: Paul Bolin, HRA Assistant Executive Director
Jim Casserly, Development Consultant

ACTION ITEMS

1. Approval of Expenditures

MOTION by Commissioner Backlund to approve the expenses as submitted. Seconded by Commissioner Showalter.

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

2. Approval of April 1, 2021 Meeting Minutes

MOTION by Commissioner Showalter to approve the April 1, 2021 meeting minutes as submitted. Seconded by Commissioner Backlund.

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

3. Interfund Loans for Old Central and Mississippi Street.

Paul Bolin, HRA Assistant Executive Director, stated the City first identified the area around Old Central and Mississippi Street, as an area for redevelopment, nearly 25 years ago as part of the Fridley 2020 Comprehensive Plan. The area, east of Old Central, from Mississippi Street to 64th Avenue, has remained in the follow up 2030 and 2040 Comprehensive Plans as a priority area for redevelopment. The Authority approved the purchase of 1314 Mississippi Street on April 1st and is expected to close on the property in the next two weeks. Staff is having the remaining parcels appraised in anticipation of potential purchase discussion with the other property owners. To recover pre-development expenses paid from the HRA General Fund, the Authority regularly creates interfund loans. The loans are repaid from future land sales proceeds and future taxes generated on the property. The attached resolution formally authorizes the loaning of money to the potential project and the repayment of money to the general fund. Staff recommends that the Authority adopt the attached resolution approving interfund loans between the HRA General Fund and the Old Central Redevelopment Project.

Commissioner Backlund asked if the property on the east side was owned by the city or private land.

Mr. Bolin replied that a right of way goes through there.

Commissioner Schwankl asked what the total was for the interfund situation.

Mr. Bolin replied that the interfund loan is left open as we are unsure what the costs will be. This is early on in the process and we do not have any appraisals yet. This is going to be multi-year project and additional meetings will be held to figure out what the best use is for these properties. The interfund loan and resolution leaves that open to create a register of expenses as we move forward.

Commissioner Schwankl asked what the balance was in the general fund.

Mr. Bolin replied \$5.0-\$6.0M to spend on these types of projects.

Jim Casserly added that the general fund also has a number of notes being repaid so there are monies coming into the general fund over a number of years. We have cash available and more funds are coming in from repayment from existing projects that are going on right now.

MOTION by Commissioner Backlund to approve resolution 2021-25 Interfund Loans for Old Central and Mississippi Street. Seconded by Commissioner Mulrooney.

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

INFORMATIONAL ITEMS

1. Housing Program Update

Mr. Bolin reported there were 5 loans closed in April making a total of 12 year to date. We are out of money in this loan program right now. Remodeling Advisor Visits had 16 for April making a total of 19 year to date. Home Energy Squad had two visits in April making 6 year to date.

The Front Door Grant received 33 applications, 9 signed agreements and no projects completed yet. Foundations MR Grant received 4 applications with 2 signed grant agreements. The Exterior Paint Grant has one application received. A lot of work is being done in the community. Staff have been busy taking phone calls and people are hearing about these programs on social media. People are appreciative the Authority is doing something different and taking this approach.

ADJOURNMENT

MOTION by Commissioner Showalter to adjourn. Seconded by Commissioner Schwankl.

UPON A VOICE VOTE, ALL VOTING AYE, VICE CHAIR MULROONEY DECLARED THE MOTION CARRIED UNANIMOUSLY AND THE MEETING ADJOURNED AT 7:16 PM.



AGENDA REPORT

Meeting Date: June 3, 2021

Meeting Type: Housing & Redevelopment Authority

Submitted By: Paul Bolin, Assistant Executive Director

Title

Annual Election of Officers

Background

Article V, Section 3 of the Authority's by-laws requires the Board of Commissioners to annually elect a Chair and Vice Chair. The election is typically held in June. Below is a list of the commissioners and the length of their current appointments.

<u>Commissioner</u>	<u>End of Term</u>
Elizabeth Showalter	June 2023
Bill Holm	June 2022
Gordon Backlund	June 2026
Rachel Schwankl	June 2025
Kyle Mulrooney	June 2024

Recommendation

Staff recommends the Authority elect a Chair and Vice Chair, as required by the Authority's by-laws, to serve through June 2022.

Attachments and Other Resources

- None

Vision Statement

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



AGENDA REPORT

Meeting Date: June 3, 2021

Meeting Type: Housing & Redevelopment Authority

Submitted By: Paul Bolin, Assistant Executive Director

Title

Amend Leases of 1314 Mississippi Street & 6491 Central Avenue

Background

The Authority approved the purchase of 1314 Mississippi Street on April 1st and closed on the purchase of the property on May 13th. The parcel contained two rental properties, a single-family residence addressed at 1314 Mississippi, and a small commercial building addressed at 6491 Central Avenue. With acquisition, the Authority took over the existing, close ended, leases for the two properties. Staff has worked with both tenants to make their transition out of these properties as smooth as possible.

1314 Mississippi Street

Original lease expires on August 2, 2021, with no provisions for renewal or extension. Tenant is in process of finding a home to purchase. Due to the tight housing market and price increases, tenant has asked the Authority to amend existing lease as follows: Reduce rent for June, July & August (if needed) to \$1. If tenant is not successful in finding a home by the end of August, the lease will extend until November 1st and tenant will pay full rent for September and October.

6491 Central Avenue

The lease for 6491 Central Avenue is set to expire on October 5, 2021. The tenant has asked that the Authority terminate the lease early, on July 16th. The rent for July will be prorated.

Recommendation

Staff recommends that the Authority make a motion approving the changes to the existing leases, as proposed.

Vision Statement

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

FIRST AMENDMENT TO LEASE

This **FIRST AMENDMENT TO LEASE** (this "Amendment") made this ____ day of May, 2021 ("Effective Date") by and between the **Housing and Redevelopment Authority in and for the City of Fridley, Minnesota**, a political subdivision of the State of Minnesota organized under the Constitution and laws of the State of Minnesota ("Landlord"), and Daniel D. Heil and Linda Minjares (collectively "Tenant").

WHEREAS, Landlord's predecessor in interest, Mnopoly Property LLC ("Original Landlord") and Tenant entered into that certain Lease dated August 1, 2020 (the "Lease") under which Original Landlord demised to Tenant the premises consisting of a residential house located at 1314 Mississippi St. NE, Fridley, MN 55423, as more particularly set forth in the Lease.

WHEREAS, Upon Landlord's acquisition of the real property upon which the Premises is located, Landlord took assignment of the Lease by that certain Assignment and Assumption of Leases dated May 13, 2021.

WHEREAS, Landlord and Tenant desire to amend certain provisions of the Lease as more particularly described in this Amendment to provide for an extension of the Ending Date of Possession to November 1, 2021, and the identification of additional occupants and tenants of the Premises, all on the terms and conditions as more fully set forth below.

NOW, THEREFORE, in consideration of the mutual agreements herein set forth, the mutual agreements set forth in the Lease, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Landlord and Tenant have agreed, and hereby agree that the Lease is amended as follows:

1. **Recitals Incorporated.** The Recitals set forth above are hereby incorporated by this reference and shall be deemed terms and provisions hereof with the same force and effect as if fully set forth in this Section 1.
2. **Defined Terms.** Capitalized terms which are not otherwise defined herein shall be deemed to have the same meanings herein as are ascribed to such terms in the Lease. All references herein to "Lease" shall be deemed to be references to the Lease, as amended hereby.
3. **Ratification and Reaffirmation of Lease; Estoppel.** The parties hereby ratify and reaffirm all of the terms and conditions of the Lease, as amended hereby. As of the date hereof, there are no existing defaults by Landlord or Tenant under the Lease and there are no existing facts or circumstances which, with or without the giving of notice or the passage of time, or both, would constitute a default by Landlord or Tenant under the Lease. Tenant has no options to extend or renew the term of the Lease.
4. **Additional Tenant.** Linda Minjares hereby acknowledges that she is a Tenant under the terms and conditions of the Lease as amended hereby, and covenants to comply with the terms and conditions of the Lease as amended, jointly and severally with Daniel Heil.
5. **Ending Date of Possession:** Prior to the execution of this Amendment by the parties, the Ending Date of Possession of the Premises was August 1, 2021. The parties have agreed to amend the Lease to provide for an Ending Date of Possession of November 1, 2021, and as a result, the

Term of the Lease is hereby extended to November 1, 2021 (the period of August 1, 2021 to November 1, 2021 hereinafter is referred to as the "Extension Period"). All terms and conditions of the Lease, as amended hereby shall apply during the Extension Period, with the exception of Monthly Rent, which shall be payable as set forth in Section 6 hereinbelow.

6. **Monthly Rent.** Subject to the terms and conditions set forth herein, Monthly Rent payable by Tenant to Landlord for each of the months of June, July, and August of 2021 shall be One Dollar and No/100 (\$1.00) per month. Rent for the months of September and October 2021 shall be One Thousand, One Hundred and Seventy-Five (\$1,175.00) per month. However, in the event the Tenant does not vacate the Premises by 11:59 p.m. on November 1, 2021, or if there is any other default by Tenant under the terms and conditions of the Lease following the date of this Amendment, then said failure shall be considered an event of default without notice or opportunity of the Tenant to cure, and shall render the Landlord's agreement to reduce the rent during the period of June, July and August of 2021 shall be void from the outset and, in addition to all other remedies, Landlord shall immediately be entitled to collect from Tenant, and Tenant shall immediately pay to Landlord, the sum of Three Thousand Five Hundred Twenty Two and No/100 Dollars (\$3,522.00) as and for rent for the months of June, July and August 2021. Further, during any holdover period where Tenant occupies the Premises after November 1, 2021 without Landlord's express written permission, Tenant shall pay increased Monthly Rent in the amount of One Thousand Four Hundred Sixty Eight and 75/100 Dollars (\$1,468.75) per month, prorated for any partial month of such holdover occupancy. If Tenant tenders holdover rent pursuant to this Section, and Landlord accepts such payment, the acceptance of such payment will not operate as a waiver by Landlord of the Tenant's default. Tenant may, by written notice to Landlord issued on or before August 15, 2021, elect to vacate the Premises as of 11:59 p.m. on September 1, 2021 ("Early Exit Date"), in which event Tenant shall vacate the Premises by the Early Exit Date. So long as Tenant is not in default of the Lease on of the Early Exit Date, Tenant shall not be required to pay rent for the months of September and October 2021.

7. **Counterparts.** This Amendment may be executed in counterparts, each of which shall constitute an original, and all of which, when taken together, shall constitute one and the same instrument. A facsimile signature or an electronically scanned signature shall be deemed to be an original signature for all purposes.

8. **Time is of the Essence.** Time is of the essence of this Amendment and the Lease and each provision hereof and thereof.

9. **Submission of Amendment.** Submission of this instrument for examination shall not bind Landlord and no duty or obligation on Landlord shall arise under this instrument until this instrument is signed and delivered by Landlord and Tenant.

10. **Entire Agreement.** This Amendment and the Lease contain the entire agreement between Landlord and Tenant with respect to Tenant's leasing of the Premises. Except for the Lease and this Amendment, no prior agreements or understandings with respect to the Premises shall be valid or of any force or effect. No provision of the Lease as amended hereby shall be interpreted as converting the Lease to a month-to month tenancy.

11. **Severability.** If any provision of this Amendment or the application thereof to any person or circumstance is or shall be deemed illegal, invalid or unenforceable, the remaining provisions

hereof shall remain in full force and effect and this Amendment shall be interpreted as if such illegal, invalid or unenforceable provision did not exist herein.

12. Lease In Full Force and Effect. Except as modified by this Amendment, all of the terms, conditions, agreements, covenants, representations, warranties and indemnities contained in the Lease remain in full force and effect. In the event of any conflict between the terms and conditions of this Amendment and the terms and conditions of the Lease, the terms and conditions of this Amendment shall prevail.

13. Successors and Assigns. This Amendment is binding upon and shall inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors and assigns.

IN WITNESS WHEREOF, Landlord and Tenant have executed this Amendment as of the day and year first above written.

LANDLORD:

**Housing and Redevelopment Authority in
and for the City of Fridley, Minnesota,** a
political subdivision of the State of Minnesota
organized under the Constitution and laws of
the State of Minnesota

By: _____
Name: _____
Title: _____

Dated: May ____, 2021

TENANT:

Daniel D. Heil

Dated: May ____, 2021

Linda Minjares

Dated: May ____, 2021

FIRST AMENDMENT TO LEASE

This **FIRST AMENDMENT TO LEASE** (this "Amendment") made this ____ day of May, 2021 ("Effective Date") by and between the **Housing and Redevelopment Authority in and for the City of Fridley, Minnesota**, a political subdivision of the State of Minnesota organized under the Constitution and laws of the State of Minnesota ("Landlord"), and Meekz Creations LLC d/b/a Meekz Creations ("Tenant").

WHEREAS, Landlord's predecessor in interest, Mnopoly Property LLC ("Original Landlord") and Tenant entered into that certain Lease dated October 5, 2020 (the "Lease") under which Original Landlord demised to Tenant the premises consisting of a commercial building located at 6491 Central Avenue NE, Fridley, MN 55423, as more particularly set forth in the Lease.

WHEREAS, Upon Landlord's acquisition of the real property upon which the Premises is located, Landlord took assignment of the Lease by that certain Assignment and Assumption of Leases dated May 13, 2021.

WHEREAS, Tenant has requested, and Landlord has agreed to, an earlier termination of the Term set forth in the Lease, and Landlord and Tenant desire to amend certain provisions of the Lease as more particularly described in this Amendment to provide for such early termination, all on the terms and conditions as more fully set forth below.

NOW, THEREFORE, in consideration of the mutual agreements herein set forth, the mutual agreements set forth in the Lease, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Landlord and Tenant have agreed, and hereby agree that the Lease is amended as follows:

1. **Recitals Incorporated.** The Recitals set forth above are hereby incorporated by this reference and shall be deemed terms and provisions hereof with the same force and effect as if fully set forth in this Section 1.
2. **Defined Terms.** Capitalized terms which are not otherwise defined herein shall be deemed to have the same meanings herein as are ascribed to such terms in the Lease. All references herein to "Lease" shall be deemed to be references to the Lease, as amended hereby.
3. **Ratification and Reaffirmation of Lease; Estoppel.** The parties hereby ratify and reaffirm all of the terms and conditions of the Lease, as amended hereby. As of the date hereof, there are no existing defaults by Landlord or Tenant under the Lease and there are no existing facts or circumstances which, with or without the giving of notice or the passage of time, or both, would constitute a default by Landlord or Tenant under the Lease. Tenant has no options to extend or renew the term of the Lease.
4. **Ending Date of Possession:** Prior to the execution of this Amendment by the parties, the Ending Date of Possession of the Premises was October 5, 2021. The parties have agreed to amend the Lease to provide for an Ending Date of Possession of July 16, 2021, and as a result, the Term of the Lease is hereby revised to expire at 11:59 p.m. July 16, 2021.

5. **Monthly Rent.** Tenant shall continue to pay Monthly Rent of \$1,000.00 per month for the months of May and June of 2021. Subject to the terms and conditions set forth herein, Tenant shall pay prorated rent of \$500.00 on July 1 as prorated rent for the partial month of July 2021. During any holdover period where Tenant occupies the Premises after July 16, 2021 without Landlord's express written permission, Tenant shall pay increased Monthly Rent in the amount of One Thousand Two Hundred and Fifty and NO/100 Dollars (\$1,250.00) per month, prorated for any partial month of such holdover occupancy. If Tenant tenders holdover rent pursuant to this Section, and Landlord accepts such payment, the acceptance of such payment will not operate as a waiver by Landlord of the Tenant's default.

6. **Counterparts.** This Amendment may be executed in counterparts, each of which shall constitute an original, and all of which, when taken together, shall constitute one and the same instrument. A facsimile signature or an electronically scanned signature shall be deemed to be an original signature for all purposes.

7. **Time is of the Essence.** Time is of the essence of this Amendment and the Lease and each provision hereof and thereof.

8. **Submission of Amendment.** Submission of this instrument for examination shall not bind Landlord and no duty or obligation on Landlord shall arise under this instrument until this instrument is signed and delivered by Landlord and Tenant.

9. **Entire Agreement.** This Amendment and the Lease contain the entire agreement between Landlord and Tenant with respect to Tenant's leasing of the Premises. Except for the Lease and this Amendment, no prior agreements or understandings with respect to the Premises shall be valid or of any force or effect. No provision of the Lease as amended hereby shall be interpreted as converting the Lease to a month-to-month tenancy. The individual executing this Amendment on behalf of Tenant represents and warrants to Landlord that said signatory is authorized to execute this Amendment on behalf of the Tenant under the Lease.

10. **Severability.** If any provision of this Amendment or the application thereof to any person or circumstance is or shall be deemed illegal, invalid or unenforceable, the remaining provisions hereof shall remain in full force and effect and this Amendment shall be interpreted as if such illegal, invalid or unenforceable provision did not exist herein.

11. **Lease In Full Force and Effect.** Except as modified by this Amendment, all of the terms, conditions, agreements, covenants, representations, warranties and indemnities contained in the Lease remain in full force and effect. In the event of any conflict between the terms and conditions of this Amendment and the terms and conditions of the Lease, the terms and conditions of this Amendment shall prevail.

12. **Successors and Assigns.** This Amendment is binding upon and shall inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors and assigns.

IN WITNESS WHEREOF, Landlord and Tenant have executed this Amendment as of the day and year first above written.

LANDLORD:

**Housing and Redevelopment Authority in
and for the City of Fridley, Minnesota**, a
political subdivision of the State of Minnesota
organized under the Constitution and laws of
the State of Minnesota

By: _____
Name: _____
Title: _____

Dated: May ____, 2021

TENANT:

Meekz Creations LLC,
a Minnesota limited liability company
d/b/a Meekz Creations

Jimika Mayberry
Its: Authorized Signatory

Dated: May ____, 2021



AGENDA REPORT

Meeting Date: June 3, 2021

Meeting Type: Housing & Redevelopment Authority

Submitted By: Scott Hickok, Community Development Director
 Paul Bolin, Assistant Executive Director to the HRA
 Stacy Stromberg, Planning Manager

Title

Review and Make a Recommendation on a S-2, Redevelopment District Master Plan Amendment, MP #21-01 Request for Medtronic, located at 500 Medtronic Parkway N.E.

Background

Jason Kringle with Medtronic Inc. is requesting an amendment to the S-2, Redevelopment District Master Plan that was approved for the Operational Headquarters site generally located at 500-720 Medtronic Parkway in 1999. This amendment would allow for the construction of a ground mounted 1MW Solar Energy

Garden that would be located on the vacant land to the west of the existing buildings on the Campus.

The petitioner notes in their narrative that the solar garden will



FIGURE 1 – AERIAL RENDERING OF OHQ WITH SOLAR ARRAY

consist of approximately 3,300 panels on roughly five acres of the vacant undeveloped land west of the Operational Headquarters (OHQ) Campus. The solar array is expected to operate on the property until additional building space is needed to support Medtronic's growth; in the interim for 20 years, with the ability for Medtronic to extend the contract OR buy out the project and have it removed at any time during the 20-year term. Once operating the project will deliver over 2,000MWh of clean, local energy annually to the Campus facility, equaling over 30% of the Campus' annual electric needs. Any excess energy that is not consumed by the building will be sent back into the electric grid and used within the community.

Vision Statement

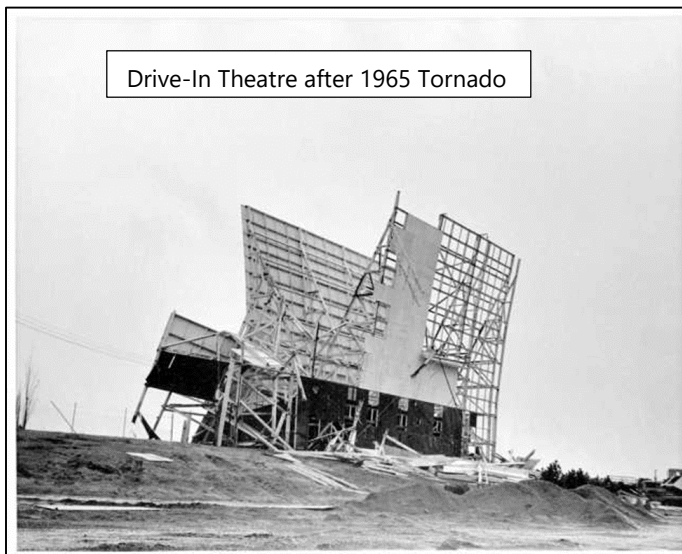
We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.

The solar garden consists of steel drive posts embedded in the ground, with the solar modules attached to the top of the posts, tracking the sun east to west through the day. They will sit approx. 10 ft. off the ground at the highest point and will have an anti-glare coating. They are proposing to enclose the system with a 7 ft. tall fence to restrict access to the system from unqualified personnel. The solar garden will be accessible from the existing north parking lot, through a locked gate on a 14 ft. wide gravel driveway. The cover plantings inside the footprint of the system will be a combination of low growth native crops and a seed mix that promotes pollinator friendly habitats.

The S-2 Redevelopment District requires that the Housing and Redevelopment Authority (HRA), the Planning Commission and the City Council approve any additions or modifications to the original "master plan" that was approved for a project.

History

The Medtronic Operational Headquarters Campus site was once the home of the 100 Twin Drive-In Theater. The theater was demolished in the mid-1980's, and the land was purchased by Woodbridge



Properties who intended to develop the property. After a relatively short term of ownership and an attempt to take a project through the development process, Woodbridge Properties began to experience financial difficulties with making the project work and did not ultimately develop their project. The HRA purchased the property in the late 1980s. They groomed the site, put irrigation in to keep the site green and park-like and had the site mowed regularly as they marketed the site.

Initially the site was being marketed as the Lake Pointe Office Park and concept site plans and

renderings were prepared to show how the site could be developed. The initial plan considered a small amount of office, commercial, and a hotel immediately adjacent to Hwy 65/Central Avenue. The remainder of the site was marketed with an eye on attracting a corporate headquarters. The idea was that this would be the impressive entrance into the community at Central Avenue and directly adjacent to Highway 694.

The better part of 13 years was spent courting Medtronic as the ideal candidate for the site. Medtronic had already made an enormous investment in the City with their Rice Creek Campus Complex and this would provide them the opportunity to expand close to their Fridley Campus, and would provide Fridley with the image and investment they hoped to see in the site. Medtronic was very close to the vest with their intentions to develop the Fridley Lake Pointe site.

Only after the City of Fridley signed a development deal in 1997, with a development company headquartered in the United Kingdom; did Medtronic step forward and confirm interest in owning and

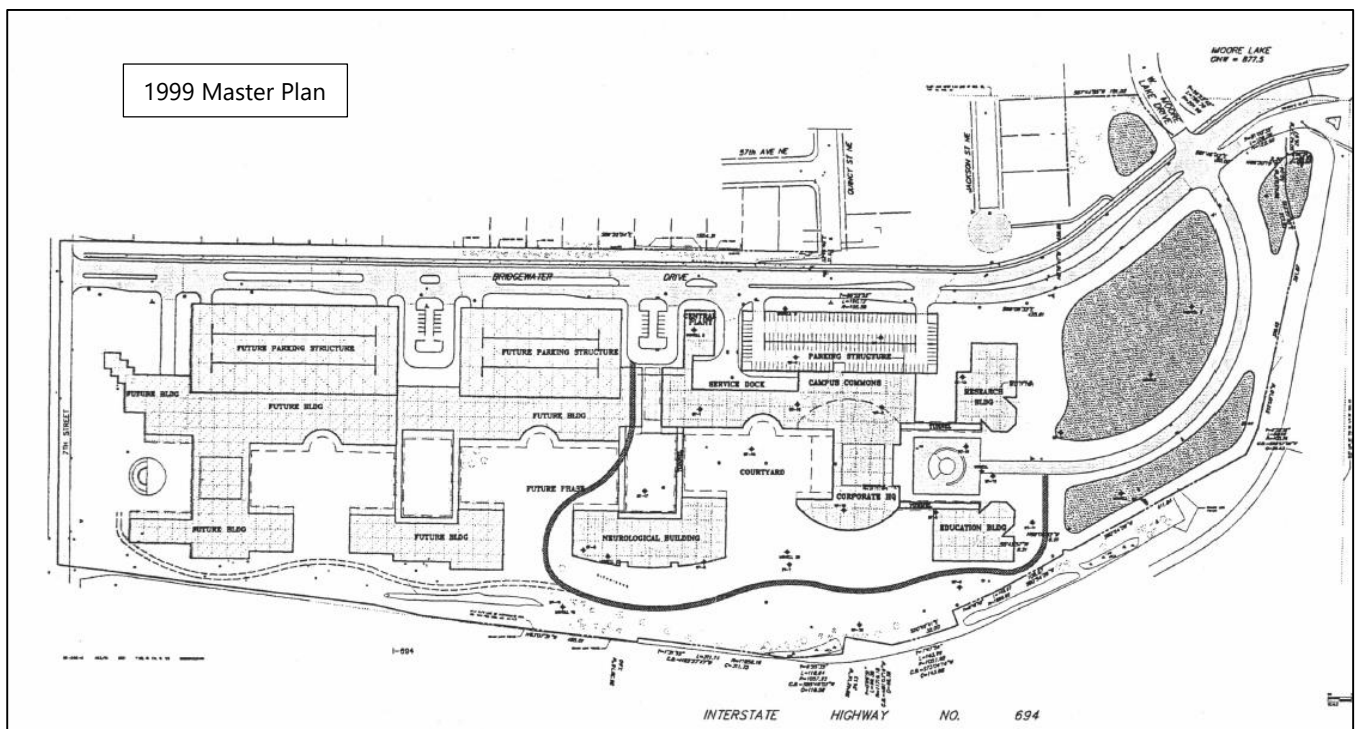
Vision Statement

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

developing the site. Fortunately, the HRA had built in a caveat into the UK development deal that said, if Medtronic were to step forward, prior to their construction on the site, the HRA could cancel the development deal to negotiate for a Medtronic Development.

Once Medtronic stepped forward, a lengthy negotiation process began. Lengthy enough in fact, that the HRA and Medtronic felt it would be necessary to re-approach the State Legislature to extend the 25-year Tax Increment Financing District that was created to assist with extraordinary site development costs another 5 years. Thankfully, the legislature extended the district until 2025, and negotiations concluded that involved Medtronic master planning the entire site. As a result, construction was able to begin on the first phase of a 3-phase, 1.6 million square foot, master planned headquarters campus.

The City Council approved the Master Plan for the Medtronic World Headquarters on April 26, 1999. The first phase consisted of approximately 500,000 sq. ft. and that has been constructed. Phase 1 consisted of six buildings, including a research building, education building, corporate headquarters building, neurological building, a commons building, a central plant facility, and a 1,000-car parking ramp.



In 2000, the City Council granted Medtronic an amendment to their Master Plan to allow the construction of an 11,270 sq. ft. free-standing daycare center and parking lot in the northwest corner of the subject property. Staff recommended approval of this amendment because it did not subtract from the anticipated placement of the Phase 2 and Phase 3 portions of the development.

In 2001, a temporary, 282 stall parking lot was constructed on the east side of the daycare center. The lot is considered temporary because it would need to be removed in order for Phase 2 and Phase 3 to be completed. This parking lot was constructed as a result of parking problems Medtronic was

Vision Statement

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

experiencing during special corporate events held at the Headquarters' Campus, that are not experienced on a daily basis. Without the full build-out of the additional parking ramps, this was viewed as the best solution to bridge the parking gap, without permanently changing the master plan layout.

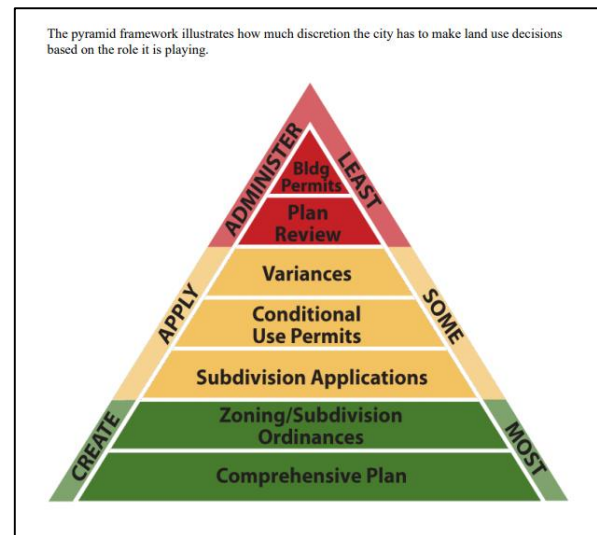
In 2006, staff recommended denial of a Master Plan amendment to construct a billboard on the southern edge of the Medtronic property, because it was a conflict of the 1999 Master Plan. Council approved a master plan amendment, with a stipulation that prior to issuance of a building permit for Phase 2, the petitioner shall remove the billboard, footings and all structures related to the billboard.

Rezoning to S-2 Redevelopment District

The City has the most discretion when they are making legislative decisions, such as creating a Comprehensive Plan, creating an ordinance, or making a zoning change. A rezoning request is changing the zoning designation on a property from one designation to another.

The properties addressed as 500, 710, and 720 Medtronic Parkway were rezoned to S-2 Redevelopment District in 1986 through a joint application from Woodbridge Properties and the City's HRA. The S-2, Redevelopment District is a special zoning district that was created to:

- Allow for a mixed-use development within special redevelopment district as set up in Minnesota State Statutes Chapter 462
- Allow for the maximum flexibility in the promotion of difficult redevelopment projects
- Allow for development by a plan which is acceptable to, and in the best interest of, the City and the overall district and development plan



The 1999 Master Plan with its Phased development achieved the original vision the City had for the subject properties and was consistent with the City's S-2, Redevelopment District objectives.

Analysis

The master plan amendment being considered with this application is to allow approximately five acres of undeveloped land that is master planned for Phases 2 and 3 of the Operational Headquarters site to be covered with ground-mounted solar. The City Code considers ground-mounted solar as an accessory use in any zoning district, provided a special use permit is issued. The City currently does not have a separate ordinance that regulates solar; however, it has been on staffs' to-do list. As a result, staff has reviewed the Minnesota Model Solar Ordinance and consulted with other communities about best practices for ground mounted equipment. Almost all cities allow them as an accessory use to a principal structure, provided they are located in the side or rear yard and comply with other conditions.

Vision Statement

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

For example:

- Rogers – requires that no more than 5% of the lot area be covered
- Minneapolis – requires that no more than 5% of the lot area be covered in office districts
- St. Francis – requires that no more than 10% of the lot area be covered
- Hopkins – only allowed on closed landfill restricted districts
- Andover – does not allow ground mounted equipment in non-residential areas
- Coon Rapids – does not allow them if they are to provide offsite energy production
- Golden Valley and Blaine – require that a special use permit be approved

Another consistent requirement is that the equipment be screened to the extent possible without reducing their efficiency.

The City though its Energy Action Plan and Comprehensive Plan encourages Renewable Energy and Solar particularly in under-utilized areas such as over roofs and parking lots. The City's support for these types of projects was evident in recommending approval of the solar panel car-port panels over the parking lot at Medtronic's Rice Creek Campus through a special use permit.



There are several factors to consider in reviewing ground-mounted solar on the Operational Headquarters site and a combination of those factors causes staff to recommend denial of the Master Plan Amendment. Those factors include:

- The location of the ground-mounted solar is in direct conflict with Master Plan, MP #99-01 that the Council approved for this site.
- As pointed out in the attached memo by James Casserly, the attorney for the HRA, ground-mounted solar does not fit within the spirit or intent of the Private Redevelopment Contract that was entered into between the City's HRA and Medtronic in 1999.
- This site is a prominent location within the City of Fridley, and has frontage along four rights-of-way, which make it impossible to screen.
- The installation of the ground-mounted solar would potentially delay the construction of Phase 2 and 3 until it has served its purpose and its costs to be somewhat amortized.

Vision Statement

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

- There are options to install solar devices on the existing rooftops of several of the buildings or on top of the parking deck that would not be in conflict the Master Plan.
- Current code requires that a special use permit be issued for solar energy devices that are not part of the principal structure. In the case of the parcel addressed as 500 Medtronic Parkway, there are two separate parcels. The north parcel's primary use is the daycare, so ground-mounted solar would be an accessory to the daycare. The solar created would not supply energy to the daycare, so it would not be considered an accessory to the daycare. The southern parcel does not have a primary use, so solar would not be allowed, because solar is not allowed to be a principal or stand-only use.



FIGURE 3 – VIEW FROM MEDTRONIC PARKWAY LOOKING EAST

Recommendation

City Staff recommends denial of the Master Plan Amendment, MP #21-01, to allow ground-mounted solar at the Medtronic Operational Headquarters property based on the above findings.

Vision Statement

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



7760 France Avenue South
Suite 700
Minneapolis, MN 55435-5844

T 952.885.5999
F 952.885.5969
MMBLawFirm.com

Item 5.

James R. Casserly
jcasserly@mmbllawfirm.com
Direct 952.885.1296

TO: Fridley HRA
 Attn: Wally Wysopal, Executive Director
 Paul Bolin, Assistant Executive Director

FROM: James R. Casserly, Esq.

SUBJECT: Solar Garden on Medtronic Site

FILE NO.: 9571-20

DATE: May 26, 2021

Our office was asked to review the land use provisions contained in the Amended and Restated Contract for Private Redevelopment (the "Contract") between the Housing and Redevelopment Authority for the City of Fridley (the "Authority") and Medtronic, Inc. ("Medtronic"). The Contract was effective as of May 20, 1999 and the Authority conveyed a portion of the site for the Medtronic campus on December 29, 1999. Several years later, the balance of the site was conveyed.

Because of the Contract, Medtronic has essentially obtained the land at no cost and has subsequently received over \$11.6M in tax increment payments; and the City became the home of an outstanding facility which is the world headquarters for Medtronic, and the City is able to levy on 200,000 square feet of the Medtronic Building.

The Contract is very specific about the land use for the property and these specific uses are contained in the definitions of Initial Minimum Improvements, Optional Minimum Improvements, Office and Related Uses and Commercial Uses. These definitions are attached as Schedule A to this memo.

The remaining land in the Medtronic campus would be included under Optional Minimum Improvements. It is clear that the parties to this Contract contemplated substantial use and density for this premier site as described in the definitions, and clearly Medtronic has received substantial incentives to maximize the development on their site.

In our opinion, a solar garden does not fit within the spirit or intent of the Contract.

SCHEDULE A

Definitions

"Commercial Uses" means (i) hotel facilities, (ii) convention facilities, (iii) daycare facilities, (iv) financial institutions and (v) sit-down restaurants or cafeterias and (vi) other related and similar uses as allowed by the Master Plan and this Agreement.

"Initial Minimum Improvements" means the initial building of not less than 150,000 gross square feet which is constructed by the Redeveloper and which (i) shall conform to the Minimum Building Quality Standards, (ii) be designed for Office and Related Uses, and (iii) provide Structured Parking to the extent required by this Agreement.

"Office and Related Uses" means those uses Medtronic currently has in place at its Rice Creek Campus, together with other uses necessary to the operation of the Redeveloper's business or typical office business uses, and includes, the following:

- a. Light manufacturing or assembly of any products the Redeveloper sells from time to time, including clean room manufacturing;
- b. Research and development activities;
- c. Warehousing activities ;
- d. Conference and training facilities;
- e. Office activities and reasonably related uses;
- f. Uses reasonably incident to a primary or secondary headquarters facility for a United States manufacturing company, including day care, food service and other sundry retail uses.
- g. Ancillary commercial uses as allowed by the Master Plan and this Agreement.

"Optional Minimum Improvements" shall mean all Minimum Improvements built by the Redeveloper after the Initial Minimum Improvements which shall (i) conform to the Minimum Building Quality Standards; (ii) be designed for Office and Related Uses or Commercial Uses as allowed for in this Agreement; and (iii) provide Structured Parking to the extent required by this Agreement.



MASTER PLAN AMENDMENT CITY OF FRIDLEY

Medtronic

Master Plan Amendment – City of Fridley

PID 23-30-24-42-0041, 23-30-24-42-0042, 23-30-24-41-0031, & 23-30-24-41-0030

May 14th, 2021

ROCHELLE DANIELSON	612-231-0218	ROCHELLE.L.DANIELSON@MEDTRONIC.COM
JASON KRINGLE	763-486-8588	JASON.D.KRINGLE@MEDTRONIC.COM
DAN ROGERS	952-393-7721	DAN@NOKOMISENERGY.COM
JULIAN WHITE	612-910-2933	JULIAN@NOLOMISENERGY.COM

OVERVIEW

Medtronic, Inc. submits this application for a Master Plan Amendment with the City of Fridley Planning Commission for an accessory Photovoltaic Ground Mounted 1MW Solar Energy System, under the City of Fridley Zoning Ordinance Chapter 205.24, for a system located in the S-2 Redevelopment District. The project site plans, project renderings, grading and drainage plans, and preliminary SWPPP are attached. Medtronic, Inc has an agreement with TC Solar OHQ LLC to build and operate a Solar Garden on the property.

The Solar Garden will consist of approximately 3,300 panels on roughly 7 acres of vacant undeveloped and underutilized land directly west of the Medtronic Operational Headquarters Campus. This solar array is expected to operate on the property until additional building space is needed to support Medtronic's growth; in the interim for 20 years, with the ability for Medtronic to extend the contract OR buy out the project and have it removed at any time during the term. Once operating, this project will deliver over 2,000MWh of clean, local energy annually to the Campus facility with only the sun as feedstock, equaling over 30% of the Campus' annual electric needs. Any excess energy that is not consumed by the building, will be sent back into the electric grid, and used within the community.

The Solar Garden consists of steel driven posts embedded in the ground, with solar modules attached to the top of the posts, tracking the sun east to west throughout the day, sitting approximately 10-ft off the ground at the highest point. This project utilizes silicon based solar panels which have an anti-glare coating. There are no hazardous materials in the system, and no noise, other than typical transformer humming, would be present within the fence. We have proposed to enclose the system with a 7-foot-tall fence to restrict access to the system from unqualified personnel. The site will be accessible at the northeast corner through a locked gate on a 14' wide driveway. The cover plantings inside the footprint of the system will be a combination of low growth native crops and a seed mix that promotes pollinator friendly habitats consistent with MN Stat. 216B.1642 as required. A preliminary cover crop mix blend is attached, along with example planting plan.

3rd Party Engineering has been commissioned to perform wetland, hydrology, historical, ecological and an environmental survey to ensure the site is suitable for development. Construction is targeted to occur between Oct 2021 to June 2022. Proposed working times would be between the hours of 7am-7pm on Monday thru Friday. Weekend work may take place if there are significant project delays due to weather. These hours are flexible, and we intend to work with the community to control noise and disturbance. A more detailed construction schedule can be made available to the City as needed.

An Operations and Maintenance contractor will be hired by TC Solar OHQ LLC. This team would consist of an electrician, as well as a groundskeeper to ensure the system is operating safely and the landscaping is properly maintained. Each would independently visit 3-6 times a year depending on necessity. While onsite, the technician checks equipment for proper operation. While onsite, the groundskeeper mows, manages vegetation, and verifies storm water management is properly working. A Maintenance Plan is included for more detail.

MAINTENANCE PLAN

TC Solar OHQ LLC will have a long-term maintenance plan to ensure safety, reliable operation, and production of the system. Monitoring and metering equipment installed on site will alert the maintenance team in real time of a system performance issue. Maintenance teams are required to have proper safety plans and equipment in place to perform all work. Details of the plan are finalized at construction once final system design is complete. The final plan for the site can be requested at any time after construction. Maintenance of systems can be broadly defined in two categories:

Preventative Maintenance

The following items are performed on a routine basis.

- Mechanical checks – one to two times per year a technician visits the site. While on site the technician checks bolts and piers for any loosening or corrosion. When an issue is discovered a set of corrective actions is defined, executed and a full report is logged.
- Electrical checks - one to two times per year a technician visits the site. While on site the technician checks the major electrical components (panels, inverters, safety switches) and connections to ensure proper working order. When an issue is discovered a set of corrective actions is defined, executed and a full report is logged.
- Groundskeeping – three to six times per year a technician visits the site. While onsite, the technician mows, manages vegetation, and verifies storm water management is properly working.

Reactive Maintenance

Monitoring equipment and preventative maintenance are used to identify potential system safety and performance issues. Once an issue is identified a technician is assigned to the issue and corrective actions are executed.



FIGURE 1 – AERIAL RENDERING OF OHQ WITH SOLAR ARRAY



FIGURE 2 – VIEW FROM HIGHWAY TO THE SOUTH LOOKING NORTH



FIGURE 3 – VIEW FROM MEDTRONIC PARKWAY LOOKING EAST

Table 1 - List of Commonly Performed Operations and Maintenance Activities

Item	Activity
Monitoring	On-going tracking and verification of system performance, weather, and equipment alerts.
Grounds Keeping	Manage all vegetation including mowing. Maintain all vegetative screening.
Solar Module Inspection	Inspect for cracks and general damage. Inspect for dirt, vegetation, and other potential shading issues. Perform electrical checks for proper performance characteristics. Cleaning will utilize only water from a sprinkler/hose head.
Racking & Mounting Inspection	Inspect for damage, corrosion, and loose connections.
Inverter Inspection & Maintenance	Inspect for corrosion and general damage. Confirm proper ventilation and environmental seals. Inspect all electrical connections and wires coming into and out of the units. Complete manufacturer recommended maintenance activities.
DC Electrical Inspection	Inspect DC runs from solar panels to inverters for damaged/loose wires and debris.
AC Electrical Inspection	Inspect AC runs from inverter to switchgear for damage/loose wires and debris.
Switchgear Inspection	Inspect switches for proper functionality. Inspect connections for appropriate torque. Inspect latches and environmental seals.
Monitoring Inspection	Inspect existing monitoring systems for functionality. Complete manufacturer recommended maintenance activities.
System Repair	Perform all necessary work as determined by inspections.
Warranty Administration	Administer defective components and file warranty claims.

Wetland Delineation

TC Solar OHQ LLC has discussed the project with the Rice Creek Watershed District. No potential wetlands are present within the project; however, there will be a submission to the RCWD and USACE for no loss determination. This will be received prior to commencement of construction.

Decommissioning & Site Restoration

Medtronic, Inc. commits to both our neighbors and permitting authorities that we will decommission and restore the site at the end of the system's serviceable life or if the system becomes a discontinued use. The project owner will be responsible for all costs associated with decommissioning.

All equipment will be removed within one (1) year from the day the system is no longer in service or discontinued. A system shall be considered out of service at the end of the CSG's useful life unless a plan is submitted to the City of Fridley Board outlining the steps and the schedule for repowering the system.

Once initiated, decommissioning will occur within a period of sixty (60) days. Removal of modules, inverters, wiring, electrical equipment, racking and foundations, fencing, underground wires and conduit and concrete pads will be removed and recycled or disposed of in a suitable manner. After all equipment is removed, the Project site will be restored to a condition comparable to its pre-construction use if the Project site will once again be used for agricultural. If holes are created when infrastructure is removed, they will be backfilled and covered with topsoil. Unless requested otherwise, permanent access roads constructed on the Project will be removed.

Thank you for your consideration!

About Medtronic

Medtronic plc (www.medtronic.com), is among the world's largest medical technology, services and solutions companies – alleviating pain, restoring health and extending life for millions of people around the world. Medtronic employs more than 90,000 people worldwide, serving physicians, hospitals and patients in more than 150 countries. The company is focused on collaborating with stakeholders around the world to take healthcare Further, Together.

Medtronic recently committed to achieving zero net carbon emissions by FY2030, including obtaining more than 50% of their energy from renewable sources by FY2025. This project represents one of a number of large, clean energy projects Medtronic is investing in to support their sustainability goals.

About Nokomis Energy

Nokomis Energy is a Minneapolis based energy developer with a mission to accelerate local energy adoption through equitable partnerships. We specialize in understanding the full development process from origination, to technology, to long-term operation. Through a combination of development and consulting services we use distributed energy to deliver economic and social benefits to local communities.

PRELIMINARY

NOT FOR CONSTRUCTION

PLANNED UNIT DEVELOPMENT PLAN SET

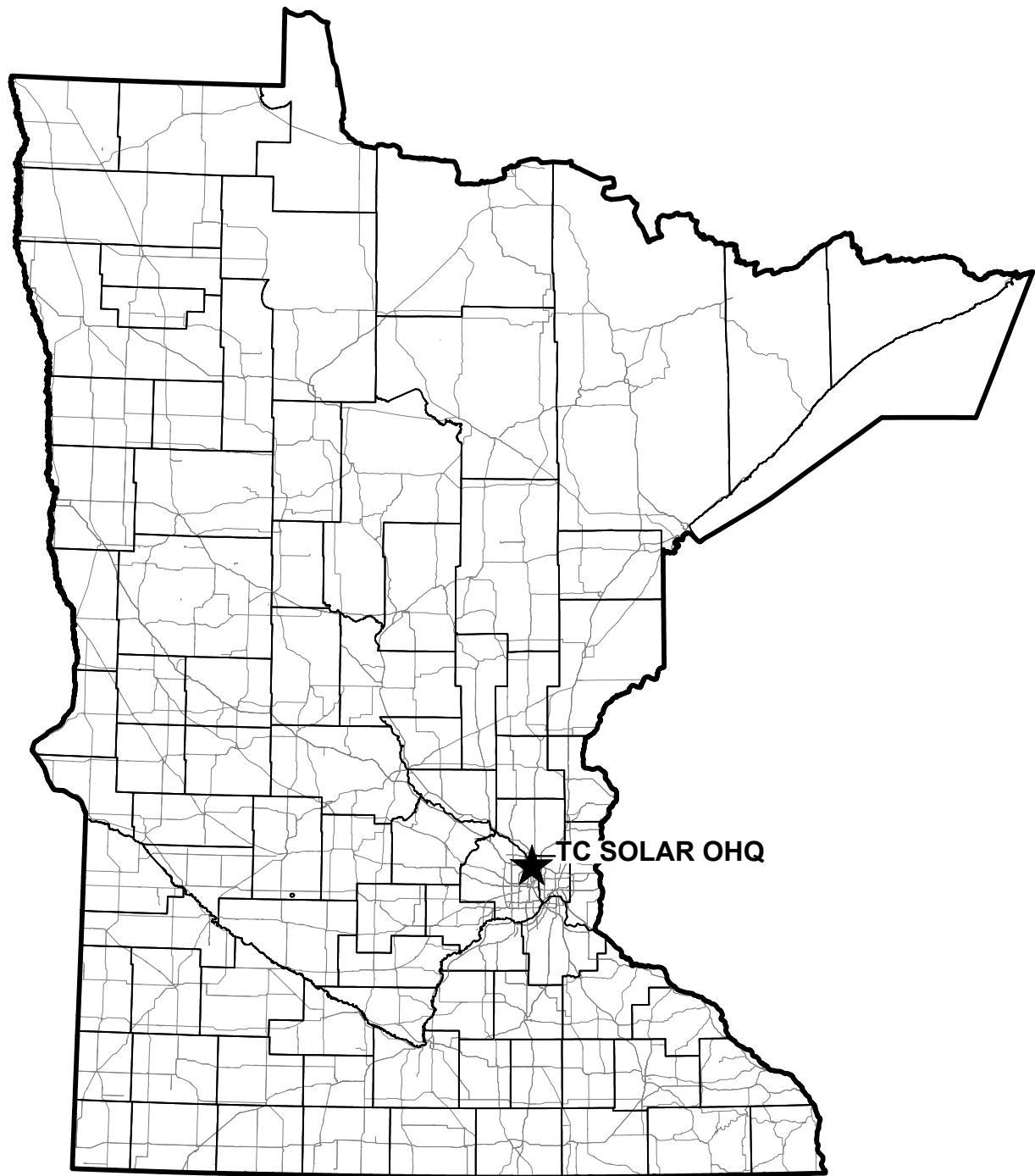
TC SOLAR OHQ

PARCEL ID: 23-30-24-41-0031, 23-30-24-42-0041, 23-30-24-42-0042

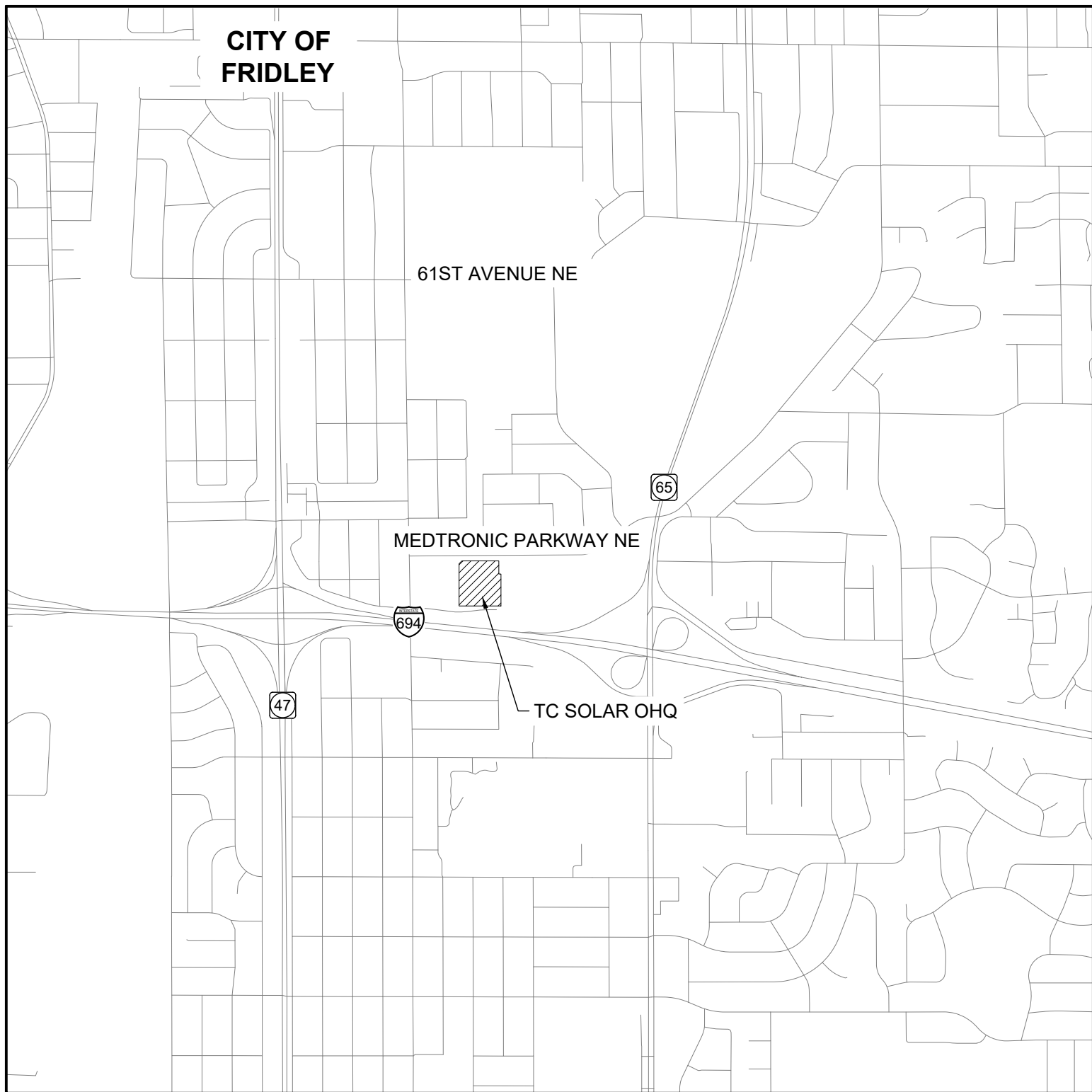
ANOKA COUNTY, MINNESOTA

MAY, 2021

REVISION 0



STATE MAP
SCALE: 1" = 300,000'



LOCAL MAP
SCALE: 1" = 2,500'

BASIS OF DESIGN	
GENERAL	
SITE ADDRESS	710 MEDTRONIC PARKWAY NE, FRIDLEY, MN 55432
AHJ	CITY OF FRIDLEY
INTERCONNECTION UTILITY	XCEL ENERGY
PROPERTY	
LAND OWNER	MEDTRONIC INC
PARCEL ID	23-30-24-41-0031, 23-30-24-42-0041, 23-30-24-42-0042
PROJECT FENCED AREA	5.3 AC
PRIMARY SITE ACCESS	EXISTING PARKING LOT OFF MEDTRONIC PARKWAY NE
LAT/LONG @ ENTRANCE	45.0701° , -93.2540°
ZONING/SETBACKS	
ZONING CLASSIFICATION	233 - 3a COMMERCIAL PREFERENTIAL
FRONT YARD SETBACK	35 FT FROM ROAD RIGHT OF WAY
SIDE YARD SETBACK	15 FT
REAR YARD SETBACK	25 FT
SYSTEM PARAMETERS	
DC SYSTEM SIZE	1,292,720 kWdc
AC SYSTEM SIZE	1,000,000 kWac
AC MAX. DELIVERABLE @ POI	1,000,000 kWac
DC/AC SYSTEM RATIO	1.2927
LV AC SYSTEM VOLTAGE	480/277Vac
MODULES	
SOLAR MODULE MAKE	SILICON MODULES
DC POWER @ STC	440W
MODULE QUANTITY	2,938
RACKING	
PITCH	18°
GROUND COVER RATIO	39%
RANGE OF MOTION	52°

DATA SOURCE SUMMARY	
WETLANDS	TETRA TECH LYNDALE DELINEATED WETLANDS 20201215 12.15.2020
ARRAY LAYOUT	MERIDIEM ENGINEERING LLC 2101-07.STERLING.SBSE 01/20/2021
TOPO/LIDAR	ANOKA COUNTY GIS
BOUNDARY	ANOKA COUNTY GIS

PROJECT CONTACTS	
DEVELOPER	NOKOMIS ENERGY LLC 2639 NICOLLET AVE, SUITE 200, MINNEAPOLIS, MN 55408 JULIAN WHITE 612-910-2933 JULIAN@NOKOMISENERGY.COM
CIVIL ENGINEER	MERIDIEM ENGINEERING LLC 6248 EAST WINCHCOMB DR, SCOTTSDALE, AZ 85254 SARAH SMEDLEY, PE 602-799-4826 SARAH.SMEDLEY@MERIDIEM-ENG.COM

SHEET INDEX	
C000	COVER SHEET
C101	EXISTING CONDITIONS
C201	SITE PLAN
C301	GRADING & EROSION CONTROL PLAN
C401	DETAILS 1
C402	DETAILS 2

LEGEND

	PROJECT BOUNDARY
	PARCEL LINE
	EASEMENT
	EXISTING EDGE OF GRAVEL ROAD
	EXISTING FENCE
	EXISTING OVERHEAD POWER
	EXISTING UNDERGROUND TELEPHONE
	EXISTING INDEX CONTOUR
	EXISTING INTERMEDIATE CONTOUR
	EXISTING WETLANDS
	EXISTING CULVERT
	EXISTING UTILITY POLE
	EXISTING TELEPHONE PEDESTAL
	EXISTING CONCRETE
	EXISTING CONTROL POINT
	PROPOSED ROAD
	PROPOSED FENCE
	PROPOSED OVERHEAD
	PROPOSED UNDERGROUND
	PROPOSED INDEX CONTOUR
	PROPOSED INTERMEDIATE CONTOUR
	PROPOSED GATE
	PROPOSED EQUIPMENT RACK
	PROPOSED EQUIPMENT PAD
	PROPOSED OVERHEAD POLE
	PROPOSED ARRAYS

LEGAL DESCRIPTION

PARCEL 1: LOT 1 AND LOT 1A, BLOCK 1, FRIDLEY EXECUTIVE CENTER 2ND ADDITION, ANOKA COUNTY, MINNESOTA. BEING ABSTRACT LAND.

PARCEL 2: OUTLOT A, FRIDLEY EXECUTIVE CENTER 2ND ADDITION, ANOKA COUNTY, MINNESOTA. BEING ABSTRACT LAND.

PARCEL 3: OUTLOT B, FRIDLEY EXECUTIVE CENTER 2ND ADDITION, ANOKA COUNTY, MINNESOTA. TORRENS - CERTIFICATE OF TITLE NO. 89619 AND 87887.

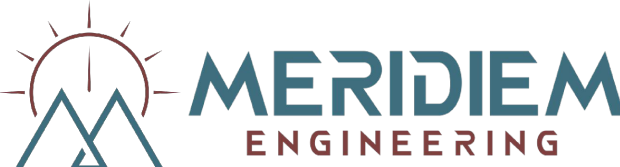
DEVELOPER:



UTILITY:



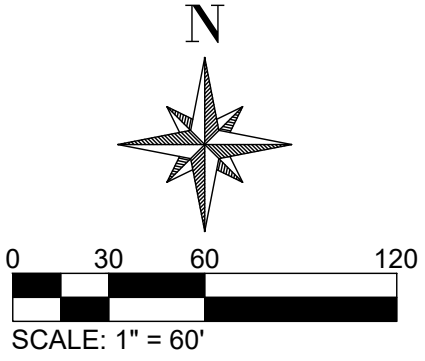
ENGINEER:



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Sarah Smedley

SARAH SMEDLEY, MINNESOTA LICENSE NO. 52904
DATE OF SIGNATURE: MAY10, 2021



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Sarah Smedley

SARAH SMEDLEY, MINNESOTA LICENSE NO. 52904
DATE OF SIGNATURE: MAY 10, 2021

ENGINEER

Item 5.

MERIDIEM
ENGINEERING

UTILITY

Xcel Energy™

OWNER/DEVELOPER

NOKOMIS
ENERGY

PRELIMINARY

NOT FOR CONSTRUCTION

REVISIONS		
NO.	DATE	DESCRIPTION
0	05/10/2021	PLANNED UNIT DEVELOPMENT PLAN

PROJECT

TC SOLAR OHQ LLC

PID: 233024420041 GPS: 45.069231°, -93.252400°
710 MEDTRONIC PKWY NE, FRIDLEY, MN 55432

SHEET NAME

EXISTING CONDITIONS

SHEET NUMBER

C101

SHEET SIZE

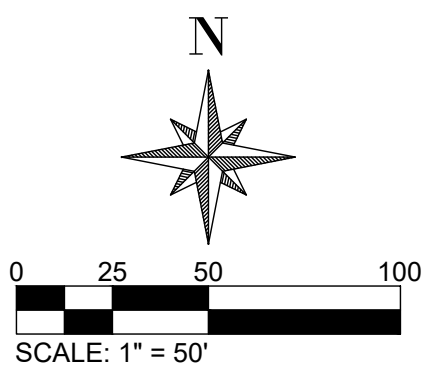
22"x34"

REVISION

0

Plotted: 10/19/2020 8:50 PM By: Sarah Smedley

C:\Users\Sarah Smedley\ACCDocs\Meridem Engineering LLC\2101-11 TC Solar OHQ\CAD\Sheets\C200-TC Solar OHQ SITE PLAN.dwg



CONSTRUCTION NOTES

1. CONSTRUCT 14' WIDE GRAVEL ACCESS ROAD PER DETAIL 1 ON SHEET C401
2. CONSTRUCT 7' FENCE* PER DETAIL 2 ON SHEET C401
3. CONSTRUCT 16' WIDE DRIVE GATE PER DETAIL 3 ON SHEET C401

*PROPOSED FENCE TO BE EITHER AGRICULTURAL FENCE OR BLACK CHAIN LINK WITH THE INTENTION OF MAINTAINING AESTHETICALLY CONSISTENCY WITH THE CITY OF FRIDLEY AND MEDTRONIC.

ENGINEER
MERIDEM
ENGINEERING

UTILITY
Xcel Energy

OWNER/DEVELOPER
NOKOMIS
ENERGY

PRELIMINARY

NOT FOR CONSTRUCTION

REVISIONS		
NO.	DATE	DESCRIPTION
0	05/10/2021	PLANNED UNIT DEVELOPMENT PLAN

PROJECT

TC SOLAR OHQ LLC

PID: 233024420041 GPS: 45.069231°, -93.252400°
710 MEDTRONIC PKWY NE, FRIDLEY, MN 55432

SHEET NAME
SITE PLAN

SHEET NUMBER
C201

SHEET SIZE
22"x34"

REVISION
0

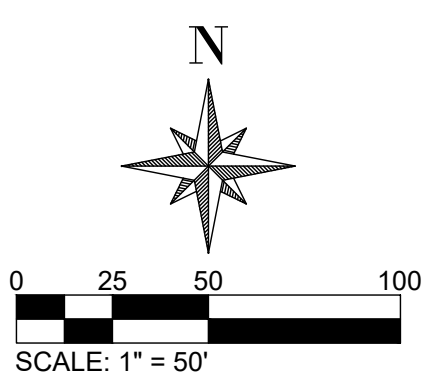
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Sarah Smedley

SARAH SMEDLEY, MINNESOTA LICENSE NO. 52904
DATE OF SIGNATURE: MAY 10, 2021

Plotted: 10/19/2020 8:50 PM By: Sarah Smiedley

C:\Users\Sarah Smiedley\ACCDocs\Meridem Engineering LLC\2101-11 TC Solar OHQ\CAD\Sheets\C300-TC SOLAR OHQ\EROSION.dwg



BMP LEGEND

- CWA CONCRETE WASTE AREA PER DETAIL 1 ON SHEET C402
- SF SILT FENCE PER DETAIL 2 ON SHEET C402
- VTC VEHICLE TRACKOUT CONTROL PER DETAIL 3 ON SHEET C402

ENGINEER
MERIDEM
ENGINEERING

UTILITY
Xcel Energy™

OWNER/DEVELOPER
NOKOMIS
ENERGY

PRELIMINARY

NOT FOR CONSTRUCTION

REVISIONS		
NO.	DATE	DESCRIPTION
0	05/10/2021	PLANNED UNIT DEVELOPMENT PLAN

PROJECT

TC SOLAR OHQ LLC

PID: 233024420041 GPS: 45.069231°, -93.252400°

710 MEDTRONIC PKWY NE, FRIDLEY, MN 55432

SHEET NAME

GRADING & EROSION CONTROL PLAN

SHEET NUMBER

C301

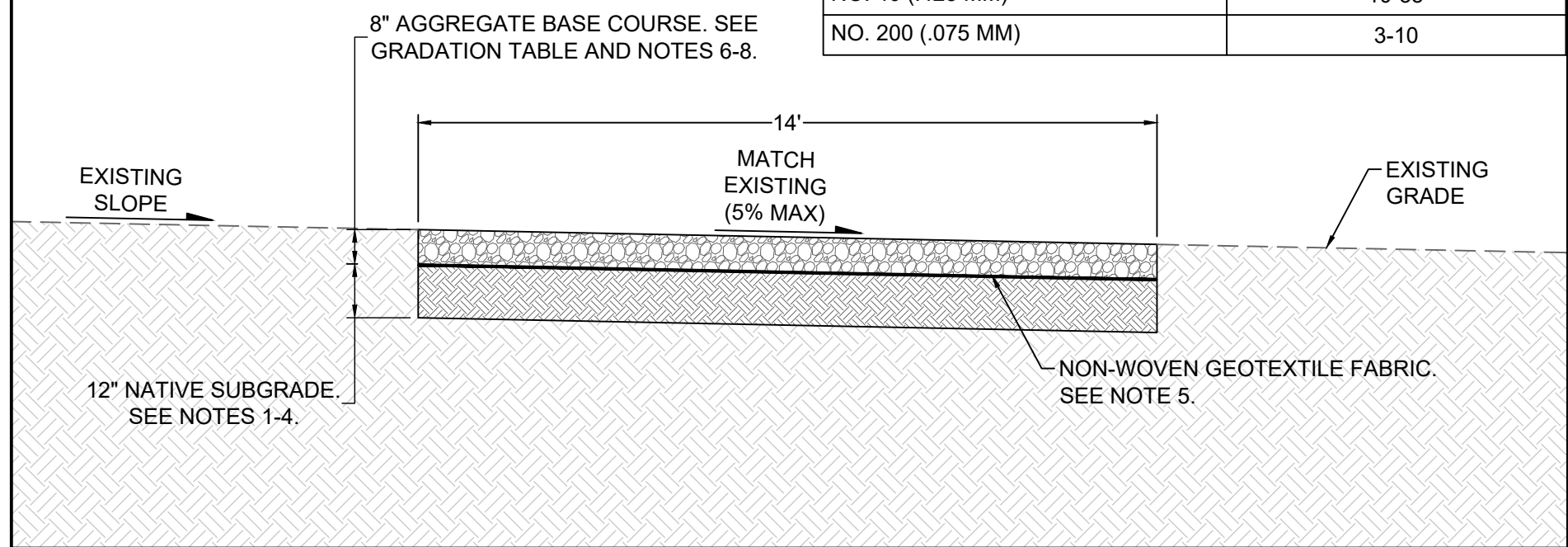
SHEET SIZE REVISION

22"x34" **0**

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

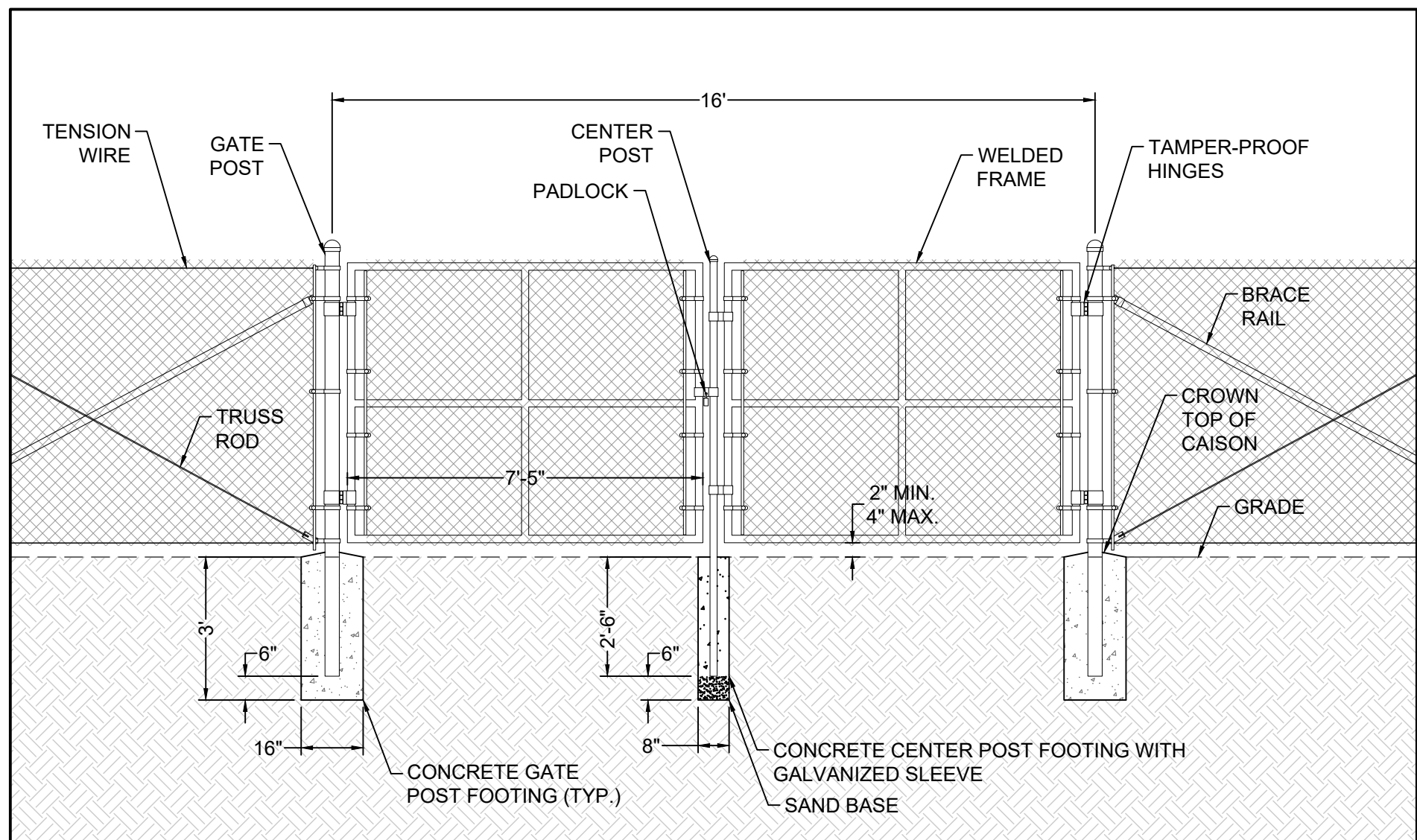
SARAH SMEDLEY, MINNESOTA LICENSE NO. 52904
DATE OF SIGNATURE: MAY 10, 2021

AGGREGATE GRADATION TABLE	
SIEVE SIZE	PERCENT PASSING
1-1/2 INCH (37.50 MM)	100
1 INCH (25.00 MM)	-
3/4 INCH (19.00 MM)	70-100
3/8 INCH (9.5 MM)	45-90
NO. 4 (4.75 MM)	35-80
NO. 10 (2.00 MM)	20-65
NO. 40 (.425 MM)	10-35
NO. 200 (.075 MM)	3-10



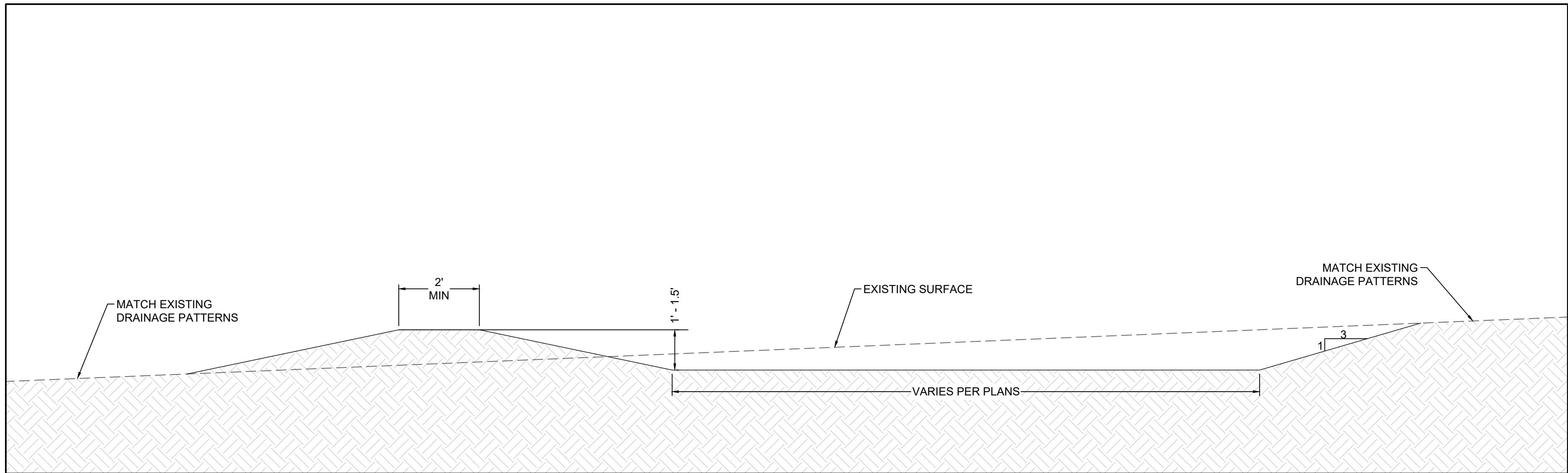
1 AT-GRADE ACCESS ROAD

SCALE: 1"=3' VIEW: SECTION



2 DRIVE GATE

SCALE: 1"=3' VIEW: ELEVATION

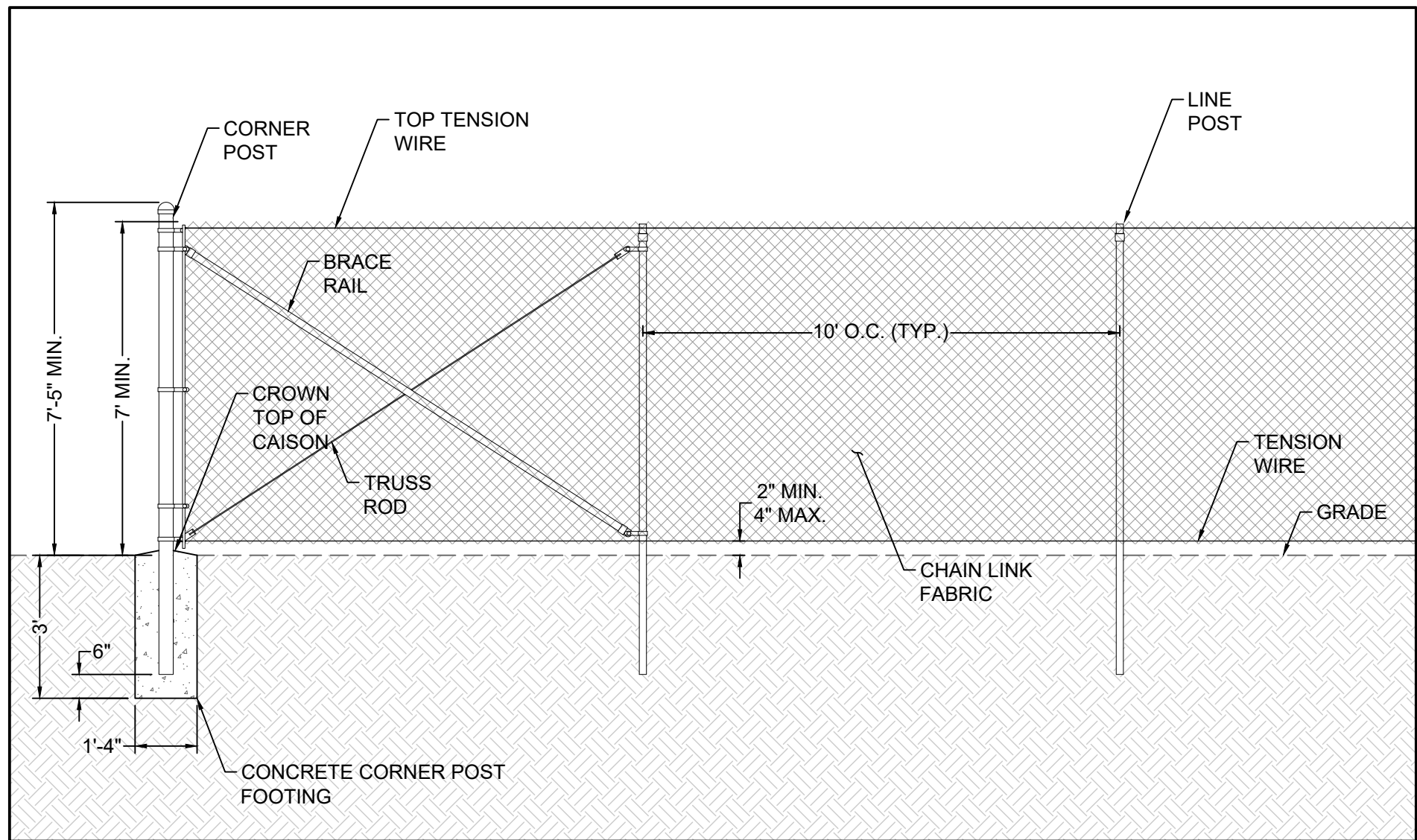


4 INFILTRATION BASIN

SCALE: 1"=2' VIEW: SECTION

ACCESS ROAD NOTES

1. SOIL PREPARATION SHALL INCLUDE THE REMOVAL OF EXISTING VEGETATION, CULTIVATED SOIL, TOPSOIL, AND OTHER SOFT, UNSUITABLE OR DELETERIOUS MATERIAL AND CLOUDS OR FRAGMENTS LARGER THAN 3" IN ANY DIMENSION.
2. NATIVE MATERIAL SHALL BE SCARIFIED TO THE FULL DEPTH OF THE SUBGRADE AND MIXED TO ACHIEVE UNIFORM MOISTURE CONTENT AT $\pm 3\%$ OF OPTIMUM AND RECOMPACTED TO 95% OF THE MAXIMUM DRY DENSITY USING STANDARD PROCTOR METHOD (ASTM-D698).
3. THE COMPACTED SUBGRADE SHALL BE PROOF ROLLED AND SOFT OR UNYIELDING AREAS OR LOW POINTS WHICH MAY COLLECT WATER SHALL BE REPAIRED IN PLACE BY ADDITIONAL DENSIFICATION/COMPACTION, OR REPLACED WITH ENGINEERED FILL.
4. IF FROZEN SOILS ARE ENCOUNTERED THEY SHALL BE REMOVED AND REPLACED WITH SUITABLE FILL PRIOR TO PLACING SUBGRADE OR SURFACE MATERIAL.
5. PROTRUDING SHARP OBJECTS SHALL BE REMOVED FROM THE FINISHED SUBGRADE PRIOR TO PLACING THE GEOTEXTILE.
6. SURFACE AGGREGATE SHALL CONFORM TO MnDOT STANDARD SPEC 3138.
7. AGGREGATES SHALL BE FREE FROM LARGE QUANTITIES OF DUST, SOFT OR FLAKY PARTICLES, LOAMS, ALKALI, ORGANIC MATTER, PAPER, WOOD, OR OTHER DELETERIOUS MATTER.
8. SURFACE AGGREGATE SHALL BE COMPACTED TO 95% MAXIMUM DRY DENSITY AT $\pm 3\%$ OF THE OPTIMUM MOISTURE CONTENT USING STANDARD PROCTOR METHOD (ASTM-D698).
9. UPON COMPLETION OF CONSTRUCTION THE ROAD SURFACE SHALL BE INSPECTED FOR RUTTING AND ANY LOW POINTS SHALL BE RESTORED TO FINISHED GRADE AND TEMPORARY ROADS UTILIZED DURING CONSTRUCTION SHALL BE REMOVED AND RESTORED TO PRE-CONSTRUCTION CONDITION.



2 PERIMETER FENCE

SCALE: 1"=3' VIEW: ELEVATION

GATE NOTES

1. ALL GATES SHALL HAVE TAMPER PROOF GATE HINGES AND HARDWARE.
2. GATES ALONG THE PERIMETER SHALL HAVE HEAVY DUTY BOLT CUTTER RESISTANT PADLOCKS.
3. GATE POSTS SHALL BE 4" DIA SCHEDULE 40, 10' IN LENGTH.
4. CENTER POST MUST LOWER INTO GALVANIZED PIPE SLEEVE INSTALLED IN CONCRETE BETWEEN THE TWO SWINGING GATES.

FENCE NOTES

1. FENCE DESIGN SHALL COMPLY WITH THE SPECIFICATIONS OF SECTION 110.31 "ENCLOSURE FOR ELECTRICAL INSTALLATIONS" FROM THE LATEST VERSION OF THE NATIONAL ELECTRIC CODE.
2. FENCING STRUCTURES SHALL BE ELECTRICALLY GROUNDED FOR OVERHEAD CROSSINGS.
3. HEIGHT OF TOP RAIL/TENSION WIRE SHALL BE NO LESS THE 7' ABOVE GROUND LEVEL.
4. DIAMETER OF POSTS SHALL BE 4" FOR CORNERS, 2.5" FOR TERMINALS, AND 2" FOR LINE POSTS. POSTS SHALL BE MINIMUM SCHEDULE 40.
5. TERMINAL AND GATE POSTS SHALL BE 10' LENGTH.
6. CORNER AND GATEPOSTS SHALL BE INSTALLED WITH CONCRETE BACKFILL.

ENGINEER



TILITY



OWNER/DEVELOPER



PRELIMINARY

NOT FOR CONSTRUCTION

REVISIONS

[illegible]

PROJECT

TC SOLAR OHQ LLC
PID: 233024420041 GPS: 45.069231°, -93.252400°
710 MEDTRONIC PKWY NE, FRIDLEY, MN 55432

SHEET NAME

DETAILS 1

SHEET NUMBER

C401

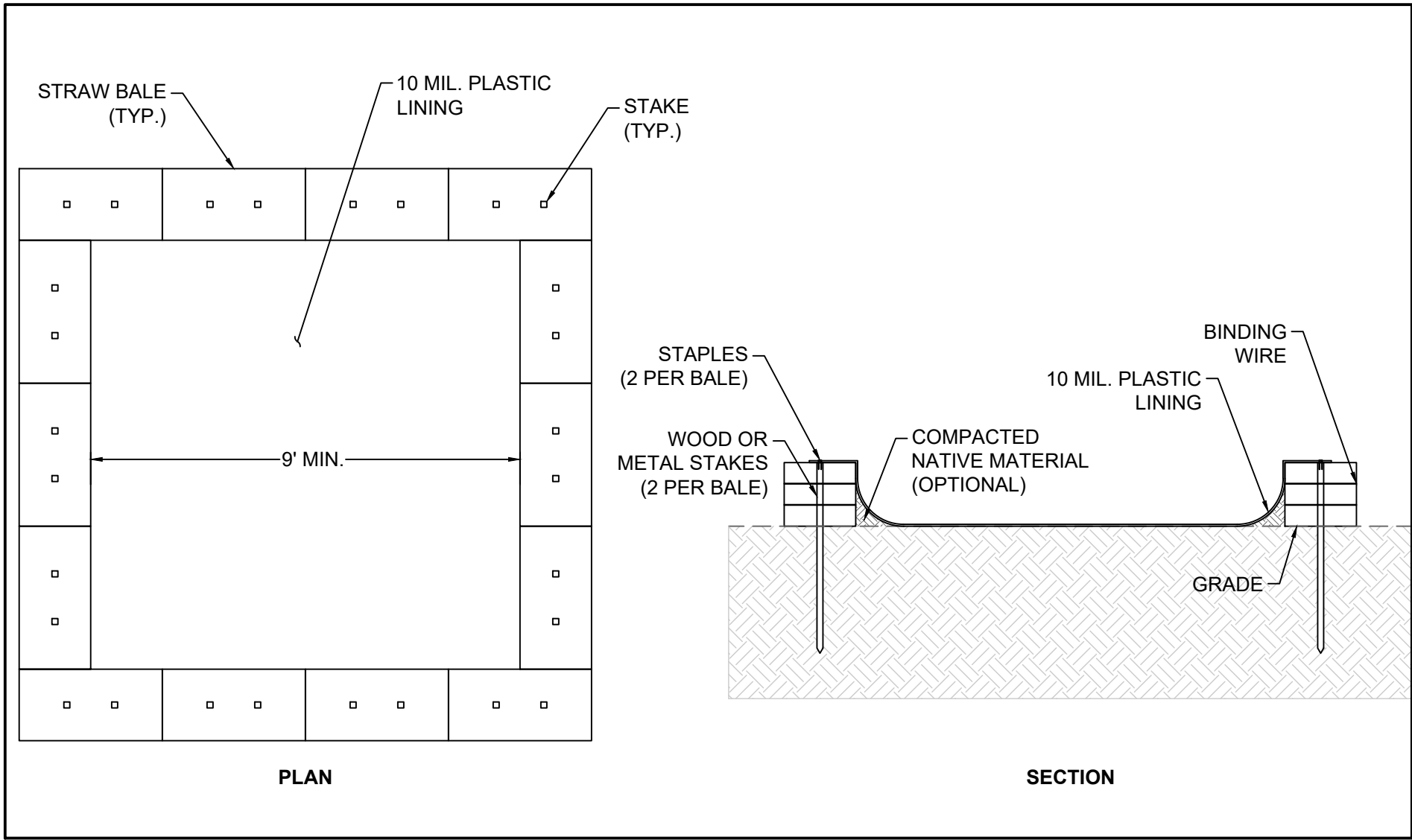
SHEET SIZE

22"x34"

REVISION

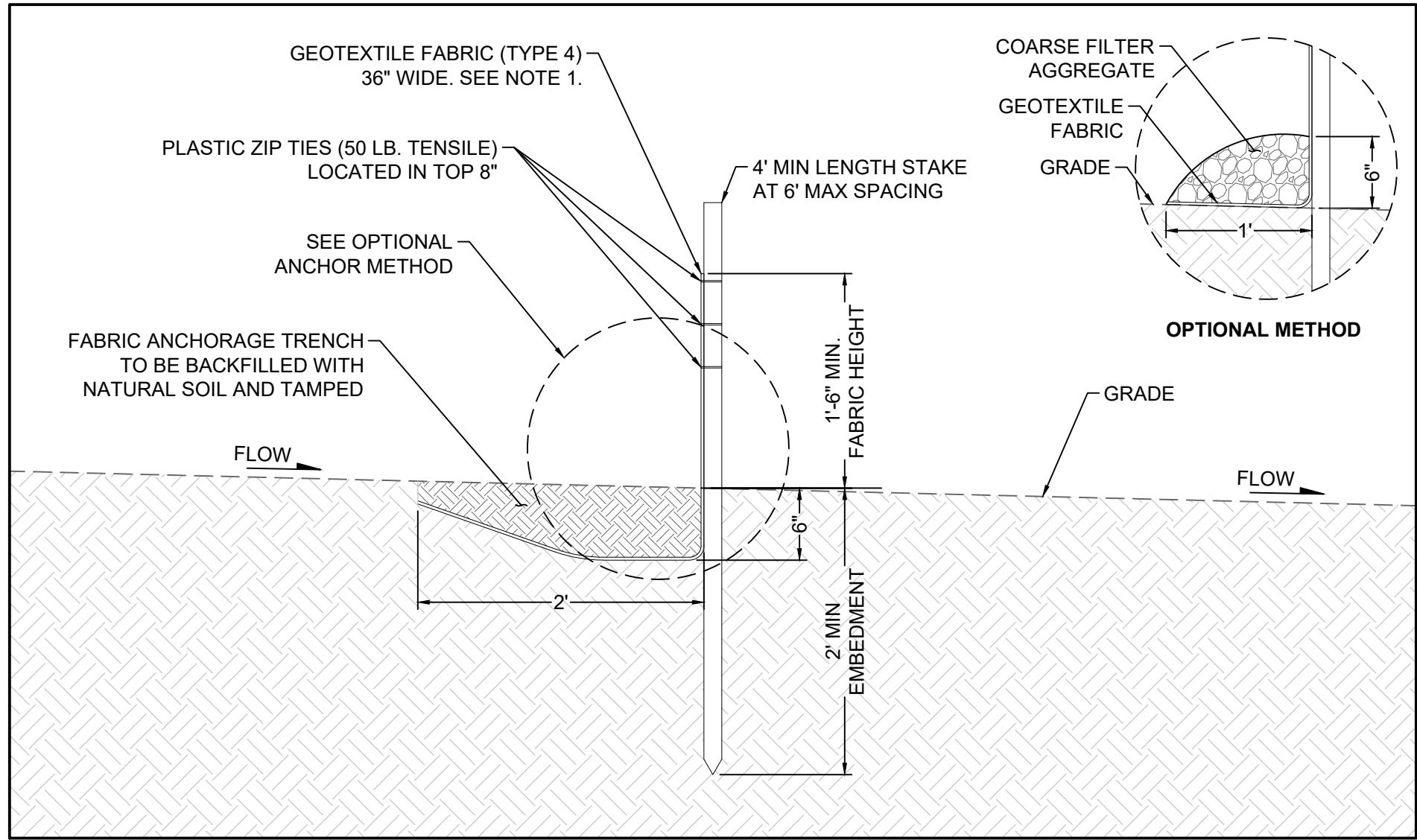
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

SARAH SMEDLEY, MINNESOTA LICENSE NO. 52904
DATE OF SIGNATURE: MAY 10, 2021



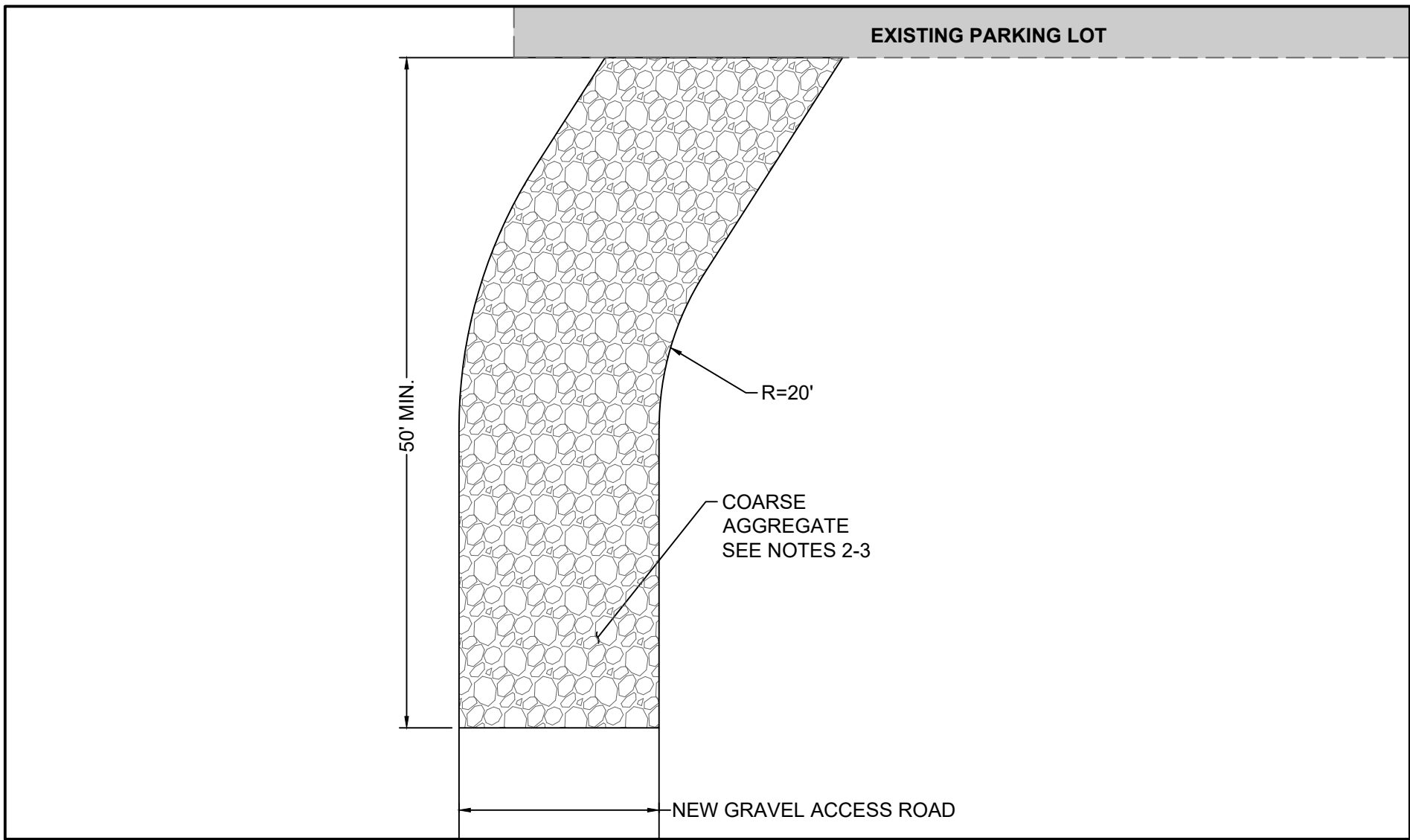
1 CONCRETE WASTE AREA
SCALE: 1"=3' VIEW: PLAN/SECTION

- CONCRETE WASTE AREA NOTES**
1. PERFORM WASHOUT OF CONCRETE MIXERS, DELIVERY TRUCKS, AND OTHER DELIVERY SYSTEMS IN DESIGNATED AREA ONLY.
 2. TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAIN INLETS, OPEN DRAINAGE FACILITIES, AND WATERBODIES. EACH FACILITY IS TO BE LOCATED AWAY FROM CONSTRUCTION TRAFFIC OR ACCESS AREAS TO PREVENT DISTURBANCE OR TRACKING.
 3. TEMPORARY CONCRETE WASHOUT FACILITIES MUST BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE MAINTAINED TO PROVIDE ADEQUATE HOLDING CAPACITY. A MINIMUM FREEBOARD OF 4 INCHES FOR ABOVE GROUND FACILITIES AND 12 INCHES FOR BELOW GROUND FACILITIES SHALL BE MAINTAINED.
 4. WASHOUT MAY BE COLLECTED IN AN IMPERMEABLE BAG OR OTHER IMPERMEABLE CONTAINMENT DEVICE FOR DISPOSAL. ONCE CONCRETE WASTES ARE WASHED INTO THE DESIGNATED AREA AND ALLOWED TO HARDEN, THE CONCRETE MAY BE BROKEN UP, REMOVED AND DISPOSED OF.
 5. CONCENTRATED RESIDUE FROM SAW CUTTING, CORING AND GRINDING OPERATIONS WILL BE PICKED UP BY MEANS OF A VACUUM DEVICE. THIS CONCENTRATED RESIDUE IS NOT TO BE ALLOWED TO FLOW ACROSS THE PAVEMENT AND CANNOT BE LEFT ON THE SURFACE OF THE PAVEMENT.



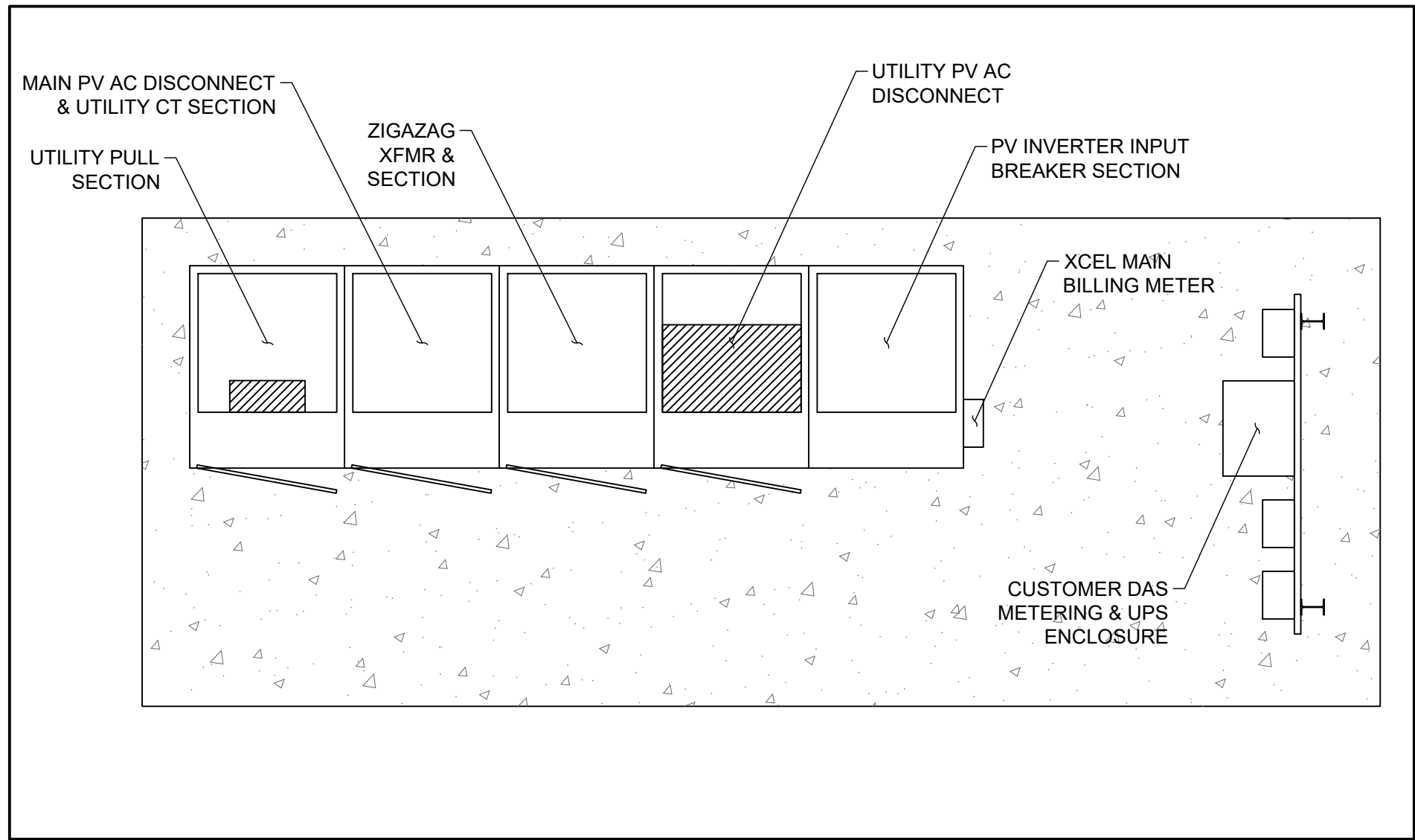
2 SILT FENCE
SCALE: 1"=1' VIEW: SECTION

- SILT FENCE NOTES**
1. GEOTEXTILE FABRIC SHALL BE A WOVEN OR NONWOVEN SYNTHETIC FIBER FABRIC COMPLYING WITH AASHTO M288.
 2. GEOTEXTILE FABRIC SHALL BE SPliced TOGETHER WITH A SEWN SEAM AT A SUPPORT POST, OR TWO SECTIONS OF FENCE MAY BE OVERLAPPED INSTEAD.
 3. THE FENCE SHOULD FOLLOW THE CONTOUR OF THE SLOPE TO THE MAXIMUM AMOUNT PRACTICABLE AND HAVE NO DIPS OR LOW AREAS WHERE WATER WILL ACCUMULATE AND POOL. POOLED WATER IS A MAJOR CAUSE OF FAILURE BECAUSE OF THE HIGH PRESSURE IT PLACES ON THE FENCE.
 4. ENDS OF THE FENCE SHOULD ALWAYS BE ANGLED UP SLOPE SO WATER CANNOT FLOW AROUND THEM.
 5. THE MAXIMUM UP SLOPE GRADE PERPENDICULAR TO THE FENCE LINE SHOULD NOT EXCEED 1:1.
 6. INSPECT BMFS ACCORDING TO NORMAL MAINTENANCE SCHEDULE.
 7. INSPECTION SHOULD INCLUDE ENSURING FABRIC IS PROPERLY TRENCHED INTO THE GROUND AND FABRIC IS NOT TORN OR SAGGING.
 8. SEDIMENT REMOVAL AND DISPOSAL IS REQUIRED WHEN SEDIMENT COVERS 1/3 OF THE HEIGHT OF THE FENCE.

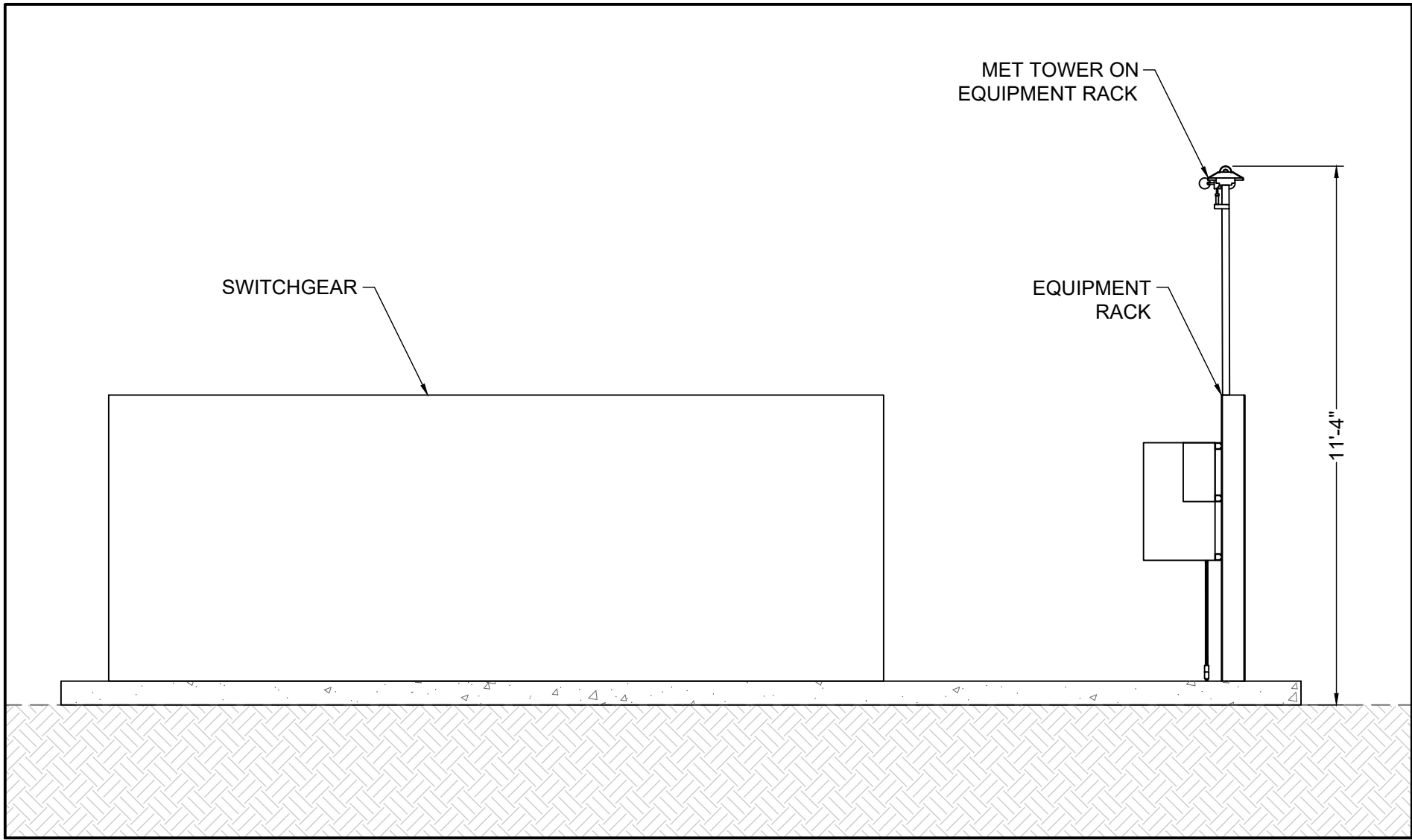


3 VEHICLE TRACKOUT CONTROL
SCALE: 1"=10' VIEW: PLAN

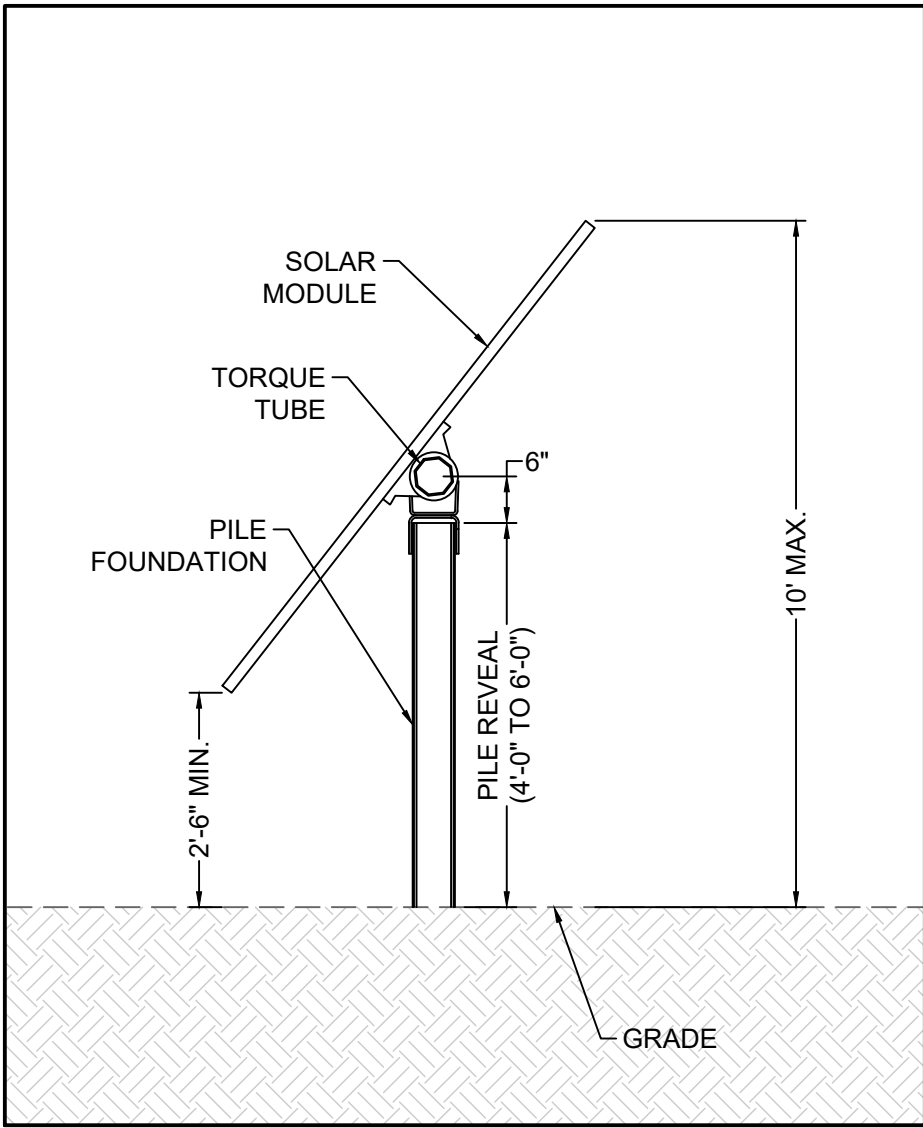
- VEHICLE TRACKOUT NOTES**
1. ALL CONSTRUCTION TRAFFIC IS TO EXIT THE SITE THROUGH THE STABILIZED EXIT.
 2. THE ROCK PAD SHALL BE 3" COARSE AGGREGATE SPREAD EVENLY 6" THICK WITH A NONWOVEN GEOTEXTILE FABRIC BENEATH.
 3. INSPECT DAILY FOR SEDIMENT ACCUMULATION WHICH MAY AFFECT PERFORMANCE. IF THE EFFECTIVENESS OF SEDIMENT REMOVAL IS REDUCED CLEAN AND REGRADE THE EXISTING ROCK OR ADD ADDITIONAL ROCK TO INCREASE THE PAD THICKNESS AND/OR LENGTH UNTIL EFFECTIVENESS IS RESTORED.
 4. ENSURE THAT ANY WASH WATER USED IS DRAINED TO A SEDIMENT TRAP.



4 EQUIPMENT PAD
SCALE: 1"=3' VIEW: PLAN



5 EQUIPMENT PAD
SCALE: 1"=3' VIEW: ELEVATION



6 SINGLE-AXIS TRACKER
SCALE: 1"=2' VIEW: ELEVATION

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Sarah Smedley
SARAH SMEDLEY, MINNESOTA LICENSE NO. 52904
DATE OF SIGNATURE: MAY 10, 2021

ENGINEER **Meridien Engineering** Item 5.

UTILITY **Xcel Energy**

OWNER/DEVELOPER **Nokomis Energy**

PRELIMINARY

NOT FOR CONSTRUCTION

REVISIONS		
NO.	DATE	DESCRIPTION
0	05/10/2021	PLANNED UNIT DEVELOPMENT PLAN

PROJECT

TC SOLAR OHQ LLC
PID: 233024420041 GPS: 45.069231°, -93.252400°
710 MEDTRONIC PKWY NE, FRIDLEY, MN 55432

SHEET NAME **DETAILS 2**

SHEET NUMBER **C402**

SHEET SIZE **22"x34"** REVISION **0**



AGENDA REPORT

Meeting Date: June 3, 2021

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.

Attachments and Other Resources

- Chart of Loans Issued & 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 4/16/2021 - 5/15/2021

Item 6.



Application packets requested/mailed:	This period:	0	Year-to-Date:	6
Residential Advisor Visits:	This period:	14	Year-to-Date:	33
Loans currently in process for residents in your City/Neighborhood:		29		

Closed Loans

This period:

Year-to-Date:

Fridley

Units
0

Units
0

Closed End 48,025.50 3

109,983.50 6

Down Payment Assistance 0

0

Last Resort 0.00 0

0.00 0

Last Resort Emergency Deferred 0.00 0

7,988.93 1

Mobile Home Closed End 0

0

Multi Family Exterior Closed End 0

0

Senior Deferred 53,489.66 3

177,096.00 8

Total 101,515.16 6

295,068.43 15

Leveraged Funds MHFA FUF

This period:
80,396.00

Units
5

Year-to-Date:
189,768.00

Units
8

Total 80,396.00 5

189,768.00 8

Types of Improvements Financed YTD	# of Projects	% of Total
Additions/Finishing off unused space	1	4.17
Driveways	1	4.17
Electrical	3	12.50
Flooring/Carpet/Tile	1	4.17
Foundations/Basement	1	4.17
Heating System	1	4.17
Insulation	2	8.33
Interior Painting/Repairs	1	4.17
Kitchens	1	4.17
Landscaping	2	8.33
Lighting	1	4.17
Other Exterior Improvements	4	16.67
Other Interior Improvements	2	8.33
Roof	1	4.17
Siding, Stucco, Exterior Paint	1	4.17
Windows, Doors, Storm Windows, Storr	1	4.17

Types of Properties Financed YTD	#	% of Total
Commercial - Non-residential	1	4.17
Single Family Residence	22	91.67
Townhouse	1	4.17