



Housing and Redevelopment Authority

Meeting

June 05, 2025

7:00 PM

Fridley City Hall, 7071 University Avenue N.E.

Agenda

Call to Order

Roll Call

Action Items

1. Approval of Expenditures
2. Approval of the Minutes from the HRA Meeting of May 1, 2025
3. Annual Election of Officers

Informational Items

4. Update on Housing Programs

Adjournment

Accessibility Notice:

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

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AGENDA REPORT

Meeting Date: June 5, 2025

Meeting Type: Housing & Redevelopment Authority

Submitted By: Stacy Stromberg, Assistant Executive Director

Title

Approval of Expenditures

Background

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

Recommendation

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

Attachments and Other Resources

- Check Reports

Vision Statement

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



City of Fridley, MN

Item 1.
Check Report

By Check Number

Date Range: 04/24/2025 - 05/21/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: APBNK-HRA-APBNK-HRA						
hra-311	CENTER FOR ENERGY & ENVIRONMENT (CEE)	04/30/2025	Regular	0.00	63,991.38	31244
HRA-654	ENVIROBATE INC	04/30/2025	Regular	0.00	18,650.00	31245
hra-1341	METRO NORTH CHAMBER OF COMMERCE	05/07/2025	Regular	0.00	467.50	31246
HRA-438	NORTHLAND SECURITIES INC	05/07/2025	Regular	0.00	1,874.50	31247
HRA-655	GESINO, GINA	05/14/2025	Regular	0.00	380.85	31248
hra-1113	MONROE MOXNESS BERG PA	05/14/2025	Regular	0.00	2,262.50	31249
HRA-517	MORGAN, JEFF	05/14/2025	Regular	0.00	500.00	31250
HRA-2653	NORTH STATE ADVISERS & ASSOCIATES	05/14/2025	Regular	0.00	2,000.00	31251
hra-1601	PASSAU LANDCARE INC	05/14/2025	Regular	0.00	555.00	31252
HRA-656	SKAADEN, CRAIG	05/14/2025	Regular	0.00	1,488.63	31253
hra-1404	XCEL ENERGY	05/14/2025	Regular	0.00	17.34	31254
HRA-657	QUINN, MICHAEL	05/21/2025	Regular	0.00	500.00	31255
hra-1404	XCEL ENERGY	05/21/2025	Regular	0.00	1.45	31256

Bank Code APBNK-HRA Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	14	13	0.00	92,689.15
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
	14	13	0.00	92,689.15

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	14	13	0.00	92,689.15
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
	14	13	0.00	92,689.15

Fund Summary

Fund	Name	Period	Amount
099	Pooled Cash - HRA	4/2025	82,641.38
099	Pooled Cash - HRA	5/2025	10,047.77
			92,689.15



AGENDA REPORT

Meeting Date: June 5, 2025

Meeting Type: Housing & Redevelopment Authority

Submitted By: Stacy Stromberg, Assistant Executive Director

Title

Approval of the Minutes from the HRA Meeting of May 1, 2025

Background

Recommendation

Staff recommend the HRA approve the minutes from the meeting of May 1, 2025.

Attachments and Other Resources

- HRA Minutes – May 1, 2025

Vision Statement

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



Housing and Redevelopment Authority

May 1, 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
Frank Inamagua

Absent

John Buyse

Others Present

Paul Bolin, HRA Assistant Executive Director

Action Items

1. Approval of Expenditures

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

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

2. Approval February 6, 2025, Meeting Minutes

Motion by Commissioner Backlund to approve the meeting minutes of February 6, 2025, as presented. Seconded by Commissioner Inamagua.

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

3. Amendment to Exclusive Negotiations Agreement – Centra Homes

Paul Bolin, HRA Assistant Executive Director, stated that the HRA is asked to consider an extension to the contract for exclusive negotiations related to the EDA-owned land. He provided background information, noting items that have slowed the process related to the plat/title with Anoka County. He estimated that another three to six months would be needed before that would be resolved, so

the parcels could be transferred. He stated that during this time, staff will continue working with Centra on their land use applications and working with Anoka County to resolve the issues. He acknowledged that while this is frustrating, other cities and Centra have had similar experiences with Anoka County.

Commissioner Brueggemeier asked if there could be an increased cost if the project continues to be delayed. Mr. Bolin confirmed that is a risk as prices often increase over time.

Commissioner Backlund referenced trees that he has seen removed near Moore Lake and asked if there is another project anticipated in that area. Mr. Bolin replied that those lots are privately owned.

Motion by Commissioner Brueggemeier to approve HRA Resolution No. 2025-03, Extending the Length of the Exclusive Negotiations Agreement through December 1, 2025. Seconded by Commissioner Schwankl.

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

4. Award Demolition Contract – Central Avenue & Mississippi Street

Paul Bolin, HRA Assistant Executive Director, stated that at the February meeting, the EDA determined the three buildings on the site to be blighted and provided background information on the analysis that was completed. He stated that hazardous materials have now been removed, and they can move forward with demolition, which would also include capping of wells. He recommended that the bid be awarded to Bollig and Sons, Inc. in the amount of \$87,678.

Commissioner Inamagua asked if the buildings are vacant. Mr. Bolin confirmed that the buildings have been vacant for at least four years.

Commissioner Brueggemeier referenced the difference in the bids received and whether there is a reason for the price gap. Mr. Bolin replied that the two low bids are very close to each other, and the third contractor may simply be too busy to complete the project.

Commissioner Inamagua asked if there is a timeline for the project. Mr. Bolin anticipated that the project would take about two weeks.

Commissioner Backlund asked if the material would be removed from the city or whether it would be disposed of within Fridley. Mr. Bolin replied that the materials would be disposed of at the demolition landfill in Elk River.

Motion by Commissioner Backlund to approve HRA Resolution No. 2025-04, Awarding the Demolition Contract to Bollig and Sons, Inc. Seconded by Commissioner Inamagua.

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

Informational Items

5. Update on Housing Programs

Mr. Bolin provided an update on the April loan activity, as well as year-to-date information on the loans and programs. He provided an update on the homeowner programs open house, which took place on March 19th. He provided information on a book currently available at City Hall for homeowners called First Impressions.

Adjournment

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

Upon a voice vote, all voting aye, Chairperson Showalter declared the motion carried and the meeting adjourned at 7:22 p.m.

Respectfully submitted,

Paul Bolin, Staff Liaison



AGENDA REPORT

Meeting Date: June 5, 2025

Meeting Type: Housing & Redevelopment Authority

Submitted By: Stacy Stromberg, 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 – Chair	June 2028
Troy Brueggemeier – Vice Chair	June 2027
Gordon Backlund	June 2026
Rachel Schwankl	June 2030
Frank Inamagua	June 2029

Recommendation

Staff recommend the Authority elect a Chair and Vice Chair, as required by the Authority's by-laws, to serve through June 2026.

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 6, 2024

Meeting Type: Housing & Redevelopment Authority

Submitted By: Paul Bolin, Assistant Executive Director

Title

Update on Housing Programs

Background

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

Attachments and Other Resources

- Chart of Loans Issued and Remodeling Advisor Visits

Vision Statement

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

Fridley Loan Summary Report

Activity for Period 4/16/2025 - 5/15/2025

Item 4.



Application packets requested/mailed:	This period:	1	Year-to-Date:	5
Residential Advisor Visits:	This period:	3	Year-to-Date:	11
Loans currently in process for residents in your City/Neighborhood:		37		

Closed Loans

FHF

2-4 Unit Revolving

Total

This period:

0.00

0.00

Units

0

0

Year-to-Date:

0.00

0.00

Units

0

0

Fridley

Closed End

Down Payment Assistance

Home Betterment Deferred

Last Resort

Last Resort Emergency Deferred

Mobile Home Closed End

Multi Family Exterior Closed End

Senior Deferred

Total

132,968.50

10,000.00

0.00

0.00

3,670.00

0.00

0.00

17,279.00

163,917.50

Units

0

5

1

0

0

1

0

0

1

8

Year-to-Date:

404,895.63

30,000.00

0.00

0.00

3,670.00

0.00

0.00

33,476.70

472,042.33

Units

0

18

3

0

0

1

0

0

2

24

Leveraged Funds

MHFA FUF

Total

This period:

0.00

0.00

Units

0

0

Year-to-Date:

97,132.00

97,132.00

Units

2

2

Types of Improvements Financed YTD	# of Projects	% of Total
Deck	1	2.56
Down Payment Assistance	3	7.69
Driveways	2	5.13
Electrical	5	12.82
Heating System	3	7.69
Insulation	2	5.13
Kitchens	1	2.56
Landscaping	1	2.56
Other Exterior Improvements	5	12.82
Other Interior Improvements	4	10.26
Plumbing	2	5.13
Roof	5	12.82
Sidewalks, Steps	1	2.56
Solar-PV	2	5.13
Windows, Doors, Storm Windows, Storr	2	5.13

Types of Properties Financed YTD	#	% of Total
Single Family Residence	24	97.69
Townhouse	2	7.69

Item 4.