

CITY OF FRIDLEY
HOUSING AND REDEVELOPMENT AUTHORITY COMMISSION
April 1, 2021

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

MEMBERS PRESENT: Kyle Mulrooney
Rachel Schwankl
Gordon Backlund

MEMBERS ABSENT: William Holm
Elizabeth Showalter

OTHERS PRESENT: Paul Bolin, HRA Assistant Executive Director
Vicki Johnson, Development Consultant

ACTION ITEMS

1. Approval of Expenditures

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

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

2. Approval of February 4, 2021 Meeting Minutes

MOTION by Commissioner Backlund to approve the February 4, 2021 meeting minutes as submitted. Seconded by Commissioner Schwankl.

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

3. Approval of Purchase at 1314 Mississippi Street NE.

Paul Bolin, HRA Assistant Executive Director, stated that the 2020 Comprehensive Plan specifically stated that for this portion of Old Central, "consideration should be made to

replacing the current mix of single-family residential and commercial uses with higher density residential development that together with the health club may serve as an attractive residential location for move-up housing". The 2030 Comprehensive Plan specifically states that "If the senior condominium projects, which received approvals for the corner of Mississippi and Central, do not receive financing and lose their effective status, the City should continue to pursue high density, senior housing for those corners due to the demand for this type of housing in Fridley". The 2040 Comprehensive Plan states that "The Future Land map continues to guide the southern portion of this intersection for commercial type uses. Focus should be given to similar type uses, like gas, convenience, barber and dog groomer, but other convenience uses could be added to provide fresh food, a coffee shop, or fast food. The southern portion of the intersection is zoned S-2, Redevelopment District and has received approval to have a mixed-use building constructed on it with small elements of commercial on the ground floor and residential above. That concept would align with the vision of the Future Land Use map". The new building would be one lot, one building and will include 13,750 square feet of retail space on the north side of the ground floor and 90 owner-occupied senior condominium units located above the rental and the remainder of the building. Staff recommends a motion approving the purchase of 1314 Mississippi Street and authorizing Staff and Chairperson to execute documents necessary for closing on the purchase.

Commissioner Schwankl asked if any of the leases would be renewed.

Mr. Bolin replied no, once we close on the property we will meet with tenants and present relocation plans to make sure everyone is taken care of.

Vicki Johnson, Development Consultant, added that the leases were assigned to the current owner by nature of the previous transaction. The short-term leases will be expired soon.

Commissioner Schwankl said that this is one of the priorities in the Comprehensive Plans and for HRA; she supports this purchase.

MOTION by Commissioner Schwankl to approve the purchase of 1314 Mississippi Street NE. Seconded by Commissioner Backlund.

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

INFORMATIONAL ITEMS**1. Housing Program Update**

Mr. Bolin reported there was one loan closed in March for a total of seven year to date.
Fridley HRA Gran Programs Summary

- Front Door Grant – 20 applications received resulting in three signed agreements
- Foundations MR Grant – four applications received with no signed agreements
- Exterior Paint Grant – one application received with no projects completed

There were three Remodeling Advisor Visits for a total of three year to date and four Home Energy Squad Visits.

ADJOURNMENT

MOTION by Commissioner Backlund 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 7:21 PM.