



Housing & Redevelopment Authority Regular Meeting

October 03, 2024

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 September 5, 2024
- [3.](#) Collateral Assignment of TIF – Sherman Associates

Informational Items

4. Update on 2024 Grant Programs
- [5.](#) 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.

Upon request, accommodation will be provided to allow individuals with disabilities to participate in any City of Fridley services, programs or activities. Hearing impaired persons who need an interpreter or other persons who require auxiliary aids should contact CityClerk@FridleyMN.gov or (763) 572-3450.



AGENDA REPORT

Meeting Date: October 3, 2024

Meeting Type: Housing & Redevelopment Authority

Submitted By: Paul Bolin, Assistant Executive Director

Title

Approval of Expenditures

Background

Attached are the check reports for the month of September 2024.

Recommendation

Staff recommend the HRA approve the expenditures for the month of September, 2024.

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: 08/29/2024 - 09/26/2024

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: APBNK-HRA-APBNK-HRA						
hra-1113	MONROE MOXNESS BERG PA	09/04/2024	Regular	0.00	-1,103.75	31152
hra-1113	MONROE MOXNESS BERG PA	09/04/2024	Regular	0.00	1,103.75	31161
hra-311	CENTER FOR ENERGY & ENVIRONMENT (CEE)	09/11/2024	Regular	0.00	136,452.69	31162
HRA-640	HOLM, MARY GERALD	09/11/2024	Regular	0.00	500.00	31163
HRA-462	MONDLOH, JANET	09/11/2024	Regular	0.00	500.00	31164
hra-1601	PASSAU LANDCARE INC	09/11/2024	Regular	0.00	540.00	31165
HRA-643	AWKER, PEGGY	09/18/2024	Regular	0.00	500.00	31166
hra-1113	MONROE MOXNESS BERG PA	09/18/2024	Regular	0.00	2,684.50	31167
HRA-2653	NORTH STATE ADVISERS & ASSOCIATES	09/18/2024	Regular	0.00	2,000.00	31168
HRA-438	NORTHLAND SECURITIES INC	09/18/2024	Regular	0.00	2,542.00	31169
hra-1601	PASSAU LANDCARE INC	09/18/2024	Regular	0.00	540.00	31170
HRA-641	SCHERBER, JACOB	09/18/2024	Regular	0.00	499.27	31171
HRA-642	SHONIBARE, HAKEEM	09/18/2024	Regular	0.00	3,228.50	31172
hra-1404	XCEL ENERGY	09/18/2024	Regular	0.00	24.11	31173
hra-220	BRAUN INTERTEC CORPORATION	09/25/2024	Regular	0.00	1,100.00	31174
hra-612	FINANCE AND COMMERCE	09/25/2024	Regular	0.00	52.00	31175

Bank Code APBNK-HRA Summary

	Payable Count	Payment Count	Discount	Payment
Payment Type				
Regular Checks	21	15	0.00	152,266.82
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	-1,103.75
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	21	16	0.00	151,163.07

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	21	15	0.00	152,266.82
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	-1,103.75
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	21	16	0.00	151,163.07

Fund Summary

Fund	Name	Period	Amount
099	Pooled Cash - HRA	9/2024	151,163.07
			151,163.07



AGENDA REPORT

Meeting Date: October 3, 2024

Meeting Type: Housing & Redevelopment Authority

Submitted By: Paul Bolin, Assistant Executive Director

Title

Approval of the Minutes from the HRA Meeting of September 5, 2024

Background

Recommendation

Staff recommends the HRA approve the minutes from the meeting of September 5, 2024.

Attachments and Other Resources

- HRA Minutes – September 5, 2024

Vision Statement

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



Housing and Redevelopment Authority

September 5, 2024

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
John Buyse
Rachel Schwankl

Others Present

Paul Bolin, HRA Assistant Executive Director
Wally Wyspoal, City Manager

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 June 6, 2024, Meeting Minutes

Motion by Commissioner Backlund to approve the meeting minutes of June 6, 2024 as presented. Seconded by Commissioner Buyse.

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

3. Approval of HRA Tax Levy for Taxes Payable in 2025

Paul Bolin, HRA Assistant Executive Director, reviewed the tax authority of the HRA levy explaining that based on the estimated market value the 2025 levy will allow the HRA to collect \$810,030 which is an increase of approximately \$57,000 more than the 2024 levy. Staff recommends the HRA approve the resolution consenting to the HRA tax levy.

Motion by Commissioner Brueggemeier to approve HRA Resolution 2024-03 Adopting a 2024 Tax Levy Collectible in 2025. Seconded by Commissioner Schwankl.

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

4. Authorization to Issue Request for Qualifications – Seeking Developer for Central & Mississippi

Mr. Bolin stated that staff recommends that the HRA issue a request for qualifications (RFQ) to select a developer for the Central and Mississippi site. He reviewed the previous activity and discussion of the HRA and Council related to this site. He provided additional details on the RFQ process.

Commissioner Backlund asked if the site would be anticipated to be cleared or whether some of the trees would be protected. Mr. Bolin commented that those details would be determined when working with the developer, but a number of those trees would be removed. Chair Showalter commented that it would likely that only perimeter trees could remain but recalled that a majority of the trees were of low quality.

Commissioner Buyse asked if the City findings would be detailed in the RFQ or whether the process would be more open for developers to provide ideas. Mr. Bolin commented that the RFQ would specify the desire for a slab on grade single-family product.

Commissioner Schwankl asked the number of developers that this would be sent to. Mr. Bolin commented that his list includes 16 developers, and it would also be published. He welcomed additional contacts the HRA may have. Commissioner Schwankl asked if the police have been using the existing structures on the site for training purposes. Mr. Bolin confirmed that public safety has been using the site for training purposes.

Motion by Commissioner Buyse to approve issuance of the Request for Qualifications as presented. Seconded by Commissioner Backlund.

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

5. Approval of Resolution 2024-04 – Supporting Reconnecting Communities Grant Application

Mr. Bolin stated that for the third year, the City will be requesting \$22,300,000 from this grant program. He identified the area of the community that has been identified for reconnection, noting that the overpass has been in the planning stages since 2012. He stated that although the City did score well in the last two cycles, it was not awarded the funding. He stated that it was recommended that the City increase its contribution to the project and show the additional funding sources, which has been done in this application. He reviewed the anticipated benefits that would be provided through the project. He explained that the hope would be that the City would not have to use the full amount of funds that it could contribute and instead continue to fill the gaps with other funding sources.

Commissioner Brueggemeier asked if the bridge would have car and pedestrian features. Mr. Bolin confirmed that there would be two vehicle lanes in each direction as well as ten-foot paths for pedestrians/bikes on each side.

Commissioner Buyse asked for clarification on the "half" mentioned in terms of funding. Mr. Bolin replied that the US DOT requires a 50 percent match, explaining that additional 50 percent would include City and other funding sources.

Chair Showalter asked if there has been any progress in regard to the railroad, recalling that had been a challenge in the past. Mr. Bolin stated that the City has received letters of support for the project. Chair Showalter commented that the sidewalks along Mississippi are often impassable because they are covered with ice or algae.

Motion by Commissioner Brueggemeier to approve HRA Resolution 2024-04 Supporting the City's Reconnecting Communities Grant Application. Seconded by Commissioner Schwankl.

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

6. Collateral Assignment of TIF – Sherman Associates

Mr. Bolin stated that this item has been withdrawn by Sherman Associates, explaining that this is no longer needed.

7. Approval of HRA Meeting Dates for 2025

Mr. Bolin presented the proposed 2025 meeting dates. It was noted that it would be likely that the July meeting would be canceled.

Motion by Commissioner Buyse to approve the HRA 2025 meeting dates as presented. Seconded by Commissioner Backlund.

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

Informational Items

8. Update on Housing Programs

Mr. Bolin provided an update on HRA loan program activity from the last month as well as year to date. He also provided an update on the HRA grant programs.

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 7:33 p.m.

Respectfully submitted,

Paul Bolin, Staff Liaison



AGENDA REPORT

Meeting Date: October 3, 2024

Meeting Type: Housing & Redevelopment Authority

Submitted By: Paul Bolin, Assistant Executive Director

Title

Collateral Assignment of TIF – Sherman Associates

Background

Sherman Associates is refinancing the Altair (Market Rate) and Aura (Senior) apartment buildings at the Northstar Station site. Any refinancing requires a collateral assignment of the TIF. As per the development agreement, this change requires the approval of the Authority.

Sherman Associates, owner of the TIF Note, desires to use any proceeds the owner receives under the TIF Note as additional collateral for a loan, by executing a Collateral Assignment document in favor of its lender. This document allows any payments made under the TIF Note to be utilized by the lender to satisfy the owner/borrower's obligations to lender. For example, if the owner/borrower defaults in its loan obligations. In that instance, the lender provides notice to the HRA of a default, and thereafter the HRA makes payments to the lender instead of to the owner/borrower, and the owner/borrower agrees that such direct payments by the HRA are proper. The consent process is required so that the HRA receives copies of the proposed collateral assignment document, receives copies of the requisite notices, and is aware at all times to whom it has authority to make such payments.

Recommendation

Staff recommends approval of the collateral assignment.

Attachments and Other Resources

- None - Collateral assignment is being reviewed by attorneys and will be provided at the meeting.

Vision Statement

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AGENDA REPORT

Meeting Date: October 3, 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.

Nancy Abts will provide an update on the 2024 Grant Programs at the meeting on Thursday.

Attachments and Other Resources

- Chart of Loans Issued and Remodeling Advisor Visits

Vision Statement

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Fridley Loan Summary Report

Activity for Period 8/16/2024 - 9/15/2024

Item 5.



Application packets requested/mailed:	This period:	0	Year-to-Date:	4
Residential Advisor Visits:	This period:	3	Year-to-Date:	22
Loans currently in process for residents in your City/Neighborhood:			52	

Closed Loans

This period:

Year-to-Date:

FHF

2-4 Unit Revolving

0.00

Units
0

0.00

Units
0

Total

0.00

0

0.00

0

Fridley

Units
0

Units
0

Closed End

92,501.67

4

511,461.33

20

Down Payment Assistance

5,000.00

1

20,000.00

3

Home Betterment Deferred

20,038.00

2

79,451.00

5

Last Resort

0.00

0

0.00

0

Last Resort Emergency Deferred

0.00

0

0.00

0

Mobile Home Closed End

0.00

0

0.00

0

Multi Family Exterior Closed End

0.00

0

50,458.82

2

Senior Deferred

36,528.85

2

156,543.47

10

Total

154,068.52

9

817,914.62

40

Leveraged Funds

This period:

Year-to-Date:

CEE

0.00

Units
0

17,960.00

Units
1

MHFA FUF

42,772.00

1

42,772.00

1

Total

42,772.00

1

60,732.00

2

Types of Improvements Financed YTD	# of Projects	% of Total
Additions/Finishing off unused space	1	1.61
Air Conditioning	2	3.23
Bathrooms	4	6.45
Deck	2	3.23
Down Payment Assistance	3	4.84
Driveways	4	6.45
Electrical	2	3.23
Flooring/Carpet/Tile	2	3.23
Foundations/Basement	1	1.61
Garage	2	3.23
Heating System	1	1.61
Insulation	2	3.23
Kitchens	3	4.84
Landscaping	2	3.23
Other Exterior Improvements	9	14.52
Other Interior Improvements	2	3.23
Plumbing	3	4.84
Roof	6	9.68
Sidewalks, Steps	4	6.45
Siding, Stucco, Exterior Paint	3	4.84
Solar-PV	1	1.61
Thermostat	1	1.61
Windows, Doors, Storm Windows, Storr	2	3.23

Types of Properties Financed YTD	#	% of Total
Single Family Residence	36	87.50
Townhouse	4	9.52
Two to Four Unit Property	2	4.76

Item 5.