



Housing and Redevelopment Authority

January 5, 2023

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

Kyle Mulrooney

Paul Bolin, HRA Assistant Executive Director

Stacy Stromberg, Planning Manager

Vickie Johnson, Development Consultant

Action Items

1. Approval of Expenditures from November and December 2022.

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

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

2. Approval of the Minutes of from the November 3, 2022, HRA Meeting.

Motion by Commissioner Schwankl to approve the meeting minutes of November 3, 2022, as presented. Seconded by Commissioner Brueggemeier.

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

3. Resolution No. 2023-01 Designating Official Depositories for the Year 2023.

Paul Bolin, HRA Assistant Executive Director, commented that the HRA is required to designate an official depository each year. He commented that Wells Fargo has been the official bank of the City and HRA for many years and it is recommended to continue as such.

Motion by Commissioner Backlund to approve HRA Resolution No. 2023-01 Designating Wells Fargo as the Official Depository for the Year 2023. Seconded by Commissioner Mulrooney.

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

4. Designation of an Official Newspaper for 2023

Mr. Bolin stated that annually the City and HRA designate an official newspaper, used to make notice of public hearings and other legal publications. The *Minneapolis Star Tribune* has been the official newspaper for the past five years and it is recommended to continue as such.

Motion by Commissioner Backlund to approve HRA Resolution No. 2023-02 designating the Minneapolis Star Tribune as the official legal newspaper of the Fridley Housing and Redevelopment Authority for the year 2023. Seconded by Commissioner Mulrooney.

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

5. Recommend Approval of S-2 Zoning, Master Plan – Moon Plaza Redevelopment.

Stacy Stromberg, Planning Manager, presented a rezoning request from Roers Companies. She stated that the applicant is requesting three land use items to allow for the redevelopment of the Moon Plaza; a Comprehensive Plan Amendment, Rezoning, and Plat. She stated that when a property is requested to be rezoned to S-2, Redevelopment District, the HRA must review the request. She provided background information on the Moon Plaza and the requested rezoning noting that the multi-family housing project will revitalize the property. She reviewed details of the proposed residential project that will provide 169 units of affordable housing with one-, two- and three-bedroom units. She also provided details on a housing study and traffic study completed by the applicant. She stated that the Planning Commission held a public hearing the previous night and unanimously recommended approval with the stipulations noted in the packet. This item will move forward to the City Council on January 9, 2023.

The HRA asked if there would be an impact to sewage flow from the change in use. There was also a question as to what would happen to the current commercial tenants. Ms. Stromberg commented that Engineering was comfortable with the proposal and proposed utilities. She replied that the property owner would manage the tenants.

Andy Bollig, Roers Companies, commented that they are working with the landlord to follow the stipulations of the leases. He noted that the landlord has alerted the tenants of his plans to sell over the past few years and they are either working to relocate tenants or terminate leases in accordance with the proper terms. Mr. Bolin commented that staff is also working to ensure that relocation assistance can be provided if desired.

The HRA asked and received confirmation that the entire project would be affordable housing. It was also noted that if the applicant is going to request TIF in the future, they should consider a portion of the units at a lower affordability. The HRA hoped that the businesses would attempt to

stay in Fridley and asked for details on the fire lane requested. Mr. Bollig provided details on the process that would be followed to verify income and noted that five percent of the units would be at 30 percent AMI. Ms. Stromberg provided details on the requested fire lane and the attempt of staff to make that more aesthetically pleasing and add more greenspace. She also provided details on the low occupancy rate at similar apartment buildings that were recently constructed.

Motion by Commissioner Brueggemeier, to recommend approval of the Rezoning for the Moon Plaza at 6257 University Avenue from C-3, General Shopping to S-2, Redevelopment District. Seconded by Commissioner Schwankl.

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

Informational Items

6. Housing Program Update.

Mr. Bolin provided a summary of the HRA loans and other program activity during 2022.

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 unanimously and the meeting adjourned at 7:28 p.m.

Respectfully submitted,

Melissa Moore
City Clerk