



HOUSING & REDEVELOPMENT AUTHORITY REGULAR MEETING

September 01, 2022

7:00 PM

Fridley Civic Center - 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 July 7, 2022
- [3.](#) Approval of HRA Tax Levy for Taxes Payable in 2023
- [4.](#) Adopt HRA Resolution No. 2022-06 Approving Funding for Installation of Trees at 61st and University Avenue Parklet

Informational Items

- [5.](#) Update on Housing Programs

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: September 1, 2022

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 July 1 through August 27, 2022.

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: 07/01/2022 - 07/28/2022

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: APBNK-HRA-APBNK-HRA						
HRA-2643	ANOKA COUNTY PROPERTY RECORDS & TAXATION	07/07/2022	Regular	0.00	706.12	30817
HRA-2635	BOLTON & MENK	07/07/2022	Regular	0.00	435.00	30818
hra-311	CENTER FOR ENERGY & ENVIRONMENT (CEE)	07/07/2022	Regular	0.00	285,991.50	30819
hra-505	EHLERS & ASSOCIATES INC	07/07/2022	Regular	0.00	6,462.50	30820
HRA-2653	NORTH STATE ADVISERS & ASSOCIATES	07/07/2022	Regular	0.00	4,000.00	30821
hra-1601	PASSAU LANDCARE INC	07/07/2022	Regular	0.00	460.00	30822
HRA-419	GLENN, JOHN	07/21/2022	Regular	0.00	408.47	30823
hra-1113	MONROE MOXNESS BERG PA	07/21/2022	Regular	0.00	2,720.00	30824
HRA-438	NORTHLAND SECURITIES INC	07/21/2022	Regular	0.00	19,232.50	30825
HRA-467	SIPOLA, MONICA	07/21/2022	Regular	0.00	1,880.49	30826
hra-917	ALLEN, JOHN N.	07/25/2022	Regular	0.00	63,568.57	30827
HRA-150	AMCON CONSTRUCTION	07/25/2022	Regular	0.00	36,498.00	30828
HRA-468	MCCAHERY, CHARLES	07/25/2022	Regular	0.00	3,787.95	30829
hra-1333	MEDTRONIC	07/25/2022	Regular	0.00	263,640.44	30830
hra-1601	PASSAU LANDCARE INC	07/25/2022	Regular	0.00	920.00	30831
hra-311	CENTER FOR ENERGY & ENVIRONMENT (CEE)	07/28/2022	Regular	0.00	69,302.00	30832
HRA-469	FICK, ANDREA	07/28/2022	Regular	0.00	500.00	30833
hra-623	FRIDLEY, CITY OF	07/28/2022	Regular	0.00	176,977.87	30834

Bank Code APBNK-HRA Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	34	18	0.00	937,491.41
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
	34	18	0.00	937,491.41

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	34	18	0.00	937,491.41
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
	34	18	0.00	937,491.41

Fund Summary

Fund	Name	Period	Amount
099	Pooled Cash - HRA	7/2022	937,491.41
			937,491.41



City of Fridley, MN

Check Report

Item 1.

By Check Number

Date Range: 07/29/2022 - 08/25/2022

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: APBNK-HRA-APBNK-HRA						
HRA-2635	BOLTON & MENK	08/11/2022	Regular	0.00	607.50	30835
HRA-2621	JOHNSON, GREG	08/11/2022	Regular	0.00	1,125.00	30836
hra-1601	PASSAU LANDCARE INC	08/11/2022	Regular	0.00	460.00	30837
hra-1703	QUICKSILVER EXPRESS COURIER	08/11/2022	Regular	0.00	61.99	30838
HRA-474	BENNEK, JOSEPH	08/18/2022	Regular	0.00	292.37	30839
HRA-473	BREZA, DOROTHY	08/18/2022	Regular	0.00	4,250.00	30840
HRA-476	HUSS, CAROL	08/18/2022	Regular	0.00	2,524.19	30841
HRA-475	KIRK, TIMOTHY	08/18/2022	Regular	0.00	2,268.13	30842
HRA-2653	NORTH STATE ADVISERS & ASSOCIATES	08/18/2022	Regular	0.00	2,000.00	30843
HRA-471	SPENCE, KEVIN	08/18/2022	Regular	0.00	500.00	30844
HRA-472	SWAN, PATRICIA	08/18/2022	Regular	0.00	1,422.50	30845
HRA-470	SWANSON, RANDALL	08/18/2022	Regular	0.00	5,000.00	30846
HRA-441	ZEMKE, JASON	08/18/2022	Regular	0.00	1,687.36	30847
HRA-2614	HYDE DEVELOPMENT LLC	07/29/2022	Bank Draft	0.00	20,803.41	DFT0004011
HRA-2612	FRIDLEY SENIOR APARTMENTS	08/01/2022	Bank Draft	0.00	121,109.28	DFT0004031
hra-2618	FRIDLEY MARKET APARTMENTS	08/01/2022	Bank Draft	0.00	141,146.77	DFT0004032

Bank Code APBNK-HRA Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	13	13	0.00	22,199.04
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	3	3	0.00	283,059.46
EFT's	0	0	0.00	0.00
	16	16	0.00	305,258.50

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	13	13	0.00	22,199.04
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	3	3	0.00	283,059.46
EFT's	0	0	0.00	0.00
	16	16	0.00	305,258.50

Fund Summary

Fund	Name	Period	Amount
099	Pooled Cash - HRA	7/2022	20,803.41
099	Pooled Cash - HRA	8/2022	284,455.09
			305,258.50



AGENDA REPORT

Meeting Date: September 1, 2022

Meeting Type: Housing & Redevelopment Authority

Submitted By: Paul Bolin, Assistant Executive Director

Title

Approval of the Minutes from the HRA Meeting of July 7, 2022

Background

Recommendation

Staff recommends the HRA approve the minutes from the HRA meeting of July 7, 2022.

Attachments and Other Resources

- HRA Minutes – July 7, 2022

Vision Statement

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



HOUSING AND REDEVELOPMENT AUTHORITY

July 7, 2022

7:00 PM

Fridley Civic Campus, 7071 University Avenue N.E.

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

Kyle Mulrooney

Paul Bolin, HRA Assistant Executive Director

Vickie Johnson, Development Consultant

ACTION ITEMS

1. Approval of Expenditures

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

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

2. Approval June 2, 2022, Meeting Minutes

Motion by Commissioner Mulrooney to approve the meeting minutes of June 2, 2022 as presented. Seconded by Commissioner Backlund.

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

3. Approval of Resolution 2022-04 Related to Corridor Safety Study related to Northtown Railyard Overpass

Paul Bolin, HRA Assistant Executive Director, stated that it is requested that this item be removed from the agenda as staff did not have enough time to review the proposal as this was much higher than the original estimate. He stated that staff will continue to work with Burlington Northern on alternatives.

Motion by Commissioner Backlund to remove Resolution 2022-04 Related to Corridor Safety Study related to the Northtown Railyard Overpass from the agenda. Seconded by Commissioner Mulrooney.

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

INFORMATIONAL ITEMS

4. Update on Housing Programs

Mr. Bolin reviewed the Fridley HRA loan program summary including the loans closed in June as well as year to date. He also reviewed data relating to remodeling advisor and HES visits, and summarized the HRA grant program activity. He noted that the next HRA meeting will be on August 4th and advised that previous Chair Holm will be recognized at the next City Council meeting.

ADJOURNMENT

MOTION by Commissioner Mulrooney to adjourn the meeting. Seconded by Commissioner Backlund.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIRPERSON SHOWALTER DECLARED THE MOTION CARRIED AND THE MEETING ADJOURNED AT 7:08 P.M.

Respectfully submitted,

Melissa Moore
City Clerk



AGENDA REPORT

Meeting Date: September 1, 2022

Meeting Type: Housing & Redevelopment Authority

Submitted By: Paul Bolin, Assistant Executive Director

Title

Approval of HRA Tax Levy for Taxes Payable in 2023

Background

Since 1996, the HRA has utilized a tax levy to help support its housing rehabilitation programs. In accordance with Minnesota Statute, 469.033, the Authority is seeking to levy the statutory maximum, equal to .0185% of the estimated market value of all real estate and personal property.

The tax levy will allow the Authority to collect approximately \$633,571 based on an estimated market value of \$3,424,708,700, an increase of approximately \$34,000 more than last year. In terms of the impact on taxpayers, the levy would cost approximately \$53 per year for the average homeowner (average home valued at \$288,300) and \$185 per year for a commercial property valued at \$1,000,000. The revenues raised by the levy are directed towards ongoing and future redevelopment priorities.

State Statutes require the consent of the City Council, prior to the tax levy becoming effective. The City Council will act on this item on September 26th. As a final note, the HRA tax levy will be certified to the County Auditor by September 30, 2022.

Recommendation

Staff recommends the Authority approve the attached resolution, adopting a 2022 Tax Levy, collectible in 2023.

Attachments and Other Resources

- HRA Resolution No. 2022-05 Adopting a 2022 Tax Levy Collectible in 2023

Vision Statement

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

HRA RESOLUTION NO. 2022-05**RESOLUTION ADOPTING A 2022 TAX LEVY COLLECTIBLE IN 2023**

BE IT RESOLVED by the Board of Commissioners (the "Commissioners") of the Housing and Redevelopment Authority in and for the City of Fridley, Minnesota (the "Authority"), as follows:

Section 1. Recitals.

- 1.01. The Authority is authorized by Minnesota Statutes Section 469.033 to adopt a levy on all taxable property within its area of operation, which is the City of Fridley, Minnesota (the "City").
- 1.02. The Authority is authorized to use the amounts collected by the levy for the purposes of Minnesota Statutes Sections 469.001 to 469.047 (the "General Levy").

Section 2. Findings.

- 2.01. The Authority hereby finds that it is necessary and in the best interests of the City and the Authority to adopt the General Levy to provide funds necessary to accomplish the goals of the Authority.

Section 3. Adoption of General Levy.

- 3.01. The following sums of money are hereby levied for the current year, collectible in 2022, upon the taxable property of the City for the purposes of the General Levy described in Section 1.02 above:

Total General Levy: .0185% of Taxable Market Value
Amount: Maximum Allowed by Law

Section 4. Report to City and Filing of Levies.

- 4.01. The Executive Director of the Authority is hereby instructed to transmit a certified copy of this Resolution to the City Council for its consent to the General Levy.
- 4.02. After the City Council has consented by resolution to the General Levy, the Executive Director of the Authority is hereby instructed to transmit a certified copy of this Resolution to the County Auditor of Anoka County, Minnesota.

PASSED AND ADOPTED BY THE HOUSING AND REDEVELOPMENT AUTHORITY IN AND FOR THE CITY OF FRIDLEY, MINNESOTA THIS 1ST DAY OF SEPTEMBER 2022.

Attest:

 Elizabeth Showalter, Chair

 WALTER T. WYSOPAL - HRA EXECUTIVE DIRECTOR



AGENDA REPORT

Meeting Date: September 1, 2022

Meeting Type: Housing & Redevelopment Authority

Submitted By: Paul Bolin, Asst. Executive Director

Title

Trees for Parklet at 61st and University Avenue

Background

At the August 8 work session, staff presented a potential design and amenities to improve the barren lot owned by the City on the corner of 61st and University. The City obtained ownership of the former Citgo gas station site when the previous owners lost the site to property tax forfeiture.

Staff worked with landscape architect, Brian Harjes, to develop a “parklet” plan that will enhance University Avenue, provide amenities to Fridley residents and function as a micro multi-modal transportation hub. The site is adjacent to Met Council’s future Bus Rapid Transit (BRT) stop. The parklet construction can be phased, with some cost sharing between the HRA and the City, while accessing outside funds for the bulk of the construction.

The first phase of the parklet development include a berm and installation of eight 12’-15’ spruce trees being installed along the eastern edge of the property. The City Public Works crew will begin working on installation of the berm over the next few months. If the Public Works schedule and weather allow, the eight spruce trees could also be installed. The Authority would pay approximately \$1,000 for each tree spaded into place.

Recommendation

Staff recommends the Authority approve the attached resolution, authorizing the installation of the eight spruce trees.

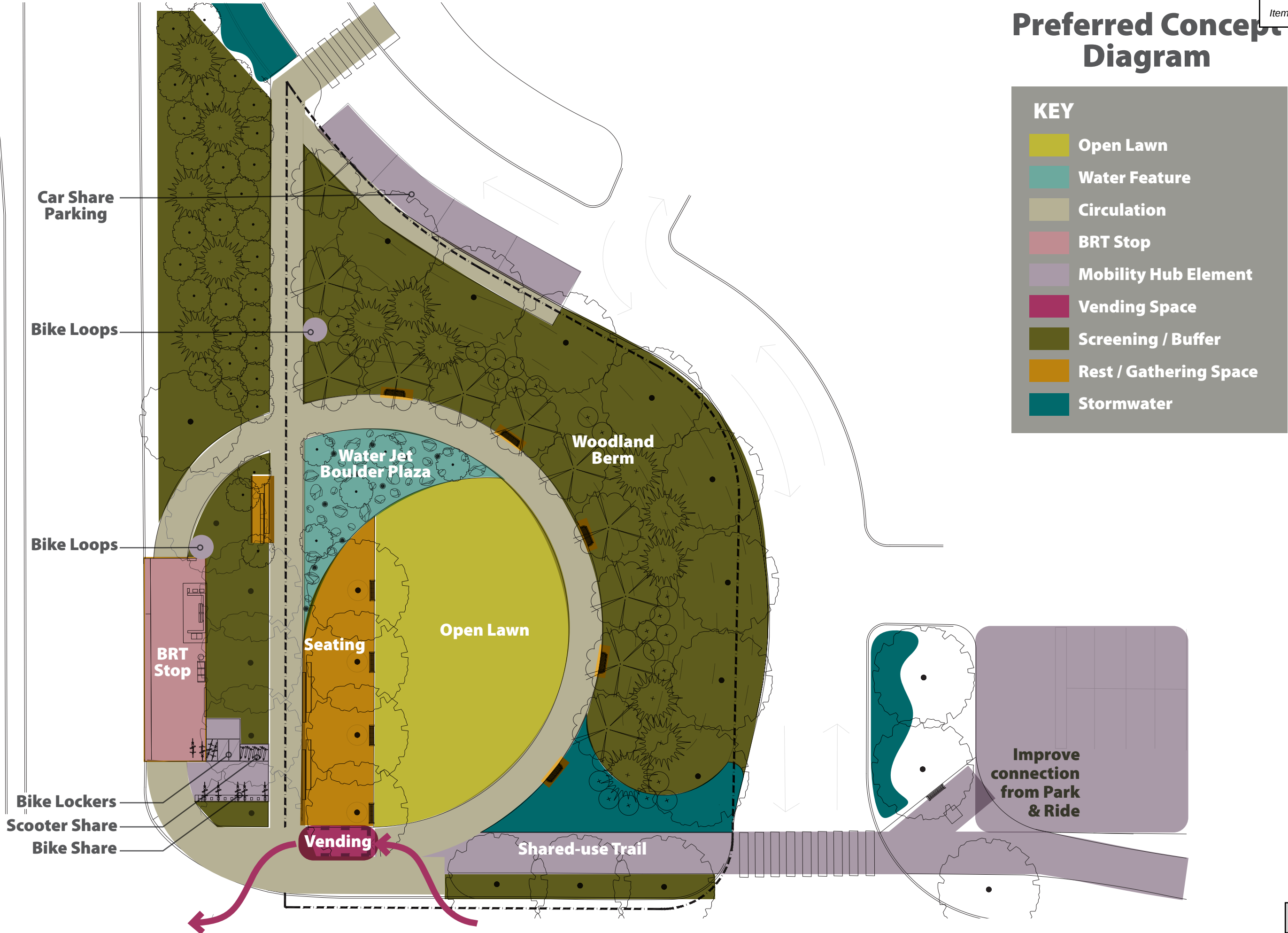
Attachments and Other Resources

- Concept Plan
- Resolution

Vision Statement

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

Preferred Concept Diagram





Dedicated Car Share Parking



Micromobility Options



Bike Lockers



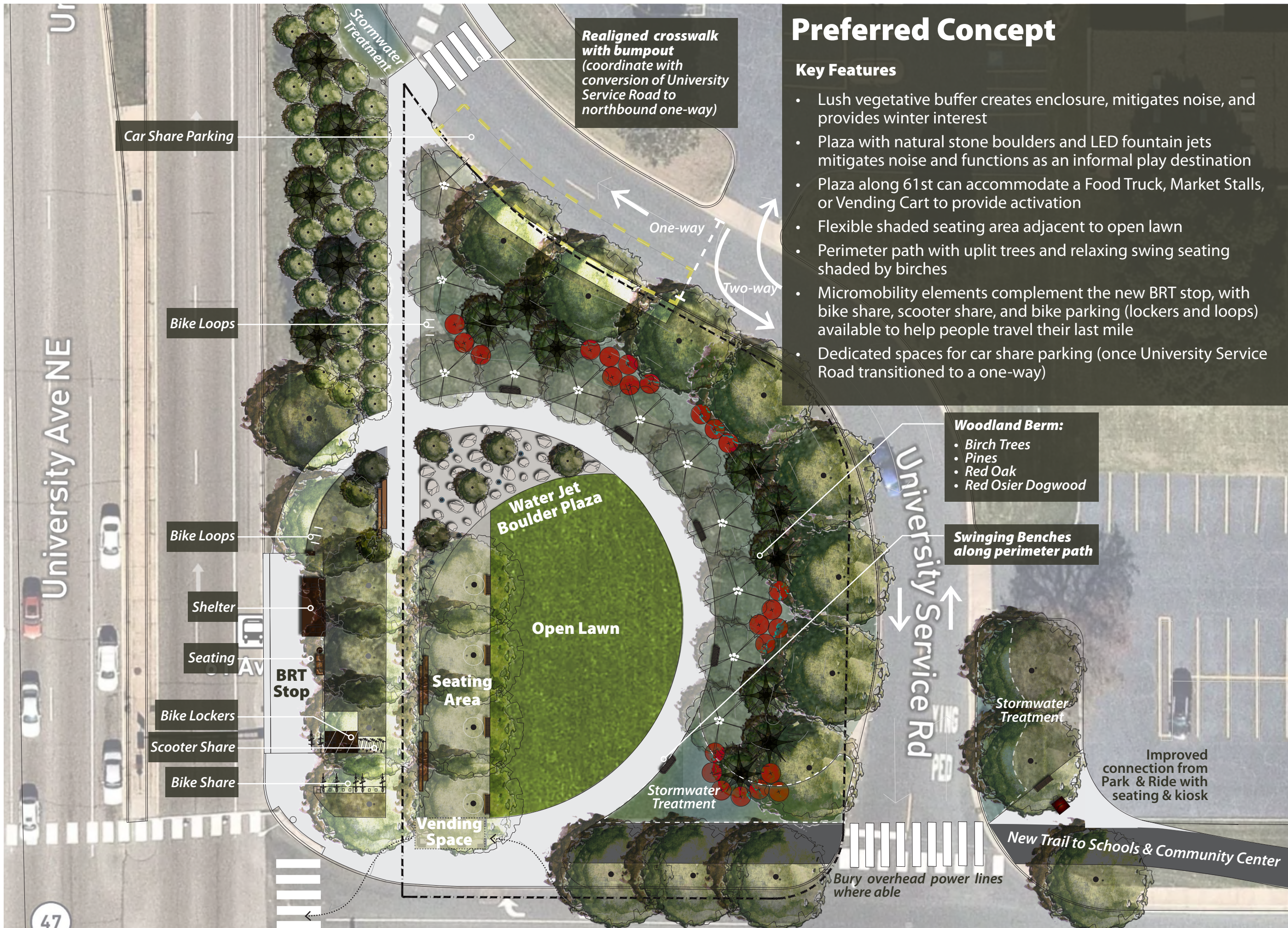
Nice Ride Bike Share



BRT Station Stop



Shared-use Trail



Preferred Concept

Key Features

- Lush vegetative buffer creates enclosure, mitigates noise, and provides winter interest
- Plaza with natural stone boulders and LED fountain jets mitigates noise and functions as an informal play destination
- Plaza along 61st can accommodate a Food Truck, Market Stalls, or Vending Cart to provide activation
- Flexible shaded seating area adjacent to open lawn
- Perimeter path with uplit trees and relaxing swing seating shaded by birches
- Micromobility elements complement the new BRT stop, with bike share, scooter share, and bike parking (lockers and loops) available to help people travel their last mile
- Dedicated spaces for car share parking (once University Service Road transitioned to a one-way)

Woodland Berm:

- Birch Trees
- Pines
- Red Oak
- Red Osier Dogwood

Swinging Benches along perimeter path



Water Jet Boulder Plaza



North-South Promenade



Screening Berm with Winter Interest



Water Jet Boulder Plaza



Water Jet LED Lighting



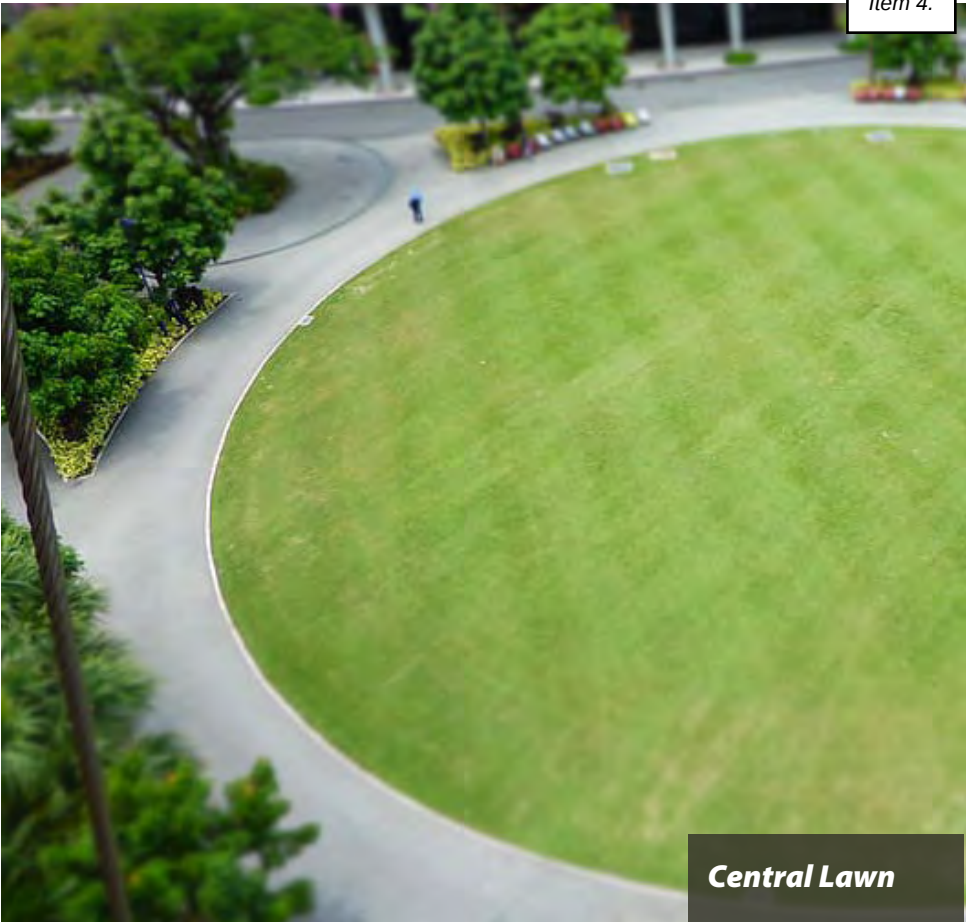
Multi-functional Timber Seating



Swinging Benches



Evening Lighting



Central Lawn



Vending Space



Vending Space



Flexible Play

**HOUSING AND REDEVELOPMENT AUTHORITY
IN AND FOR THE CITY OF FRIDLEY, MINNESOTA**

**COUNTY OF ANOKA
STATE OF MINNESOTA**

HRA RESOLUTION NO. 2022-06

**A RESOLUTION APPROVING FUNDING FOR INSTALLATION OF TREES AT 61ST &
UNIVERSITY AVENUE PARKLET**

BE IT RESOLVED by the Board of Commissioners (the "Commissioners") of the Housing and Redevelopment Authority in and for the City of Fridley (the "Authority") as follows:

Section 1. Recitals.

1.01 The redevelopment and clean-up of blighted buildings along University Avenue has long been a priority for the HRA and City Council.

1.02 The Authority and Council have participated in a number of redevelopment projects, improving the image along University Avenue.

1.03 The vacant parcel at the corner of 61st & University Avenue is underutilized and unfinished.

1.04 A phased series of improvements to the parcel will provide a finished look to University Avenue.

Section 2. Approvals.

2.01 The Authority funding installation of eight spruce trees is hereby authorized.

PASSED AND ADOPTED BY THE HOUSING AND REDEVELOPMENT AUTHORITY IN AND FOR THE CITY OF FRIDLEY THIS 1ST DAY OF SEPTEMBER 2022.

Elizabeth Showalter - Chairperson

Attest:

Walter T. Wysopal – Executive Director



AGENDA REPORT

Meeting Date: September 1, 2022

Meeting Type: Housing & Redevelopment Authority

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 and remodeling advisor 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 7/16/2022 - 8/15/2022

Item 5.



Application packets requested/mailed:	This period:	1	Year-to-Date:	6
Residential Advisor Visits:	This period:	3	Year-to-Date:	28
Loans currently in process for residents in your City/Neighborhood:		42		

Closed Loans			This period:		Year-to-Date:	
Fridley				Units		Units
				0		0
Closed End	156,758.20	6			654,386.90	24
Down Payment Assistance	5,000.00	1			10,000.00	2
Last Resort	0.00	0			0.00	0
Last Resort Emergency Deferred	0.00	0			0.00	0
Mobile Home Closed End	7,000.00	1			7,000.00	1
Multi Family Exterior Closed End	17,847.00	1			17,847.00	1
Senior Deferred	0.00	0			197,665.00	13
Total	186,605.20	9			886,898.90	41
Leveraged Funds			This period:		Year-to-Date:	
MHFA FUF				Units		Units
				1		8
Total	74,245.00	1			243,045.00	8

Types of Improvements Financed YTD	# of Projects	% of Total
Air Conditioning	1	1.22
Bathrooms	7	8.54
Deck	5	6.10
Down Payment Assistance	2	2.44
Driveways	5	6.10
Electrical	2	2.44
Fence	5	6.10
Flooring/Carpet/Tile	1	1.22
Garage	4	4.88
Heating System	1	1.22
Insulation	2	2.44
Interior Painting/Repairs	1	1.22
Kitchens	9	10.98
Landscaping	2	2.44
Lighting	1	1.22
Other Exterior Improvements	10	12.20
Other Interior Improvements	7	8.54
Patio	1	1.22
Plumbing	1	1.22
Roof	5	6.10
Sidewalks, Steps	2	2.44
Siding, Stucco, Exterior Paint	2	2.44
Solar-PV	2	2.44
Water Heater	1	1.22
Windows, Doors, Storm Windows, Storm	3	3.66

Types of Properties Financed YTD	#	% of Total
Commercial - Non-residential	1	Item 5.
Manufactured/Mobile Home	1	2.00
Single Family Residence	43	86.00
Townhouse	2	4.00
Two to Four Unit Property	3	6.00