



Housing and Redevelopment Authority

Meeting

September 04, 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 August 7, 2025
- [3.](#) Resolution No. 2025-06, Adopting the Final HRA Tax Levy for Taxes Payable in 2026
- [4.](#) Resolution No. 2025-07 Designating Bank Signers
- [5.](#) Approval of Resolution 2025-08 Decertification of TIF District #17
- [6.](#) Approval of Resolution 2025-09 Decertification of TIF District #19

Informational Items

- [7.](#) 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: September 4, 2025

Meeting Type: Housing & Redevelopment Authority

Submitted By: Stacy Stromberg, Assistant Executive Director
Paul Bolin, Executive Director

Title

Approval of Expenditures

Background

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

Recommendation

Staff recommend the HRA approve the expenditures for the period August 1 - 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.



Bank Transaction Report

Transaction Detail

Issued Date Range: 08/01/2025 - 08/28/2025

Cleared Date Range: -

Issued

Date	Description	Module	Type	Amount
08/13/2025	MITCHELL, JAQUINETTA	Accounts Payable	Check	-500.00
08/13/2025	MONROE MOXNESS BERG PA	Accounts Payable	Check	-3,872.40
08/13/2025	NORTH STATE ADVISERS & ASSOCIATES	Accounts Payable	Check	-2,000.00
08/13/2025	PENTEK, CHRISTEN	Accounts Payable	Check	-485.12
08/13/2025	ROEPKE, JODY	Accounts Payable	Check	-3,184.53
08/20/2025	ABTS, NANCY	Accounts Payable	Check	-36.76
08/20/2025	KANER, ELYSE	Accounts Payable	Check	-1,754.15
08/20/2025	MAURER, DAVID	Accounts Payable	Check	-2,515.59
08/20/2025	PASSAU LANDCARE INC	Accounts Payable	Check	-790.00
08/20/2025	WAHLEN, CHRISTINA	Accounts Payable	Check	-1,399.00
08/27/2025	HEUCHERT-BERRY, MELISSA	Accounts Payable	Check	-3,543.93
Bank Account Total: (11)				-20,081.48
Report Total: (11)				-20,081.48

**Bank
Transaction
Report**

Issued Date Range: -

Summary

Cash Account	Count	Amount
11		-20,081.48
Report Total: 11		-20,081.48
Transaction Type	Count	Amount
Check	11	-20,081.48
Report Total: 11		-20,081.48



AGENDA REPORT

Meeting Date: September 4, 2025

Meeting Type: Housing & Redevelopment Authority

Submitted By: Stacy Stromberg, Assistant Executive Director
Paul Bolin, Executive Director

Title

Approval of the Minutes from the HRA Meeting of August 7, 2025

Background

Recommendation

Staff recommends the HRA approve the minutes from the meeting of August 7, 2025.

Attachments and Other Resources

- HRA Minutes – August 7, 2025

Vision Statement

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



Housing and Redevelopment Authority

August 7, 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
Frank Inamagua
Rachel Schwankl

Absent

Others Present

Paul Bolin, Community Development Director

Action Items

1. Approval of Expenditures

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

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

2. Approval June 5, 2025, Meeting Minutes

Motion by Commissioner Brueggemeier to approve the meeting minutes of June 5, 2025, as presented. Seconded by Commissioner Schwankl.

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

3. Approval of HRA Meeting Dates for 2026

Paul Bolin, Community Development Director, reviewed the proposed HRA meeting dates for 2026.

Motion by Commissioner Backlund to approve the HRA meeting dates for 2026. Seconded by Commissioner Inamagua.

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

4. Approval of Resolution 2025-05 – Reassignment of TIF Note – Axle Apartments

Mr. Bolin stated that Roers is selling the Axle Apartment building and, therefore, the TIF agreement between Roers and the City of Fridley will need to be reassigned to the new owner.

Commissioner Schwankl referenced the outlot and asked if there has been development on that parcel or whether the outlot would become part of the sale. Mr. Bolin commented that the outlot is vacant and would be part of the sale. He was optimistic that the new owner would be able to develop something on the outlot. He confirmed that the property would continue to have on-site management.

Motion by Commissioner Brueggemeier to approve HRA Resolution 2025-05, Reassignment of TIF Note – Axle Apartments. Seconded by Commissioner Schwankl.

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 June and July loan activity, as well as year-to-date information on the loans and programs.

Adjournment

Motion by Commissioner Backlund to adjourn the meeting. Seconded by Commissioner Inamagua.

Upon a voice vote, all voting aye, Chairperson Showalter declared the motion carried and the meeting adjourned at 7:13 p.m.

Respectfully submitted,

Paul Bolin, Staff Liaison



AGENDA REPORT

Meeting Date: September 4, 2025

Meeting Type: Housing & Redevelopment Authority

Submitted By: Joe Starks, Finance Director
 Stacy Stromberg, Assistant Executive Director
 Paul Bolin, Executive Director

Title

Resolution No. 2025-06, Adopting the Final HRA Tax Levy for Taxes Payable in 2026

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 \$823,983 based on an estimated market value of \$4,453,967,100, an increase of approximately \$13,953 more than last year. In terms of the impact on taxpayers, the levy would cost approximately \$55 per year for the median value homeowner (valued at \$296,400) and \$185 per year for a commercial property valued at \$1,000,000. The revenues raised by the levy are directed towards supporting the HRA's housing rehabilitation programs, ongoing and future redevelopment priorities, and for portions of the Northtown Railyard Overpass (57th Avenue Bridge) project.

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 22nd. As a final note, the HRA tax levy will be certified to the County Auditor by September 30, 2025.

Recommendation

Staff recommends the Authority approve the attached resolution, adopting a final 2025 Tax Levy, collectible in 2026.

Attachments and Other Resources

- HRA Resolution No. 2025-06, Adopting the Final HRA Tax Levy for Taxes Payable in 2026

Vision Statement

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

RESOLUTION ADOPTING A 2025 TAX LEVY COLLECTIBLE IN 2026

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 2026, 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 Estimated 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 this 4th day of September, 2025.

Attest:

Elizabeth Showalter - Chairperson

Paul Bolin – Executive Director



AGENDA REPORT

Meeting Date: September 4, 2025

Meeting Type: Housing & Redevelopment Authority

Submitted By: Paul Bolin, Executive Director

Title

Resolution No. 2025-07 Designating Bank Signers

Background

Staff is requesting that the Authority adopt a resolution updating the authorized signers for HRA banking activities. Typically, the Board approves banking signers in January alongside the designation of our official depository for the year. However, recent personnel changes necessitate a mid-year adjustment to ensure continuity of our financial operations.

Assistant Finance Director Korrie Johnson has accepted a position with another City and has been replaced by Shannon Veeraboina in this role. Additionally, I have assumed the position of Executive Director. These staffing changes require that the Authority update banking authorization to reflect current personnel. The attached resolution designates the appropriate staff members as authorized signers for all official HRA banking activities, ensuring we maintain proper financial controls and operational efficiency throughout the remainder of the fiscal year.

Recommendation

Staff recommend the approval of HRA Resolution No. 2025-07.

Attachments and Other Resources

- HRA Resolution No. 2025-07

Vision Statement

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

Resolution No. 2025---

Designating Official Depositories for the Housing & Redevelopment Authority

Whereas, I, Joe Starks, do hereby certify that I am the Finance Director-Treasurer of the Housing & Redevelopment Authority in and for the City of Fridley, a corporation organized under the laws of the State of Minnesota. I further certify that at a meeting of said corporation duly and properly called and held on the 4th day of September 2025, the following resolution was passed; that a quorum was present at said meeting; and that said resolution is set forth in the minutes of the meeting and has not been rescinded or modified.

Now, therefore, be it resolved that Wells Fargo Bank Minnesota N.A. and UBS Financial Services, Inc. are hereby designated as a depositories for the funds of this corporation.

Be it further resolved that checks, drafts or other withdrawal orders issued against the funds of this corporation on deposit with said bank shall be signed by any of the following individuals:

Paul Bolin, Executive Director
 Joe Starks, Finance Director
 Shannon Veeraboina, Assistant Finance Director

and that said banks are hereby fully authorized to pay and charge to the account of this corporation any checks, drafts, or other withdrawal orders.

Be it further resolved that Wells Fargo Banks and UBS Financial Services as the designated depositories of the corporation are hereby requested, authorized and directed to honor checks, drafts or other orders for the payment of money drawn in this corporation's name, including those drawn to the individual order of any person or persons whose name or names appear thereon as signer or signers thereof, when bearing or purporting to bear the facsimile signatures of the following individuals:

Paul Bolin, Executive Director
 Joe Starks, Finance Director
 Shannon Veeraboina, Assistant Finance Director

Be it further resolved that any and all resolutions heretofore adopted by the Housing & Redevelopment Authority of the corporation and certified to as governing the operation of this corporation's account(s) with it, be and are hereby continued in full force and effect, except as the same may be supplemented or modified by the foregoing part of this resolution.

Be it further resolved that all transactions, if any relating to deposits, withdrawals, re-discounts and borrowings by or on behalf of the corporation with said bank prior to the adoption of this resolution be, and the same hereby are, in all things ratified, approved and confirmed.

Be it further resolved that any bank or savings and loan may be used as depositories for investment purposes so long as the investments comply with authorized investments as set forth in Minnesota Statutes.

Be it further resolved that the signatures of the following two named City/HRA employees are required for withdrawal of Housing & Redevelopment Authority investment funds from savings and loan associations:

Paul Bolin, Executive Director _____

Joe Starks, Finance Director _____

Shannon Veeraboina, Assistant Finance Director _____

Be it further resolved that any brokerage firm may be used as a vendor for investment purposes so long as the investments comply with the authorized investments as set forth in Minnesota Statutes.

I further certify that the Board of this corporation has, and at the time of adoption of said resolution, had full power and lawful authority to adopt the foregoing resolutions and to confer the powers therein granted to the persons named who have full power and lawful authority to exercise the same.

Passed and adopted by the Housing & Redevelopment Authority in and for the City of Fridley this 4th day of September, 2025.

Elizabeth Showalter - Chairperson

Attest:

Paul Bolin - Executive Director



AGENDA REPORT

Meeting Date: September 4, 2025

Meeting Type: Housing & Redevelopment Authority

Submitted By: Paul Bolin, Executive Director

Title

Approval of Resolution 2025-08 Decertification of TIF District #17

Background

In 2001 the Authority approved the creation of TIF District #17 – Gateway East. The TIF assistance helped to cover some of the extraordinary costs incurred with the demolition and environmental cleanup of a former automotive repair shop and a pawn shop. The redevelopment project included constructing a 35-unit townhome complex and a Valvoline Oil Change location. The site has increased in value from roughly \$540,000 up to approximately \$7.5M.

This redevelopment district was not set to expire until 2028, but due to the success of the project all the TIF obligations have been met, and the district can be decertified at the end of this year. Upon decertification, all future taxes generated will be shared with the other taxing jurisdictions.

Recommendation

Staff recommends approval of Resolution 2025-08

Attachments and Other Resources

- Resolution 2025-08

Vision Statement

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

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

**COUNTY OF ANOKA
STATE OF MINNESOTA**

HRA RESOLUTION NO. 2025-____

**A RESOLUTION APPROVING DECERTIFICATION OF TAX INCREMENT
FINANCING DISTRICT NO. 17 (GATEWAY EAST)**

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 City of Fridley (the “City”) established Tax Increment Financing Redevelopment District No. 17 (Gateway East), (the "District") on December 11, 2000.
- 1.02 Minnesota Statutes, Section 469.174 to 469.1794 (the “TIF Act”) authorizes the Authority to decertify a tax increment financing district on any date after all bonds and other obligations have been satisfied; and
- 1.03 The date hereof all obligations to which tax increment from the District have been pledged will be paid in full.
- 1.04 The Authority desires by this resolution to decertify the District effective December 31, 2025, by which all taxing jurisdictions will benefit from an increased tax base effective for taxes payable in 2026; and
- 1.05 The Authority acknowledges such action will be taken by Anoka County to decertify the District as a tax increment district and to no longer remit tax increment from the District to the City after December 31, 2025.

Section 2. Approval.

- 2.01 The Finance Director is authorized and directed to provide Anoka County with documents related to decertification of the District, to submit the Confirmation of Decertified TIF District form to the Office of the State Auditor and take any other steps required for decertification by December 31, 2025.
- 2.02 The Finance Director is authorized and directed to determine the amount of excess tax increment in the account for the District and to return all excess tax increment to Anoka County for redistribution to other taxing jurisdictions.

PASSED AND ADOPTED BY THE HOUSING AND REDEVELOPMENT AUTHORITY IN AND FOR THE CITY OF FRIDLEY THIS ____ DAY OF _____, 2025.

Elizabeth Showalter, Chairperson

ATTEST:

Walter T. Wysopal, Executive Director



AGENDA REPORT

Meeting Date: September 4, 2025

Meeting Type: Housing & Redevelopment Authority

Submitted By: Paul Bolin, Executive Director

Title

Approval of Resolution 2025-09 Decertification of TIF District #19

Background

In 2007 the Authority approved the creation of TIF District #19 – Main Street. The TIF assistance helped to cover some of the extraordinary costs incurred with the demolition and environmental cleanup of a former building supply warehouse. The cleanup included removal of a railroad spur and removal of old tornado debris buried across the site. The redevelopment resulted in a modern 242,000 sq. foot industrial building. The site has increased in value from roughly \$2.3M up to approximately \$19.5M.

This redevelopment district was not set to expire until 2034, but due to the success of the project all the TIF obligations have been met, and the district can be decertified at the end of this year. Upon decertification, all future taxes generated will be shared with the other taxing jurisdictions.

Recommendation

Staff recommends approval of Resolution 2025-09

Attachments and Other Resources

- Resolution 2025-09

Vision Statement

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

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

**COUNTY OF ANOKA
STATE OF MINNESOTA**

HRA RESOLUTION NO. 2025-____

**A RESOLUTION APPROVING DECERTIFICATION OF TAX INCREMENT
FINANCING DISTRICT NO. 19 (5110 MAIN STREET PROJECT)**

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 City of Fridley (the “City”) established Tax Increment Financing Redevelopment District No. 19 (5110 Main Street Project), (the "District") on February 26, 2007.
- 1.02 Minnesota Statutes, Section 469.174 to 469.1794 (the “TIF Act”) authorizes the Authority to decertify a tax increment financing district on any date after all bonds and other obligations have been satisfied; and
- 1.03 The date hereof all obligations to which tax increment from the District have been pledged will be paid in full.
- 1.04 The Authority desires by this resolution to decertify the District effective December 31, 2025, by which all taxing jurisdictions will benefit from an increased tax base effective for taxes payable in 2026; and
- 1.05 The Authority acknowledges such action will be taken by Anoka County to decertify the District as a tax increment district and to no longer remit tax increment from the District to the City after December 31, 2025.

Section 2. Approval.

- 2.01 The Finance Director is authorized and directed to provide Anoka County with documents related to decertification of the District, to submit the Confirmation of Decertified TIF District form to the Office of the State Auditor and take any other steps required for decertification by December 31, 2025.
- 2.02 The Finance Director is authorized and directed to determine the amount of excess tax increment in the account for the District and to return all excess tax increment to Anoka County for redistribution to other taxing jurisdictions.

PASSED AND ADOPTED BY THE HOUSING AND REDEVELOPMENT AUTHORITY IN AND FOR THE CITY OF FRIDLEY THIS ____ DAY OF _____, 2025.

Elizabeth Showalter, Chairperson

ATTEST:

Walter T. Wysopal, Executive Director



AGENDA REPORT

Meeting Date: September 5, 2024

Meeting Type: Housing & Redevelopment Authority

Submitted By: Stacy Stromberg, Assistant Executive Director
Paul Bolin, 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 7/16/2025 - 8/15/2025

Item 7.



Application packets requested/mailed:	This period:	0	Year-to-Date:	6
Residential Advisor Visits:	This period:	0	Year-to-Date:	16
Loans currently in process for residents in your City/Neighborhood:				36

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

137,215.00

0.00

5,205.00

0.00

0.00

0.00

0.00

31,744.00

174,164.00

Units

0

4

0

1

0

0

0

0

2

7

781,509.79

50,000.00

43,903.00

0.00

3,670.00

0.00

0.00

100,990.20

980,072.99

Units

0

31

6

4

0

1

0

0

6

48

Leveraged Funds

CEE

MHFA FUF

Total

This period:

7,705.00

60,000.00

67,705.00

Units

1

1

2

Year-to-Date:

7,705.00

157,132.00

164,837.00

Units

1

3

4

Types of Improvements Financed YTD	# of Projects	% of Total
Additions/Finishing off unused space	2	2.70
Air Conditioning	1	1.35
Deck	1	1.35
Down Payment Assistance	6	8.11
Driveways	3	4.05
Electrical	7	9.46
Flooring/Carpet/Tile	2	2.70
Garage	1	1.35
Heating System	5	6.76
Insulation	2	2.70
Kitchens	5	6.76
Landscaping	2	2.70
Other Exterior Improvements	8	10.81
Other Interior Improvements	7	9.46
Plumbing	2	2.70
Radon Mitigation	1	1.35
Roof	7	9.46
Sidewalks, Steps	2	2.70
Siding, Stucco, Exterior Paint	3	4.05
Solar-PV	2	2.70
Thermostat	1	1.35
Windows, Doors, Storm Windows, Storr	4	5.41

Types of Properties Financed YTD	#	% of Total
Commercial - Non-residential	1	1.89
Condominium	1	1.89
Single Family Residence	47	88.68
Townhouse	4	7.55

Item 7.