



Housing and Redevelopment Authority

September 4, 2025

7:00 PM

Fridley City Hall, 7071 University Avenue NE

Minutes

Call to Order

Acting Chairperson Brueggemeier called the Housing and Redevelopment Authority meeting to order at 7:00 p.m.

Present

Gordon Backlund
Troy Brueggemeier
Frank Inamagua
Rachel Schwankl

Absent

Elizabeth Showalter

Others Present

Paul Bolin, Community Development Director
Joe Starks, Finance Director

Action Items

1. Approval of Expenditures

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

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

2. Approval August 7, 2025, Meeting Minutes

Motion by Commissioner Schwankl to approve the meeting minutes of August 7, 2025, as presented. Seconded by Commissioner Backlund.

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

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

Joe Starks, Finance Director, provided background information on the HRA's levy authority and proposed tax levy for 2026. He stated that if approved by the HRA, this would move to the City

Council at its September 22nd meeting. He provided additional information on financial items that will come before the HRA at its October 2nd meeting.

Motion by Commissioner Inamagua to approve HRA Resolution No. 2025-06, Adopting a 2025 Tax Levy Collectible in 2026. Seconded by Commissioner Backlund.

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

4. Resolution No. 2025-07 Designating Bank Signers

Paul Bolin, Community Development Director, stated that this item typically comes before the HRA in January, designating a bank for the year, with staff authorized to sign. He stated that due to recent staffing changes in the finance department, changes would need to be made to the designated bank signers as proposed.

Motion by Commissioner Backlund to approve HRA Resolution No. 2025-07, Designating Official Depositories for the Housing and Redevelopment Authority. Seconded by Commissioner Inamagua.

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

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

Mr. Bolin identified the location of TIF District #17 and provided background information on the redevelopment that has occurred. He noted the increase in value that has occurred through the redevelopment and advised that all tax increment obligations have been fulfilled and, therefore, it is recommended to decertify the district.

Commissioner Schwankl asked if an excess increment had been received that would need to be refunded. Mr. Bolin did not believe that had occurred, but stated that staff could verify that.

Motion by Commissioner Backlund to approve HRA Resolution No. 2025-08, Approving Decertification of Tax Increment Financing District No. 17 (Gateway East). Seconded by Commissioner Inamagua.

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

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

Mr. Bolin identified the location of TIF District #19, which was created in 2007. He explained how the tax increment was used within the district to assist with redevelopment. The tax increment obligations have been met, and the district is recommended to be decertified. He noted that there has been no excess increment collected for this district.

Commissioner Schwankl asked if there is an estimate on the increased taxes that the City, County, and School District will receive as a result of these two districts. Mr. Bolin was unsure but noted that staff could follow up with that information.

Motion by Commissioner Schwankl to approve HRA Resolution No. 2025-09, Approving Decertification of Tax Increment Financing District No. 19 (5110 Main Street Project). Seconded by Commissioner Inamagua.

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

Informational Items

7. Update on Housing Programs

Mr. Bolin provided an update on the August loan activity, as well as year-to-date information on the loans and programs.

Adjournment

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

Upon a voice vote, all voting aye, Acting Chair Brueggemeier declared the motion carried and the meeting adjourned at 7:17 p.m.

Respectfully submitted,

Paul Bolin, Staff Liaison