



Housing and Redevelopment Authority

January 9, 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
John Buyse
Rachel Schwankl

Others Present

Paul Bolin, HRA Assistant Executive Director

Action Items

1. Approval of Expenditures

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

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

2. Approval December 5, 2024, Meeting Minutes

Motion by Commissioner Brueggemeier to approve the meeting minutes of December 5, 2024, as presented. Seconded by Commissioner Schwankl.

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

3. Approval of Exclusive Negotiations Agreement

Paul Bolin, HRA Assistant Executive Director, presented a proposal for an exclusive negotiations agreement for the HRA-owned property located at Central Avenue and Mississippi. He provided background information on the meetings the HRA and Council have held related to potential development of this site and the conclusion was made that slab-on-grade single-family homes would be the best fit for the site and its conditions. He provided background information on the RFQ process which began in September of 2024 as well as the proposed timeline moving forward. He stated that staff recommends approval of the resolution approving the agreement as presented.

Chair Showalter recognized that it would not make sense for Centra to do the work necessary to develop more details on the site without having this agreement because of the investment the company will be making.

Commissioner Schwankl asked if the first-time buyer funds would be available for these homes in the future. Mr. Bolin confirmed that could be an option, explaining that the program funds are qualified towards the buyer and not the home itself.

Commissioner Brueggemeier commented that in the joint meeting with the City Council, it seemed unanimous in the decision to move forward with Centra.

Motion by Commissioner Buyse to approve HRA Resolution No. 2025-01, Approving a Contract for Exclusive Negotiations. Seconded by Commissioner Brueggemeier.

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

Informational Items

4. Update on Housing Programs

Mr. Bolin provided an update on the December loan activity, as well as year-to-date information on loans closed in 2024. He reported that the senior program is now open for 2025.

Adjournment

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

Upon a voice vote, all voting aye, Chairperson Showalter declared the motion carried and the meeting adjourned at 7:12 p.m.

Respectfully submitted,

Paul Bolin, Staff Liaison