



Housing & Redevelopment Authority Regular Meeting

May 04, 2023

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 April 6, 2023
- [3.](#) Approval of Resolution No. 2023-11, Approving Purchase of Lot 18, Block 1, Spring Valley Addition

Informational Items

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

Adjournment

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 the City at (763) 571-3450.



AGENDA REPORT

Meeting Date: May 4, 2023

Meeting Type: Housing & Redevelopment Authority

Submitted By: Paul Bolin, Assistant Executive Director

Title

Approval of Expenditures

Background

Attached are the check reports for the month of April 2023.

Recommendation

Staff recommend the HRA approve the expenditures for the period April 1 through 30, 2023.

Attachments and Other Resources

- Check Reports

Vision Statement

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



City of Fridley, MN

By Check Number

Date Range: 03/31/2023 - 04/27/2023

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: APBNK-HRA-APBNK-HRA						
hra-1404	XCEL ENERGY	04/05/2023	Regular	0.00	11.02	30947
HRA-2643	ANOKA COUNTY PROPERTY RECORDS & TAXATIO	04/11/2023	Regular	0.00	430.82	30948
hra-1113	MONROE MOXNESS BERG PA	04/11/2023	Regular	0.00	3,060.00	30949
HRA-2653	NORTH STATE ADVISERS & ASSOCIATES	04/11/2023	Regular	0.00	2,000.00	30950
HRA-525	SECKINGER, VICTORIA	04/11/2023	Regular	0.00	500.00	30951

Bank Code APBNK-HRA Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	8	5	0.00	6,001.84
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
	8	5	0.00	6,001.84

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	8	5	0.00	6,001.84
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
	8	5	0.00	6,001.84

Fund Summary

Fund	Name	Period	Amount
099	Pooled Cash - HRA	4/2023	6,001.84
			6,001.84



AGENDA REPORT

Meeting Date: May 4, 2023

Meeting Type: Housing & Redevelopment Authority

Submitted By: Paul Bolin, Assistant Executive Director

Title

Approval of the Minutes from the HRA Meeting of April 6, 2023

Background

Recommendation

Staff recommends the HRA approve the minutes from the meeting of April 6, 2023.

Attachments and Other Resources

- HRA Minutes – April 6, 2023

Vision Statement

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



Housing and Redevelopment Authority

April 6, 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

Joe Starks, Finance Director

Action Items

1. Approval of Expenditures

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 March 2, 2023, Meeting Minutes

Motion by Commissioner Brueggemeier to approve the meeting minutes of March 2, 2023. Seconded by Commissioner Schwankl.

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

3. Approval of HRA Resolution No. 2023-09 Approving Interfund Loans Associated with the Proposed Moon Plaza Redevelopment Project

Joe Starks, Finance Director, explained that an interfund loan would allow the authority to recover the staff costs associated with a project before tax increment is received to reimburse.

Motion by Commissioner Backlund to adopt HRA Resolution No. 2023-09 approving an interfund loan between the HRA and General Fund and the TIF District #26. Seconded by Commissioner Mulrooney.

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

4. Approval of HRA Resolution No. 2023-10 Authorizing Execution and Delivery of a Contract for Private Redevelopment between the HRA in and for the City of Fridley and Roers Fridley Apartments Owner II, LLC

Mr. Starks stated that in February the HRA approved the Development Agreement with Roers Companies for the Moon Plaza project. He stated that since then a new LLC was created for the project and therefore needs to be recognized within the Development Agreement.

Motion by Commissioner Brueggemeier to adopt HRA Resolution No. 2023-10 authorizing execution and delivery of a contract for private redevelopment between the HRA in and for the City of Fridley and Roers Fridley Apartments Owner II, LLC. 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. Starks noted that the update was provided in the packet for the HRA to review.

Commissioner Shwankl asked if the grant program is going to be closing soon.

Chairperson Showalter believed that applications were requested to be submitted in March.

Mr. Starks noted that he could have the appropriate staff provide that response.

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 7:06 p.m.

Respectfully submitted,

Melissa Moore
City Clerk



AGENDA REPORT

Meeting Date: May 4, 2023

Meeting Type: Housing & Redevelopment Authority

Submitted By: Paul Bolin, Assistant Executive Director

Title

Approval of Resolution No. 2023-11, Purchase of Carlson Property (Lot 18, Block 1, Spring Valley)

Background

Since May 2021, the Authority has purchased four properties at the SE intersection of Mississippi Street and Old Central Avenue NE. After nearly four years of negotiating the purchase of the vacant Carlson property, an agreement has been reached to purchase the property for \$210,000. The acquisition provides an additional 1 acre of developable land, providing 4 contiguous acres for future development.

Recommendation

Staff recommend the approval of HRA Resolution No. 2023-11, approving the purchase agreement and authorizing the Assistant Executive Director to sign documents needed to close on the property legally described as Lot 18, Block 1, Spring Valley, Anoka County, Minnesota.

Attachments and Other Resources

- Map of Carlson Property
- HRA Resolution No. 2023-11

Vision Statement

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

Resolution No. 2023 - 11**Approving Purchase of Lot 18, Block 1, Spring Valley Addition**

Whereas, the City of Fridley and its Housing and Redevelopment Authority (Authority), has identified the area near the intersection of Mississippi Street and Old Central Avenue as a priority redevelopment area, and;

Whereas, the Authority had initiated conversations to purchase properties in the area in 2019, resulting in purchasing four adjoining parcels, and;

Whereas, Richard Carlson has agreed to sell the vacant parcel, Lot 18, Block 1, Spring Valley Addition, to the Authority for \$210,000.

Now, therefore be it resolved, that, the Authority approves the purchase and authorizes the Assistant Executive Director to sign documents necessary to close on Lot 18, Block 1, Spring Valley Addition.

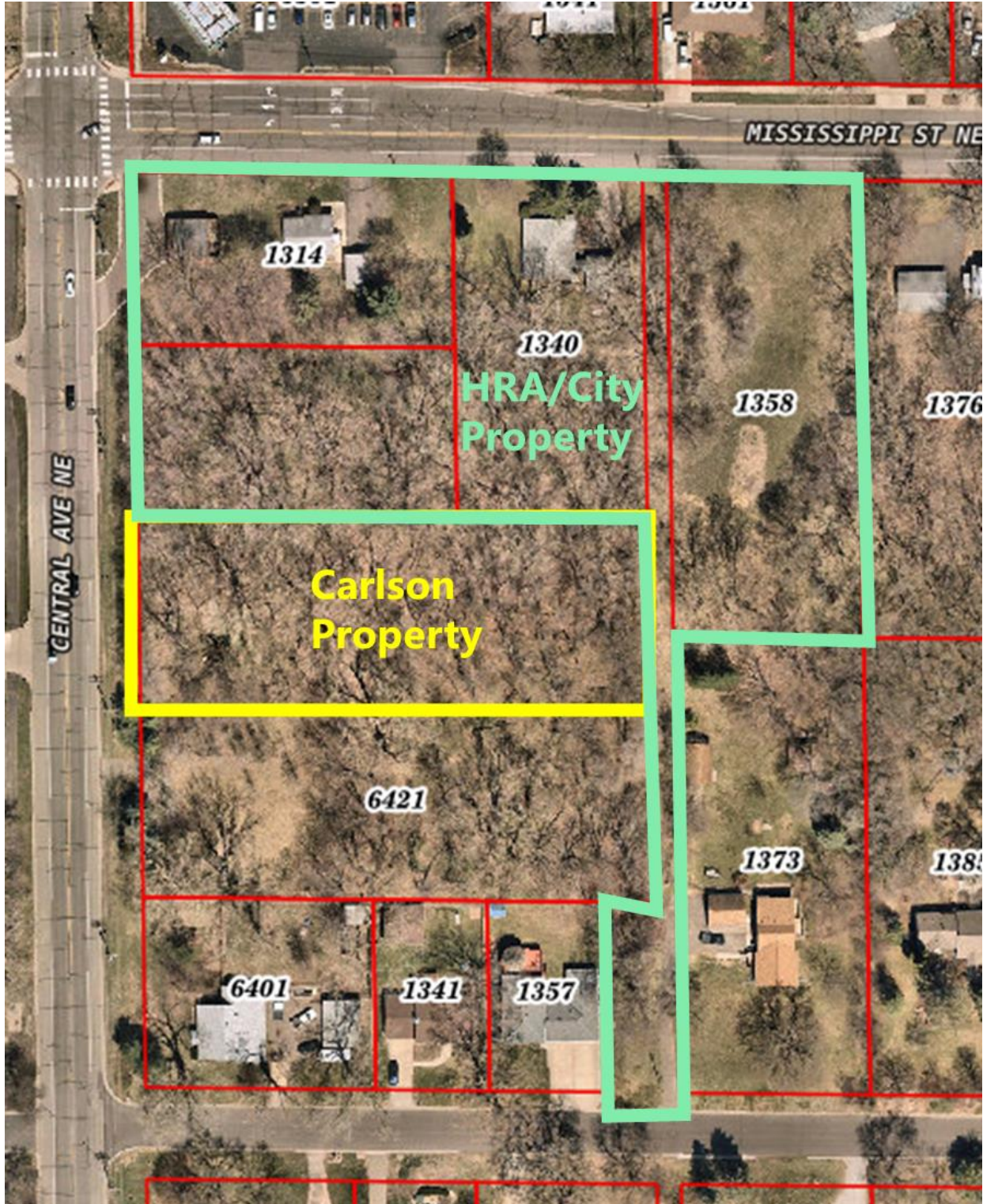
Passed and adopted by the Housing and Redevelopment Authority in and for the City of Fridley this 4th day of May, 2023.

Elizabeth Showalter – Chairperson

Attest:

Walter T. Wysopal – Executive Director

-  Carlson Property
-  HRA/City Property





AGENDA REPORT

Meeting Date: May 4, 2023

Meeting Type: Housing & Redevelopment Authority

Submitted By: Paul Bolin, Assistant 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, remodeling advisor visits and Home Energy Squad 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 3/16/2023 - 4/15/2023

Item 4.



Application packets requested/mailed:	This period:	1	Year-to-Date:	4
Residential Advisor Visits:	This period:	3	Year-to-Date:	10
Loans currently in process for residents in your City/Neighborhood:			40	

Closed Loans

This period:

Year-to-Date:

Fridley

Units
0

Units
0

Closed End	118,500.66	4
Down Payment Assistance	10,000.00	2
Last Resort	0.00	0
Last Resort Emergency Deferred	0.00	0
Mobile Home Closed End	0.00	0
Multi Family Exterior Closed End	0.00	0
Senior Deferred	49,035.35	2

241,411.66	9
10,000.00	2
0.00	0
0.00	0
0.00	0
0.00	0
168,020.57	8

Total	177,536.01	8
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419,432.23	19
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Leveraged Funds

This period:

Year-to-Date:

Units
0

Units
0

Total	0
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0

Types of Improvements Financed YTD	# of Projects	% of Total
Additions/Finishing off unused space	2	7.14
Air Conditioning	3	10.71
Bathrooms	1	3.57
Down Payment Assistance	2	7.14
Driveways	1	3.57
Electrical	1	3.57
Flooring/Carpet/Tile	2	7.14
Foundations/Basement	1	3.57
Heating System	4	14.29
Kitchens	1	3.57
Other Exterior Improvements	1	3.57
Other Interior Improvements	3	10.71
Plumbing	1	3.57
Siding, Stucco, Exterior Paint	2	7.14
Solar-PV	1	3.57
Water Heater	2	7.14

Types of Properties Financed YTD	#	% of Total
Single Family Residence	17	89.47
Townhouse	2	10.53