



Housing and Redevelopment Authority

Meeting

October 02, 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 September 4, 2025

Informational Items

- [3.](#) Proposed 2026 HRA Budget
- [4.](#) 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: October 2, 2025

Meeting Type: Housing & Redevelopment Authority

Submitted By: Stacy Stromberg, Assistant Executive Director

Title

Approval of Expenditures

Background

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

Recommendation

Staff recommend the HRA approve the expenditures for the month of September 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: 08/29/2025 - 09/24/2025

Cleared Date Range: -

Issued

Date	Description	Type	Amount
09/03/2025	CENTER FOR ENERGY & ENVIRONMENT (CEE)	Check	-197,960.76
09/03/2025	PASSAU LANDCARE INC	Check	-660.00
Total: (2)			-198,620.76
Report Total: (2)			-198,620.76

Bank Transaction Report

Issued Date Range: -

Summary

	-198,620.76		
	-198,620.76		
Cash Account		Count	Amount
099 099-	-198,620.76		
101100 Cash in Ban	-198,620.76		
		Transaction Type	Count
		Check	-198,620.76
	-198,620.76		



AGENDA REPORT

Meeting Date: October 2, 2025

Meeting Type: Housing & Redevelopment Authority

Submitted By: Stacy Stromberg, Assistant Executive Director

Title

Approval of the Minutes from the HRA Meeting of September 4, 2025

Background

Recommendation

Staff recommends the HRA approve the minutes from the meeting of September 4, 2025.

Attachments and Other Resources

- HRA Minutes – September 4, 2025

Vision Statement

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



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



AGENDA REPORT

Meeting Date: October 2, 2025

Meeting Type: Housing & Redevelopment Authority

Submitted By: Stacy Stromberg, Assistant Executive Director
Joe Starks, Finance Director/City Treasurer

Title

Proposed 2026 HRA Budget

Background

Staff will present the Proposed 2026 Budget to the Authority for review. The proposed budget includes the General Fund, Housing Loan Program Fund, and the various TIF Funds. The General Fund covers the bulk of the administrative and overhead costs of the Authority. It is also used to provide internal loans for development projects. The Housing Loan Program Fund covers the housing-related programs and services (e.g., CEE programs).

Staff will bring a final budget to the Authority for approval on November 6th.

Attachments and Other Resources

- Detailed Proposed 2026 HRA Budget

Vision Statement

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



City of Fridley, MN

Item 3.
My Budget Worksheet
Account Summary
 For Fiscal: 2026 Period Ending: 12/31/2026

Defined Budgets _____

		2024 Total Budget	2024 Total Activity	2025 Total Budget	2025 Total Activity	2026 Total Budget	2026 YTD Activity
Fund: 001 - HRA - General Fund							
Division: 000 - HRA - nondepartmental							
ExpProgram: 62 - Supplies							
001-0000-621130	HRA-Gen.Fund / Operating Sup...	300.00	408.48	500.00	81.50	500.00	0.00
	ExpProgram: 62 - Supplies Total:	300.00	408.48	500.00	81.50	500.00	0.00
ExpProgram: 63 - Other Services & Charges							
001-0000-631100	HRA-Gen.Fund / Services-Profe...	110,000.00	46,716.79	110,000.00	68,790.27	100,000.00	0.00
001-0000-631130	HRA-Gen.Fund / Insurance Polic..	500.00	500.04	500.00	250.02	500.00	0.00
001-0000-631140	HRA-Gen.Fund / Admin Charges	616,900.00	582,248.28	643,500.00	301,388.44	682,700.00	0.00
001-0000-632100	HRA-Gen.Fund / Dues, Subscrip...	6,000.00	4,314.00	6,000.00	2,489.00	6,000.00	0.00
001-0000-632110	HRA-Gen.Fund / Transportation	600.00	12.00	600.00	488.34	750.00	0.00
001-0000-632120	HRA-Gen.Fund / Conferences &...	2,000.00	4,055.00	5,000.00	2,000.48	7,500.00	0.00
001-0000-633100	HRA-Gen.Fund / Advertising	1,000.00	192.59	1,000.00	24.85	1,000.00	0.00
001-0000-633110	HRA-Gen.Fund / Printing & Bind..	500.00	167.05	500.00	25.55	500.00	0.00
001-0000-633120	HRA-Gen.Fund / Communicati...	900.00	882.44	900.00	247.70	900.00	0.00
001-0000-635100	HRA-Gen.Fund / Services Contr...	11,000.00	14,299.97	11,000.00	104,445.51	20,000.00	0.00
001-0000-638140	HRA-Gen.Fund / Miscellaneous...	500.00	226.10	500.00	77.17	500.00	0.00
001-0000-638180	HRA-Gen.Fund / Pmts to Other...	15,000.00	3,460.56	15,000.00	736.06	10,000.00	0.00
001-0000-638185	HRA-Gen.Fund / Payments to Ci..	0.00	200,000.00	0.00	0.00	0.00	0.00
	ExpProgram: 63 - Other Services & Charges Total:	764,900.00	857,074.82	794,500.00	480,963.39	830,350.00	0.00
ExpProgram: 75 - Developer Assistance							
001-0000-750100	HRA-Gen.Fund / Developer Assi...	200,000.00	50,000.00	0.00	58,706.00	0.00	0.00
	ExpProgram: 75 - Developer Assistance Total:	200,000.00	50,000.00	0.00	58,706.00	0.00	0.00
ExpProgram: 80 - Debt Service							
001-0000-800200	HRA-Gen.Fund / Interest Expen...	20,000.00	17,398.87	20,000.00	0.00	18,000.00	0.00
	ExpProgram: 80 - Debt Service Total:	20,000.00	17,398.87	20,000.00	0.00	18,000.00	0.00
RevProgram: 41 - Taxes							
001-0000-411100	HRA-Gen.Fund / Current Ad Va...	152,700.00	161,420.67	246,500.00	147,884.18	523,900.00	0.00

My Budget Worksheet

For Fiscal: 2026 Period Ending: Item 3. 6
 Defined Budgets

		2024	2024	2025	2025	2026	2026
		Total Budget	Total Activity	Total Budget	Total Activity	Total Budget	YTD Activity
001-0000-411200	HRA-Gen.Fund / Delinquent Ad...	0.00	307.81	0.00	0.00	0.00	0.00
	RevProgram: 41 - Taxes Total:	152,700.00	161,728.48	246,500.00	147,884.18	523,900.00	0.00
	RevProgram: 44 - Intergovernmental						
001-0000-443400	HRA-Gen.Fund / State Grants	0.00	50,000.00	0.00	50,000.00	0.00	0.00
	RevProgram: 44 - Intergovernmental Total:	0.00	50,000.00	0.00	50,000.00	0.00	0.00
	RevProgram: 47 - Miscellaneous Revenue						
001-0000-471110	HRA-Gen.Fund / Interest Earni...	102,500.00	439,949.05	100,000.00	0.00	150,000.00	0.00
001-0000-471120	HRA-Gen.Fund / Unrealized Ga...	0.00	-47,490.87	0.00	32,629.21	0.00	0.00
001-0000-474110	HRA-Gen.Fund / Other Reimbu...	0.00	1,838.56	0.00	1,339.24	0.00	0.00
001-0000-475100	HRA Gen.Fund / Loans - Interes...	348,500.00	349,630.65	348,500.00	0.00	350,000.00	0.00
001-0000-475300	HRA-Gen.Fund / Sale of Misc. P...	0.00	148,926.70	0.00	89,683.87	0.00	0.00
001-0000-475900	HRA-Gen.Fund / Miscellaneous...	200,000.00	14,929.42	120,000.00	0.00	0.00	0.00
	RevProgram: 47 - Miscellaneous Revenue Total:	651,000.00	907,783.51	568,500.00	123,652.32	500,000.00	0.00
	Division: 000 - HRA - nondepartmental Surplus (Deficit):	-181,500.00	194,629.82	0.00	-218,214.39	175,050.00	0.00
	Fund: 001 - HRA - General Fund Surplus (Deficit):	-181,500.00	194,629.82	0.00	-218,214.39	175,050.00	0.00
	Fund: 020 - Housing Program Fund						
	Division: 000 - HRA - nondepartmental						
	ExpProgram: 63 - Other Services & Charges						
020-0000-631100	HRA-Housing Prog / Services-P...	10,000.00	0.00	10,000.00	0.00	10,000.00	0.00
020-0000-633100	HRA-Housing Prog / Advertising	1,000.00	0.00	1,000.00	0.00	1,000.00	0.00
020-0000-633110	HRA-Housing Prog / Printing & ...	0.00	274.00	0.00	340.25	0.00	0.00
020-0000-635100	HRA-Housing Prog / Services C...	28,000.00	81,552.08	65,000.00	56,755.00	85,000.00	0.00
020-0000-635110	HRA-Housing Prog / Rentals	0.00	1,500.00	0.00	0.00	0.00	0.00
020-0000-638190	HRA-Housing Prog / Provision f...	0.00	33,422.46	0.00	0.00	0.00	0.00
	ExpProgram: 63 - Other Services & Charges Total:	39,000.00	116,748.54	76,000.00	57,095.25	96,000.00	0.00
	ExpProgram: 75 - Developer Assistance						
020-0000-750100	HRA-Housing Prog / Developer...	75,000.00	54,087.73	238,500.00	41,327.88	400,000.00	0.00
	ExpProgram: 75 - Developer Assistance Total:	75,000.00	54,087.73	238,500.00	41,327.88	400,000.00	0.00
	RevProgram: 41 - Taxes						
020-0000-411100	HRA-Housing Prog / Current Ad...	600,000.00	582,887.50	563,500.00	413,673.76	300,000.00	0.00
020-0000-411200	HRA-Housing Prog / Delinquent...	0.00	-1,694.66	0.00	-12,425.62	0.00	0.00
	RevProgram: 41 - Taxes Total:	600,000.00	581,192.84	563,500.00	401,248.14	300,000.00	0.00

	2024 Total Budget	2024 Total Activity	2025 Total Budget	2025 Total Activity	2026 Total Budget	2026 YTD Activity
RevProgram: 47 - Miscellaneous Revenue						
020-0000-471110 HRA-Housing Prog / Interest Ea...	10,100.00	8,480.38	0.00	0.00	0.00	0.00
020-0000-471120 HRA-Housing Prog / Unrealized...	0.00	-599.84	0.00	599.84	0.00	0.00
020-0000-472200 HRA-Housing Prog / Mortgage I...	40,100.00	61,520.90	31,300.00	55,562.93	61,500.00	0.00
020-0000-474300 HRA-Housing Prog / Payments f...	0.00	163,516.74	0.00	231,180.55	465,000.00	0.00
RevProgram: 47 - Miscellaneous Revenue Total:	50,200.00	232,918.18	31,300.00	287,343.32	526,500.00	0.00
RevProgram: 49 - Other Financing Sources						
020-0000-493100 HRA-Housing Prog / Transfer In...	564,900.00	735,659.19	818,400.00	0.00	809,700.00	0.00
RevProgram: 49 - Other Financing Sources Total:	564,900.00	735,659.19	818,400.00	0.00	809,700.00	0.00
Division: 000 - HRA - nondepartmental Surplus (Deficit):	1,101,100.00	1,378,933.94	1,098,700.00	590,168.33	1,140,200.00	0.00
Fund: 020 - Housing Program Fund Surplus (Deficit):	1,101,100.00	1,378,933.94	1,098,700.00	590,168.33	1,140,200.00	0.00
Fund: 045 - TIF #6 - Lake Pointe-Medtronic						
Division: 000 - HRA - nondepartmental						
ExpProgram: 63 - Other Services & Charges						
045-0000-631100 HRA 06-Medtronic / Services-P...	7,600.00	1,200.00	1,200.00	1,160.00	62,200.00	0.00
045-0000-638180 HRA 06-Medtronic / Pmts to O...	0.00	671.94	700.00	745.82	0.00	0.00
ExpProgram: 63 - Other Services & Charges Total:	7,600.00	1,871.94	1,900.00	1,905.82	62,200.00	0.00
ExpProgram: 75 - Developer Assistance						
045-0000-750100 HRA 06-Medtronic / Developer...	528,000.00	670,237.20	575,900.00	403,617.77	0.00	0.00
ExpProgram: 75 - Developer Assistance Total:	528,000.00	670,237.20	575,900.00	403,617.77	0.00	0.00
RevProgram: 41 - Taxes						
045-0000-411100 HRA 06-Medtronic / Current Ad...	585,900.00	744,708.00	639,900.00	452,417.73	0.00	0.00
045-0000-411200 HRA 06-Medtronic / Delinquent..	0.00	0.00	0.00	-3,953.54	0.00	0.00
RevProgram: 41 - Taxes Total:	585,900.00	744,708.00	639,900.00	448,464.19	0.00	0.00
RevProgram: 47 - Miscellaneous Revenue						
045-0000-471110 HRA 06-Medtronic / Interest Ea...	1,600.00	3,425.91	1,000.00	0.00	0.00	0.00
045-0000-471120 HRA 06-Medtronic / Unrealized...	0.00	-365.56	0.00	242.32	0.00	0.00
RevProgram: 47 - Miscellaneous Revenue Total:	1,600.00	3,060.35	1,000.00	242.32	0.00	0.00
Division: 000 - HRA - nondepartmental Surplus (Deficit):	51,900.00	75,659.21	63,100.00	43,182.92	-62,200.00	0.00
Fund: 045 - TIF #6 - Lake Pointe-Medtronic Surplus (Deficit):	51,900.00	75,659.21	63,100.00	43,182.92	-62,200.00	0.00

My Budget Worksheet

	2024 Total Budget	2024 Total Activity	2025 Total Budget	2025 Total Activity	2026 Total Budget	2026 YTD Activity
Fund: 049 - TIF #13 - Satellite Lane Apts						
Division: 000 - HRA - nondepartmental						
ExpProgram: 63 - Other Services & Charges						
049-0000-638180		HRA 13-Satellite Ln Apts / Pmts ..	0.00	100.00	0.00	0.00
		ExpProgram: 63 - Other Services & Charges Total:	0.00	100.00	0.00	0.00
ExpProgram: 75 - Developer Assistance						
049-0000-750100		HRA 13-Satellite Ln / Developer...	0.00	47,727.37	0.00	9,485.10
		ExpProgram: 75 - Developer Assistance Total:	0.00	47,727.37	0.00	9,485.10
RevProgram: 47 - Miscellaneous Revenue						
049-0000-471110		HRA 13-Satellite Ln Apts / Inter...	0.00	21,355.86	0.00	0.00
049-0000-471120		HRA 13-Satellite Ln Apts / Unre...	0.00	-1,510.55	0.00	0.00
		RevProgram: 47 - Miscellaneous Revenue Total:	0.00	19,845.31	0.00	0.00
		Division: 000 - HRA - nondepartmental Surplus (Deficit):	0.00	-27,982.06	0.00	-9,485.10
		Fund: 049 - TIF #13 - Satellite Lane Apts Surplus (Deficit):	0.00	-27,982.06	0.00	-9,485.10
Fund: 051 - TIF #17 - Gateway East						
Division: 000 - HRA - nondepartmental						
ExpProgram: 63 - Other Services & Charges						
051-0000-638180		HRA 17-Gateway East / Pmts to...	1,000.00	1,198.87	1,200.00	1,288.12
		ExpProgram: 63 - Other Services & Charges Total:	1,000.00	1,198.87	1,200.00	1,288.12
ExpProgram: 80 - Debt Service						
051-0000-800200		HRA 17-Gateway East / Interest...	0.00	3,704.18	28,000.00	0.00
		ExpProgram: 80 - Debt Service Total:	0.00	3,704.18	28,000.00	0.00
RevProgram: 41 - Taxes						
051-0000-411100		HRA 17-Gateway East / Current...	50,000.00	54,198.86	57,000.00	31,789.49
		RevProgram: 41 - Taxes Total:	50,000.00	54,198.86	57,000.00	31,789.49
RevProgram: 47 - Miscellaneous Revenue						
051-0000-471110		HRA 17-Gateway East / Interest...	100.00	676.77	0.00	0.00
051-0000-471120		HRA 17-Gateway East / Unreali...	0.00	-79.89	0.00	47.87
		RevProgram: 47 - Miscellaneous Revenue Total:	100.00	596.88	0.00	47.87
		Division: 000 - HRA - nondepartmental Surplus (Deficit):	49,100.00	49,892.69	27,800.00	30,549.24
		Fund: 051 - TIF #17 - Gateway East Surplus (Deficit):	49,100.00	49,892.69	27,800.00	30,549.24

	2024 Total Budget	2024 Total Activity	2025 Total Budget	2025 Total Activity	2026 Total Budget	2026 YTD Activity	
Fund: 052 - TIF #18 - Gateway West							
Division: 000 - HRA - nondepartmental							
ExpProgram: 63 - Other Services & Charges							
052-0000-638180	HRA 18-Gateway West / Pmts t...	800.00	871.81	900.00	951.52	900.00	0.00
ExpProgram: 63 - Other Services & Charges Total:		800.00	871.81	900.00	951.52	900.00	0.00
ExpProgram: 80 - Debt Service							
052-0000-800200	HRA 18-Gateway West / Interes..	0.00	7,313.25	0.00	0.00	0.00	0.00
ExpProgram: 80 - Debt Service Total:		0.00	7,313.25	0.00	0.00	0.00	0.00
RevProgram: 41 - Taxes							
052-0000-411100	HRA 18-Gateway West / Curren...	43,900.00	53,673.30	54,100.00	24,659.72	53,600.00	0.00
RevProgram: 41 - Taxes Total:		43,900.00	53,673.30	54,100.00	24,659.72	53,600.00	0.00
RevProgram: 47 - Miscellaneous Revenue							
052-0000-471110	HRA 18-Gateway West / Interes..	0.00	651.26	0.00	0.00	0.00	0.00
052-0000-471120	HRA 18-Gateway West / Unreal...	0.00	-73.33	0.00	46.07	0.00	0.00
RevProgram: 47 - Miscellaneous Revenue Total:		0.00	577.93	0.00	46.07	0.00	0.00
Division: 000 - HRA - nondepartmental Surplus (Deficit):		43,100.00	46,066.17	53,200.00	23,754.27	52,700.00	0.00
Fund: 052 - TIF #18 - Gateway West Surplus (Deficit):		43,100.00	46,066.17	53,200.00	23,754.27	52,700.00	0.00
Fund: 053 - TIF #19 - Main Street							
Division: 000 - HRA - nondepartmental							
ExpProgram: 63 - Other Services & Charges							
053-0000-631100	HRA 19-Main Str / Services-Pro...	10,000.00	4,528.50	15,000.00	0.00	0.00	0.00
053-0000-638180	HRA 19-Main Str / Pmts to Oth...	0.00	581.09	600.00	0.00	0.00	0.00
ExpProgram: 63 - Other Services & Charges Total:		10,000.00	5,109.59	15,600.00	0.00	0.00	0.00
ExpProgram: 75 - Developer Assistance							
053-0000-750100	HRA 19-Main Str / Developer A...	127,200.00	180,937.02	0.00	0.00	0.00	0.00
ExpProgram: 75 - Developer Assistance Total:		127,200.00	180,937.02	0.00	0.00	0.00	0.00
RevProgram: 41 - Taxes							
053-0000-411100	HRA 19-Main Str / Current Ad ...	141,300.00	201,041.14	160,800.00	0.00	0.00	0.00
RevProgram: 41 - Taxes Total:		141,300.00	201,041.14	160,800.00	0.00	0.00	0.00
Division: 000 - HRA - nondepartmental Surplus (Deficit):		4,100.00	14,994.53	145,200.00	0.00	0.00	0.00
Fund: 053 - TIF #19 - Main Street Surplus (Deficit):		4,100.00	14,994.53	145,200.00	0.00	0.00	0.00

		2024	2024	2025	2025	2026	2026
		Total Budget	Total Activity	Total Budget	Total Activity	Total Budget	YTD Activity
Fund: 054 - TIF #21 - Gateway Northeast							
Division: 000 - HRA - nondepartmental							
ExpProgram: 63 - Other Services & Charges							
054-0000-631100	HRA 21-Gateway NE / Services...	33,100.00	1,200.00	1,200.00	1,160.00	1,200.00	0.00
054-0000-638180	HRA 21-Gateway NE / Pmts to ...	0.00	744.62	800.00	820.62	900.00	0.00
ExpProgram: 63 - Other Services & Charges Total:		33,100.00	1,944.62	2,000.00	1,980.62	2,100.00	0.00
ExpProgram: 80 - Debt Service							
054-0000-800200	HRA 21-Gateway NE / Interest ...	82,000.00	74,904.22	50,500.00	0.00	18,500.00	0.00
ExpProgram: 80 - Debt Service Total:		82,000.00	74,904.22	50,500.00	0.00	18,500.00	0.00
RevProgram: 41 - Taxes							
054-0000-411100	HRA 21-Gateway NE / Current ...	561,100.00	846,564.46	684,800.00	383,263.59	846,500.00	0.00
054-0000-411200	HRA 21-Gateway NE / Delinque...	0.00	0.00	0.00	-66,202.59	0.00	0.00
RevProgram: 41 - Taxes Total:		561,100.00	846,564.46	684,800.00	317,061.00	846,500.00	0.00
RevProgram: 47 - Miscellaneous Revenue							
054-0000-471110	HRA 21-Gateway NE / Interest ...	200.00	10,518.72	100.00	0.00	2,000.00	0.00
054-0000-471120	HRA 21-Gateway NE / Unrealiz...	0.00	-1,087.97	0.00	744.02	0.00	0.00
RevProgram: 47 - Miscellaneous Revenue Total:		200.00	9,430.75	100.00	744.02	2,000.00	0.00
Division: 000 - HRA - nondepartmental Surplus (Deficit):		446,200.00	779,146.37	632,400.00	315,824.40	827,900.00	0.00
Fund: 054 - TIF #21 - Gateway Northeast Surplus (Deficit):		446,200.00	779,146.37	632,400.00	315,824.40	827,900.00	0.00
Fund: 055 - TIF #20 - BAE Superfund site							
Division: 000 - HRA - nondepartmental							
ExpProgram: 63 - Other Services & Charges							
055-0000-631100	HRA 20-BAE Superfund / Servic...	58,300.00	2,066.55	60,000.00	1,160.00	60,000.00	0.00
055-0000-638180	HRA 20-BAE Superfund / Pmts ...	0.00	780.96	800.00	858.02	1,300.00	0.00
055-0000-638185	HRA 20-BAE Superfund / Paym...	0.00	1,132,287.50	1,132,300.00	986,393.75	1,130,300.00	0.00
ExpProgram: 63 - Other Services & Charges Total:		58,300.00	1,135,135.01	1,193,100.00	988,411.77	1,191,600.00	0.00
ExpProgram: 75 - Developer Assistance							
055-0000-750100	HRA 20-BAE Superfund / Devel...	1,132,300.00	0.00	0.00	0.00	0.00	0.00
ExpProgram: 75 - Developer Assistance Total:		1,132,300.00	0.00	0.00	0.00	0.00	0.00
ExpProgram: 99 - Other Financing Uses							
055-0000-993100	HRA 20-BAE Superfund / Transf...	564,900.00	735,659.19	655,000.00	0.00	809,800.00	0.00
ExpProgram: 99 - Other Financing Uses Total:		564,900.00	735,659.19	655,000.00	0.00	809,800.00	0.00
RevProgram: 41 - Taxes							
055-0000-411100	HRA 20-BAE Superfund / Curre...	2,208,000.00	2,744,024.94	2,120,400.00	1,347,472.26	2,719,600.00	0.00

My Budget Worksheet

For Fiscal: 2026 Period Ending: Item 3. 6
 Defined Budgets

		2024	2024	2025	2025	2026	2026
		Total Budget	Total Activity	Total Budget	Total Activity	Total Budget	YTD Activity
055-0000-411200	HRA 20-BAE Superfund / Delin...	0.00	0.00	0.00	-102,005.46	0.00	0.00
	RevProgram: 41 - Taxes Total:	2,208,000.00	2,744,024.94	2,120,400.00	1,245,466.80	2,719,600.00	0.00
	RevProgram: 47 - Miscellaneous Revenue						
055-0000-471110	HRA 20-BAE Superfund / Intere...	10,000.00	120,876.18	25,000.00	0.00	50,000.00	0.00
055-0000-471120	HRA 20-BAE Superfund / Unreal..	0.00	-12,492.81	0.00	8,549.88	0.00	0.00
	RevProgram: 47 - Miscellaneous Revenue Total:	10,000.00	108,383.37	25,000.00	8,549.88	50,000.00	0.00
	Division: 000 - HRA - nondepartmental Surplus (Deficit):	462,500.00	981,614.11	297,300.00	265,604.91	768,200.00	0.00
	Fund: 055 - TIF #20 - BAE Superfund site Surplus (Deficit):	462,500.00	981,614.11	297,300.00	265,604.91	768,200.00	0.00
	Fund: 056 - TIF #20 - BAE Hazardous Subdivison						
	Division: 000 - HRA - nondepartmental						
	ExpProgram: 63 - Other Services & Charges						
056-0000-638180	HRA 20-BAE Haz.SubDiv / Pmts ...	0.00	0.00	0.00	56.10	0.00	0.00
	ExpProgram: 63 - Other Services & Charges Total:	0.00	0.00	0.00	56.10	0.00	0.00
	ExpProgram: 80 - Debt Service						
056-0000-800200	HRA 20-BAE Haz.SubDiv / Inter...	80,800.00	83,681.06	77,800.00	0.00	68,400.00	0.00
	ExpProgram: 80 - Debt Service Total:	80,800.00	83,681.06	77,800.00	0.00	68,400.00	0.00
	RevProgram: 41 - Taxes						
056-0000-411100	HRA 20-BAE Haz.SubDiv / Curr...	279,600.00	255,616.79	260,000.00	139,582.52	280,000.00	0.00
056-0000-411200	HRA 20-BAE Haz.SubDiv / Delin...	0.00	0.00	0.00	-9,501.71	0.00	0.00
	RevProgram: 41 - Taxes Total:	279,600.00	255,616.79	260,000.00	130,080.81	280,000.00	0.00
	RevProgram: 47 - Miscellaneous Revenue						
056-0000-471110	HRA 20-BAE Haz.SubDiv / Inter...	0.00	2,073.55	0.00	0.00	0.00	0.00
056-0000-471120	HRA 20-BAE Haz.SubDiv / Unrea..	0.00	-612.85	0.00	479.29	0.00	0.00
	RevProgram: 47 - Miscellaneous Revenue Total:	0.00	1,460.70	0.00	479.29	0.00	0.00
	Division: 000 - HRA - nondepartmental Surplus (Deficit):	198,800.00	173,396.43	182,200.00	130,504.00	211,600.00	0.00
	Fund: 056 - TIF #20 - BAE Hazardous Subdivison Surplus (Deficit):	198,800.00	173,396.43	182,200.00	130,504.00	211,600.00	0.00
	Fund: 057 - TIF #22 - Northstar						
	Division: 000 - HRA - nondepartmental						
	ExpProgram: 63 - Other Services & Charges						
057-0000-631100	HRA 22-NStar Transit / Services...	57,000.00	14,160.60	57,000.00	4,044.50	57,000.00	0.00
057-0000-635100	HRA 22-NStar Transit / Services...	750,000.00	0.00	750,000.00	0.00	750,000.00	0.00
057-0000-638180	HRA 22-NStar Transit / Pmts to...	800.00	889.98	900.00	988.92	1,000.00	0.00
	ExpProgram: 63 - Other Services & Charges Total:	807,800.00	15,050.58	807,900.00	5,033.42	808,000.00	0.00

	2024 Total Budget	2024 Total Activity	2025 Total Budget	2025 Total Activity	2026 Total Budget	2026 YTD Activity
ExpProgram: 75 - Developer Assistance						
057-0000-750100						
HRA 22-NStar Transit / Develo...	524,600.00	651,216.00	596,100.00	273,072.05	650,900.00	0.00
ExpProgram: 75 - Developer Assistance Total:	524,600.00	651,216.00	596,100.00	273,072.05	650,900.00	0.00
RevProgram: 41 - Taxes						
057-0000-411100						
HRA 22-NStar Transit / Current...	1,251,000.00	1,714,429.87	1,402,700.00	1,028,050.81	1,714,400.00	0.00
057-0000-411200						
HRA 22-NStar Transit / Delinqu...	0.00	0.00	0.00	-83,826.12	0.00	0.00
RevProgram: 41 - Taxes Total:	1,251,000.00	1,714,429.87	1,402,700.00	944,224.69	1,714,400.00	0.00
RevProgram: 47 - Miscellaneous Revenue						
057-0000-471110						
HRA 22-NStar Transit / Interest...	23,000.00	138,356.28	32,700.00	0.00	47,500.00	0.00
057-0000-471120						
HRA 22-NStar Transit / Unreali...	0.00	-13,886.46	0.00	9,786.29	0.00	0.00
RevProgram: 47 - Miscellaneous Revenue Total:	23,000.00	124,469.82	32,700.00	9,786.29	47,500.00	0.00
Division: 000 - HRA - nondepartmental Surplus (Deficit):	-58,400.00	1,172,633.11	31,400.00	675,905.51	303,000.00	0.00
Fund: 057 - TIF #22 - Northstar Surplus (Deficit):	-58,400.00	1,172,633.11	31,400.00	675,905.51	303,000.00	0.00
Fund: 058 - TIF #23 - Locke Point Park						
Division: 000 - HRA - nondepartmental						
ExpProgram: 63 - Other Services & Charges						
058-0000-631100						
HRA 23-Locke Point Park / Servi...	11,800.00	2,379.00	9,400.00	1,160.00	2,700.00	0.00
058-0000-638180						
HRA 23-Locke Point Park / Pmts...	0.00	2,743.32	2,800.00	2,877.62	2,900.00	0.00
ExpProgram: 63 - Other Services & Charges Total:	11,800.00	5,122.32	12,200.00	4,037.62	5,600.00	0.00
ExpProgram: 80 - Debt Service						
058-0000-800200						
HRA 23-Locke Point Park / Inte...	169,000.00	167,792.58	163,400.00	0.00	161,200.00	0.00
ExpProgram: 80 - Debt Service Total:	169,000.00	167,792.58	163,400.00	0.00	161,200.00	0.00
RevProgram: 41 - Taxes						
058-0000-411100						
HRA 23-Locke Point Park / Curr...	251,800.00	262,121.99	275,400.00	150,567.95	262,100.00	0.00
RevProgram: 41 - Taxes Total:	251,800.00	262,121.99	275,400.00	150,567.95	262,100.00	0.00
RevProgram: 47 - Miscellaneous Revenue						
058-0000-471110						
HRA 23-Locke Point Park / Inte...	0.00	3,313.56	0.00	0.00	0.00	0.00
058-0000-471120						
HRA 23-Locke Point Park / Unr...	0.00	-371.20	0.00	234.38	0.00	0.00
RevProgram: 47 - Miscellaneous Revenue Total:	0.00	2,942.36	0.00	234.38	0.00	0.00
Division: 000 - HRA - nondepartmental Surplus (Deficit):	71,000.00	92,149.45	99,800.00	146,764.71	95,300.00	0.00
Fund: 058 - TIF #23 - Locke Point Park Surplus (Deficit):	71,000.00	92,149.45	99,800.00	146,764.71	95,300.00	0.00

My Budget Worksheet

For Fiscal: 2026 Period Ending: Item 3. 6
 Defined Budgets _____

	2024 Total Budget	2024 Total Activity	2025 Total Budget	2025 Total Activity	2026 Total Budget	2026 YTD Activity	
Fund: 059 - TIF #24 - N.Stacks 8							
Division: 000 - HRA - nondepartmental							
ExpProgram: 63 - Other Services & Charges							
059-0000-638180	HRA 24-N.Stacks 8 / Pmts to Ot...	500.00	581.09	600.00	652.32	600.00	0.00
ExpProgram: 63 - Other Services & Charges Total:		500.00	581.09	600.00	652.32	600.00	0.00
ExpProgram: 75 - Developer Assistance							
059-0000-750100	HRA 24-N.Stacks 8 / Developer...	41,600.00	97,201.02	49,900.00	51,242.55	97,300.00	0.00
ExpProgram: 75 - Developer Assistance Total:		41,600.00	97,201.02	49,900.00	51,242.55	97,300.00	0.00
RevProgram: 41 - Taxes							
059-0000-411100	HRA 24-N.Stacks 8 / Current Ad...	46,200.00	108,001.14	55,400.00	56,936.17	108,000.00	0.00
RevProgram: 41 - Taxes Total:		46,200.00	108,001.14	55,400.00	56,936.17	108,000.00	0.00
Division: 000 - HRA - nondepartmental Surplus (Deficit):		4,100.00	10,219.03	4,900.00	5,041.30	10,100.00	0.00
Fund: 059 - TIF #24 - N.Stacks 8 Surplus (Deficit):		4,100.00	10,219.03	4,900.00	5,041.30	10,100.00	0.00
Fund: 060 - TIF #25 - Holly Center							
Division: 000 - HRA - nondepartmental							
ExpProgram: 63 - Other Services & Charges							
060-0000-631100	HRA 25-Holly Center / Services...	0.00	4,528.50	0.00	1,160.00	4,900.00	0.00
060-0000-635100	HRA 25-Holly Center / Services ...	15,055.00	0.00	20,600.00	0.00	0.00	0.00
060-0000-638180	HRA 25-Holly Center / Pmts to ...	0.00	599.26	600.00	671.02	700.00	0.00
ExpProgram: 63 - Other Services & Charges Total:		15,055.00	5,127.76	21,200.00	1,831.02	5,600.00	0.00
ExpProgram: 75 - Developer Assistance							
060-0000-750100	HRA 25-Holly Center / Develop...	472,649.00	712,292.18	646,400.00	345,817.50	710,800.00	0.00
ExpProgram: 75 - Developer Assistance Total:		472,649.00	712,292.18	646,400.00	345,817.50	710,800.00	0.00
RevProgram: 41 - Taxes							
060-0000-411100	HRA 25-Holly Center / Current ...	525,166.00	789,677.24	718,200.00	384,241.67	718,200.00	0.00
060-0000-411200	HRA 25-Holly Center / Delinqu...	0.00	17.42	0.00	0.00	0.00	0.00
RevProgram: 41 - Taxes Total:		525,166.00	789,694.66	718,200.00	384,241.67	718,200.00	0.00
RevProgram: 47 - Miscellaneous Revenue							
060-0000-471110	HRA 25-Holly Center / Interest ...	0.00	3,635.80	0.00	0.00	0.00	0.00
060-0000-471120	HRA 25-Holly Center / Unrealiz...	0.00	-290.22	0.00	257.17	0.00	0.00
RevProgram: 47 - Miscellaneous Revenue Total:		0.00	3,345.58	0.00	257.17	0.00	0.00
Division: 000 - HRA - nondepartmental Surplus (Deficit):		37,462.00	75,620.30	50,600.00	36,850.32	1,800.00	0.00
Fund: 060 - TIF #25 - Holly Center Surplus (Deficit):		37,462.00	75,620.30	50,600.00	36,850.32	1,800.00	0.00

	2024 Total Budget	2024 Total Activity	2025 Total Budget	2025 Total Activity	2026 Total Budget	2026 YTD Activity		
Fund: 061 - TIF #26 - Moon Plaza								
Division: 000 - HRA - nondepartmental								
ExpProgram: 63 - Other Services & Charges								
061-0000-631100		HRA 26-Moon Plaza / Services...	0.00	2,400.00	32,900.00	1,277.50	5,000.00	0.00
061-0000-638180		HRA 26-Moon Plaza / Pmts to O..	0.00	0.00	0.00	652.32	0.00	0.00
ExpProgram: 63 - Other Services & Charges Total:			0.00	2,400.00	32,900.00	1,929.82	5,000.00	0.00
ExpProgram: 75 - Developer Assistance								
061-0000-750100		HRA 26-Moon Plaza / Develop...	0.00	0.00	284,000.00	0.00	417,500.00	0.00
ExpProgram: 75 - Developer Assistance Total:			0.00	0.00	284,000.00	0.00	417,500.00	0.00
ExpProgram: 80 - Debt Service								
061-0000-800200		HRA 26-Moon Plaza / Interest E...	0.00	235.36	0.00	0.00	0.00	0.00
ExpProgram: 80 - Debt Service Total:			0.00	235.36	0.00	0.00	0.00	0.00
RevProgram: 41 - Taxes								
061-0000-411100		HRA 26-Moon Plaza / Current ...	0.00	3,860.48	328,400.00	3,114.82	486,000.00	0.00
RevProgram: 41 - Taxes Total:			0.00	3,860.48	328,400.00	3,114.82	486,000.00	0.00
Division: 000 - HRA - nondepartmental Surplus (Deficit):			0.00	1,225.12	11,500.00	1,185.00	63,500.00	0.00
Fund: 061 - TIF #26 - Moon Plaza Surplus (Deficit):			0.00	1,225.12	11,500.00	1,185.00	63,500.00	0.00
Fund: 065 - TIF - Housing Replacement #1								
Division: 000 - HRA - nondepartmental								
ExpProgram: 63 - Other Services & Charges								
065-0000-638180		HRA-Housing Replacemt / Pmts...	0.00	1,562.66	300.00	336.60	400.00	0.00
ExpProgram: 63 - Other Services & Charges Total:			0.00	1,562.66	300.00	336.60	400.00	0.00
RevProgram: 41 - Taxes								
065-0000-411100		HRA-Housing Replacemt / Curr...	61,400.00	64,808.02	64,700.00	36,548.48	64,800.00	0.00
RevProgram: 41 - Taxes Total:			61,400.00	64,808.02	64,700.00	36,548.48	64,800.00	0.00
RevProgram: 47 - Miscellaneous Revenue								
065-0000-471110		HRA-Housing Replacemt / Inter...	2,500.00	11,464.11	3,200.00	0.00	3,900.00	0.00
065-0000-471120		HRA-Housing Replacemt / Unre...	0.00	-1,159.91	0.00	810.89	0.00	0.00
RevProgram: 47 - Miscellaneous Revenue Total:			2,500.00	10,304.20	3,200.00	810.89	3,900.00	0.00
Division: 000 - HRA - nondepartmental Surplus (Deficit):			63,900.00	73,549.56	67,600.00	37,022.77	68,300.00	0.00
Fund: 065 - TIF - Housing Replacement #1 Surplus (Deficit):			63,900.00	73,549.56	67,600.00	37,022.77	68,300.00	0.00
Report Surplus (Deficit):			2,293,362.00	5,091,747.78	2,765,700.00	2,074,658.19	3,655,450.00	0.00

Fund Summary

Fund	Defined Budgets					
	2024 Total Budget	2024 Total Activity	2025 Total Budget	2025 Total Activity	2026 Total Budget	2026 YTD Activity
001 - HRA - General Fund	-181,500.00	194,629.82	0.00	-218,214.39	175,050.00	0.00
020 - Housing Program Fund	1,101,100.00	1,378,933.94	1,098,700.00	590,168.33	1,140,200.00	0.00
045 - TIF #6 - Lake Pointe-Medtronic	51,900.00	75,659.21	63,100.00	43,182.92	-62,200.00	0.00
049 - TIF #13 - Satellite Lane Apts	0.00	-27,982.06	0.00	-9,485.10	0.00	0.00
051 - TIF #17 - Gateway East	49,100.00	49,892.69	27,800.00	30,549.24	0.00	0.00
052 - TIF #18 - Gateway West	43,100.00	46,066.17	53,200.00	23,754.27	52,700.00	0.00
053 - TIF #19 - Main Street	4,100.00	14,994.53	145,200.00	0.00	0.00	0.00
054 - TIF #21 - Gateway Northeast	446,200.00	779,146.37	632,400.00	315,824.40	827,900.00	0.00
055 - TIF #20 - BAE Superfund site	462,500.00	981,614.11	297,300.00	265,604.91	768,200.00	0.00
056 - TIF #20 - BAE Hazardous Subdivison	198,800.00	173,396.43	182,200.00	130,504.00	211,600.00	0.00
057 - TIF #22 - Northstar	-58,400.00	1,172,633.11	31,400.00	675,905.51	303,000.00	0.00
058 - TIF #23 - Locke Point Park	71,000.00	92,149.45	99,800.00	146,764.71	95,300.00	0.00
059 - TIF #24 - N.Stacks 8	4,100.00	10,219.03	4,900.00	5,041.30	10,100.00	0.00
060 - TIF #25 - Holly Center	37,462.00	75,620.30	50,600.00	36,850.32	1,800.00	0.00
061 - TIF #26 - Moon Plaza	0.00	1,225.12	11,500.00	1,185.00	63,500.00	0.00
065 - TIF - Housing Replacement #1	63,900.00	73,549.56	67,600.00	37,022.77	68,300.00	0.00
Report Surplus (Deficit):	2,293,362.00	5,091,747.78	2,765,700.00	2,074,658.19	3,655,450.00	0.00



AGENDA REPORT

Meeting Date: October 2, 2025

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.

Nancy Abts will provide an update on the 2025 Grant Programs at the meeting on Thursday.

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 8/16/2025 - 9/15/2025

Item 4.



Application packets requested/mailed:	This period:	1	Year-to-Date:	7
Residential Advisor Visits:	This period:	0	Year-to-Date:	16
Loans currently in process for residents in your City/Neighborhood:		36		

Closed Loans	This period:		Year-to-Date:	
FHF		Units		Units
2-4 Unit Revolving	0.00	0	0.00	0
Total	0.00	0	0.00	0
Fridley		Units		Units
		0		0
Closed End	179,216.00	7	960,725.79	38
Down Payment Assistance	0.00	0	50,000.00	6
Home Betterment Deferred	0.00	0	43,903.00	4
Last Resort	0.00	0	0.00	0
Last Resort Emergency Deferred	0.00	0	3,670.00	1
Mobile Home Closed End	0.00	0	0.00	0
Multi Family Exterior Closed End	0.00	0	0.00	0
Senior Deferred	0.00	0	100,990.20	6
Total	179,216.00	7	1,159,288.99	55
Leveraged Funds		Units		Units
CEE	0.00	0	7,705.00	1
MHFA FUF	0.00	0	157,132.00	3
Total	0.00	0	164,837.00	4

Types of Improvements Financed YTD	# of Projects	% of Total
Additions/Finishing off unused space	2	2.56
Air Conditioning	1	1.28
Bathrooms	1	1.28
Deck	1	1.28
Down Payment Assistance	6	7.69
Driveways	4	5.13
Electrical	7	8.97
Flooring/Carpet/Tile	2	2.56
Garage	1	1.28
Heating System	6	7.69
Insulation	2	2.56
Kitchens	5	6.41
Landscaping	2	2.56
Other Exterior Improvements	8	10.26
Other Interior Improvements	7	8.97
Plumbing	3	3.85
Radon Mitigation	1	1.28
Roof	7	8.97
Sidewalks, Steps	2	2.56
Siding, Stucco, Exterior Paint	3	3.85
Solar-PV	2	2.56
Thermostat	1	1.28
Windows, Doors, Storm Windows, Storr	4	5.13

Types of Properties Financed YTD	#	% of Total
Commercial - Non-residential	1	1.67
Condominium	1	1.67
Single Family Residence	54	90.00
Townhouse	4	6.67

Item 4.