



Housing and Redevelopment Authority

May 1, 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
Rachel Schwankl
Frank Inamagua

Absent

John Buyse

Others Present

Paul Bolin, HRA Assistant Executive Director

Action Items

1. Approval of Expenditures

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

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

2. Approval February 6, 2025, Meeting Minutes

Motion by Commissioner Backlund to approve the meeting minutes of February 6, 2025, as presented. Seconded by Commissioner Inamagua.

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

3. Amendment to Exclusive Negotiations Agreement – Centra Homes

Paul Bolin, HRA Assistant Executive Director, stated that the HRA is asked to consider an extension to the contract for exclusive negotiations related to the EDA-owned land. He provided background information, noting items that have slowed the process related to the plat/title with Anoka County. He estimated that another three to six months would be needed before that would be resolved, so

the parcels could be transferred. He stated that during this time, staff will continue working with Centra on their land use applications and working with Anoka County to resolve the issues. He acknowledged that while this is frustrating, other cities and Centra have had similar experiences with Anoka County.

Commissioner Brueggemeier asked if there could be an increased cost if the project continues to be delayed. Mr. Bolin confirmed that is a risk as prices often increase over time.

Commissioner Backlund referenced trees that he has seen removed near Moore Lake and asked if there is another project anticipated in that area. Mr. Bolin replied that those lots are privately owned.

Motion by Commissioner Brueggemeier to approve HRA Resolution No. 2025-03, Extending the Length of the Exclusive Negotiations Agreement through December 1, 2025. Seconded by Commissioner Schwankl.

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

4. Award Demolition Contract – Central Avenue & Mississippi Street

Paul Bolin, HRA Assistant Executive Director, stated that at the February meeting, the EDA determined the three buildings on the site to be blighted and provided background information on the analysis that was completed. He stated that hazardous materials have now been removed, and they can move forward with demolition, which would also include capping of wells. He recommended that the bid be awarded to Bollig and Sons, Inc. in the amount of \$87,678.

Commissioner Inamagua asked if the buildings are vacant. Mr. Bolin confirmed that the buildings have been vacant for at least four years.

Commissioner Brueggemeier referenced the difference in the bids received and whether there is a reason for the price gap. Mr. Bolin replied that the two low bids are very close to each other, and the third contractor may simply be too busy to complete the project.

Commissioner Inamagua asked if there is a timeline for the project. Mr. Bolin anticipated that the project would take about two weeks.

Commissioner Backlund asked if the material would be removed from the city or whether it would be disposed of within Fridley. Mr. Bolin replied that the materials would be disposed of at the demolition landfill in Elk River.

Motion by Commissioner Backlund to approve HRA Resolution No. 2025-04, Awarding the Demolition Contract to Bollig and Sons, Inc. Seconded by Commissioner Inamagua.

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 April loan activity, as well as year-to-date information on the loans and programs. He provided an update on the homeowner programs open house, which took place on March 19th. He provided information on a book currently available at City Hall for homeowners called First Impressions.

Adjournment

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

Upon a voice vote, all voting aye, Chairperson Showalter declared the motion carried and the meeting adjourned at 7:22 p.m.

Respectfully submitted,

Paul Bolin, Staff Liaison