



Housing & Redevelopment Authority

Regular Meeting

March 02, 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.](#) Receive the Minutes from the HRA Conference Meeting of January 5, 2023
- [3.](#) Approval of the Minutes from the HRA Meeting of February 2, 2023
- [4.](#) Approval of HRA Resolution No. 2023-07 Approving Purchase of Land for the Northtown Railyard Overpass
- [5.](#) Approval of HRA Resolution No. 2023-08 Approving Application to Enter into Funding Agreement with the Department of Employment and Economic Development (DEED) for Grant Assistance for the 5400 Main Street NE Redevelopment

Informational Items

- [6.](#) 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) 572-3450.



AGENDA REPORT

Meeting Date: March 2, 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 February 2023.

Recommendation

Staff recommend the HRA approve the expenditures for the period February 1 through 28, 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

Check Report

Item 1.

By Check Number

Date Range: 01/26/2023 - 02/23/2023

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: APBNK-HRA-APBNK-HRA						
hra-311	CENTER FOR ENERGY & ENVIRONMENT (CEE)	02/06/2023	Regular	0.00	162,984.00	30926
hra-1203	LHB INC	02/06/2023	Regular	0.00	5,737.50	30927
HRA-523	COLLINS, MAUREEN	02/14/2023	Regular	0.00	500.00	30928
HRA-13215	CUSTOM GRAPHIX	02/14/2023	Regular	0.00	624.96	30929
hra-623	FRIDLEY, CITY OF	02/14/2023	Regular	0.00	3,172.21	30930
HRA-2653	NORTH STATE ADVISERS & ASSOCIATES	02/14/2023	Regular	0.00	2,000.00	30931
HRA-438	NORTHLAND SECURITIES INC	02/14/2023	Regular	0.00	9,431.00	30932
HRA-129	MINN UNEMPLOYMENT FUND - HRA	02/15/2023	Regular	0.00	982.00	30933
hra-311	CENTER FOR ENERGY & ENVIRONMENT (CEE)	02/22/2023	Regular	0.00	44,292.00	30934
HRA-2614	HYDE DEVELOPMENT LLC	01/30/2023	Bank Draft	0.00	20,803.41	DFT0004222
HRA-2614	HYDE DEVELOPMENT LLC	01/30/2023	Bank Draft	0.00	-20,803.41	DFT0004222
HRA-2614	HYDE DEVELOPMENT LLC	01/30/2023	Bank Draft	0.00	-121,109.28	DFT0004223
HRA-2614	HYDE DEVELOPMENT LLC	01/30/2023	Bank Draft	0.00	121,109.28	DFT0004223
HRA-2614	HYDE DEVELOPMENT LLC	01/30/2023	Bank Draft	0.00	-141,146.77	DFT0004224
HRA-2614	HYDE DEVELOPMENT LLC	01/30/2023	Bank Draft	0.00	141,146.77	DFT0004224
HRA-2612	FRIDLEY SENIOR APARTMENTS	01/30/2023	Bank Draft	0.00	121,109.28	DFT0004228
HRA-2614	HYDE DEVELOPMENT LLC	01/30/2023	Bank Draft	0.00	20,803.41	DFT0004229
hra-2618	FRIDLEY MARKET APARTMENTS	01/30/2023	Bank Draft	0.00	141,146.77	DFT0004230

Bank Code APBNK-HRA Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	11	9	0.00	229,723.67
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	6	9	0.00	283,059.46
EFT's	0	0	0.00	0.00
	17	18	0.00	512,783.13

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	11	9	0.00	229,723.67
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	6	9	0.00	283,059.46
EFT's	0	0	0.00	0.00
	17	18	0.00	512,783.13

Fund Summary

Fund	Name	Period	Amount
099	Pooled Cash - HRA	1/2023	283,059.46
099	Pooled Cash - HRA	2/2023	229,723.67
			512,783.13



AGENDA REPORT

Meeting Date: March 2, 2023

Meeting Type: Housing & Redevelopment Authority

Submitted By: Paul Bolin, Assistant Executive Director

Title

Receive the Minutes from the HRA Conference Meeting of January 5, 2023

Background

Recommendation

Staff recommends the HRA receive the minutes from the conference meeting of January 5, 2023

Attachments and Other Resources

- HRA Conference Meeting Minutes – January 5, 2023

Vision Statement

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



Housing and Redevelopment Authority Conference Meeting

January 5, 2023

5:00 PM

Fridley City Hall, 7071 University Avenue NE

Minutes

Present

Elizabeth Showalter
Gordon Backlund
Troy Brueggemeier
Rachel Schwankl
Kyle Mulrooney
Walter Wysopal, City Manager
Paul Bolin, HRA Assistant Executive Director
Joe Starks, Finance Director
Tammy Omdal, Managing Director, Northland Securities

Items for Discussion

1. Review of HRA Cash Balances and Overview of Tax Increment Financing.

Tammy Omdal, Managing Director, Northland Securities, provided an overview of the HRA Financial Management Plan. Staff was available to answer questions on the plan.

Tammy Omdal also explained how tax increment financing would work with the proposed redevelopment of Moon Plaza.



AGENDA REPORT

Meeting Date: March 2, 2023

Meeting Type: Housing & Redevelopment Authority

Submitted By: Paul Bolin, Assistant Executive Director

Title

Approval of the Minutes from the HRA Meeting of February 2, 2023

Background

Recommendation

Staff recommends the HRA approve the minutes from the meeting of February 2, 2023.

Attachments and Other Resources

- HRA Minutes – February 2, 2023

Vision Statement

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



Housing and Redevelopment Authority

February 2, 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

Paul Bolin, HRA Assistant Executive Director

Jessica Green, Development Consultant

Vickie Johnson, Development Consultant

Action Items

1. Approval of Expenditures

Motion by Commissioner Brueggemeier to approve the expenditures from January 2023. Seconded by Commissioner Backlund.

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

2. Approval January 5, 2023, Meeting Minutes

Motion by Commissioner Brueggemeier to approve the meeting minutes of January 5, 2023 as presented. Seconded by Commissioner Schwankl.

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

3. Approval of HRA Resolution No. 2023-03, Increasing Interest Rate on Non-Deferred Home Improvement Loans

Paul Bolin, HRA Assistant Executive Director, provided background information on how the interest rate has been set for non-deferred improvement loans. He noted that in 2018 the interest rate was set at two percent, but since that time interest rates have increased in the market noting that interest rates on MHFA loans now range between 5.75 and 6.85 percent. He stated that staff recommends that the interest rate be increased from two percent to four percent, effective March 1, 2023.

Motion by Commissioner Brueggemeier to approve HRA Resolution No. 2023-03, Increasing Interest Rate on Non-Deferred Home Improvement Loans. Seconded by Commissioner Backlund.

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

4. Approval of HRA Resolution No. 2023-04, Approving Purchase of 1340 Mississippi Street N.E.

Mr. Bolin provided background on the properties the HRA has purchased in the proximity of Mississippi and Old Central. He stated that 1340 Mississippi is now available for purchase by the HRA. He stated that this property, combined with the other HRA owned properties would provide over three acres of contiguous property in that corner.

Commissioner Schwankl asked if this would be the time to remove the existing structures from the properties.

Mr. Bolin commented that staff is still attempting to negotiate with properties to the south. He stated that once they demolish buildings on the properties, the timeclock would start for the TIF district.

Commissioner Brueggemeier asked if there are any plans for development.

Mr. Bolin commented that during the last Comprehensive Planning process a definite plan was not decided upon but if the larger land area is acquired, patio homes could be developed. He estimated that if the southern parcels were acquired about 15 or 20 patio homes could be built. He stated that there will be a number of joint meetings between the HRA and City Council to decide on what should be developed on the property.

Commissioner Backlund believed that there were homes on the two vacant parcels to the south.

Mr. Bolin commented that those sites have not been developed. He stated that there was previously construction material on those sites as they had been used as dump sites in the past.

Motion by Commissioner Backlund to approve HRA Resolution No. 2023-04, Approving Purchase of 1340 Mississippi Street N.E. Seconded by Commissioner Brueggemeier.

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

5. Approval of TIF Assistance – Roers Companies' Redevelopment of Moon Plaza

Mr. Bolin stated that at the last meeting, the HRA reviewed and provided comments on the redevelopment proposal from Roers Companies for Moon Plaza. He stated that the HRA also received some information on the TIF assistance request that would come back to the HRA. He stated that tonight the HRA will consider the formal request for TIF Assistance.

Jessica Green, Development Consultant, presented information on the proposed establishment of TIF District 26 and the TIF Plan. She also provided information on the project site and the proposed boundaries of the TIF District, noting that two parcels would be included in the boundary. She provided

background information on Tax Increment Financing (TIF), how that is used to support development, as well as specific information on the TIF that would be generated by this site. She reviewed the budget for the TIF District as proposed in the TIF Plan. She also reviewed the terms for assistance to the developer, which is the next action before the HRA. She stated that based on current market conditions, the project as proposed would not happen solely through private investment in the foreseeable future.

Chair Showalter stated that at the last meeting she had asked if a portion of the units could be available at a lower rate and asked if the developer has considered that request.

Mr. Bolin noted that eight units would be available for those at 30 percent AMI. He noted that has always been part of the plan.

Shane LaFave, Roers Companies, stated that in the last month they received an award of tax-exempt bonds from the state. He commented that typically they are not awarded until the second or third application, but this was their first application, which can be indicative of less projects happening because of higher interest rates and construction costs. He stated that this project can move forward in the timing they had hoped. He stated that the vast majority of the units would be available at 60 percent AMI, with the identified number of units at 30 percent AMI. He stated that they did review the opportunity to lower the AMI on more units, but they were not able to reach the numbers they would need to receive financing.

Commissioner Brueggemeier commented that it would seem if more units were offered at 50 percent AMI, the 30 percent AMI units would not be available.

Mr. LaFave confirmed that it is a mix and match as long as the same level of income is provided in the end.

Chair Showalter asked the increase in gap of what would make financial sense to add more lower AMI units.

Mr. LaFave stated that he did not have a per unit cost. He stated that if the desire were for ten percent of the units to be lowered to 50 percent AMI, he would estimate \$600,000 to \$1,000,000 would be needed to fill that funding gap.

Chair Showalter commented that information is helpful and thanked the applicant for the additional information.

Commissioner Backlund asked the confidence level of this planning being accurate.

Mr. LaFave commented that most of their costs have been pretty vetted as they know the acquisition cost and have had their plans bid to expect construction costs. He stated that they have built similar projects in this area recently as well with the same contractor. He stated that they have a high level of confidence that the numbers are accurate and achievable, noting that they would look to begin construction this spring. He noted that the funding award from the state also provides confidence that they will be able to secure the funding to move forward. He provided details on the process thus far, working with City staff to ensure the needs and concerns of the City are met to provide a product that best serves the community and neighborhood.

Commissioner Schwankl stated that the HRA is tasked with improving the community and believed that this project which will serve workforce housing and provide affordable housing is exciting.

Mr. LaFave commented that they have enjoyed working with Fridley on their projects thus far and look forward to additional collaboration. He estimated that construction would be completed in 2025.

Motion by Commissioner Brueggemeier to approve HRA Resolution No. 2023-05, Approving TIF Assistance for Roers Companies' Redevelopment of Moon Plaza. Seconded by Commissioner Schwankl.

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

6. Approval of HRA Resolution No. 2023-06, Authorizing Execution and Delivery of a Contract for Private Redevelopment

Commissioner Schwankl asked how the interest rate was determined.

Ms. Green replied that five percent is the current going rate and noted that if the developer's long-term financing comes in lower, that rate would be adjusted.

Motion by Commissioner Brueggemeier to approve HRA Resolution No. 2023-06, Authorizing Execution and Delivery of a Contract for Private Redevelopment. Seconded by Commissioner Schwankl.

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

Informational Items

7. Update on Housing Programs

Mr. Bolin provided an overview of the loan activity between mid-December and mid-January. He noted that CEE did inform him that the senior deferred funds for the year have been committed for the year.

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 7:41 p.m.

Respectfully submitted,

Melissa Moore
City Clerk



AGENDA REPORT

Meeting Date: March 2, 2023

Meeting Type: Housing & Redevelopment Authority

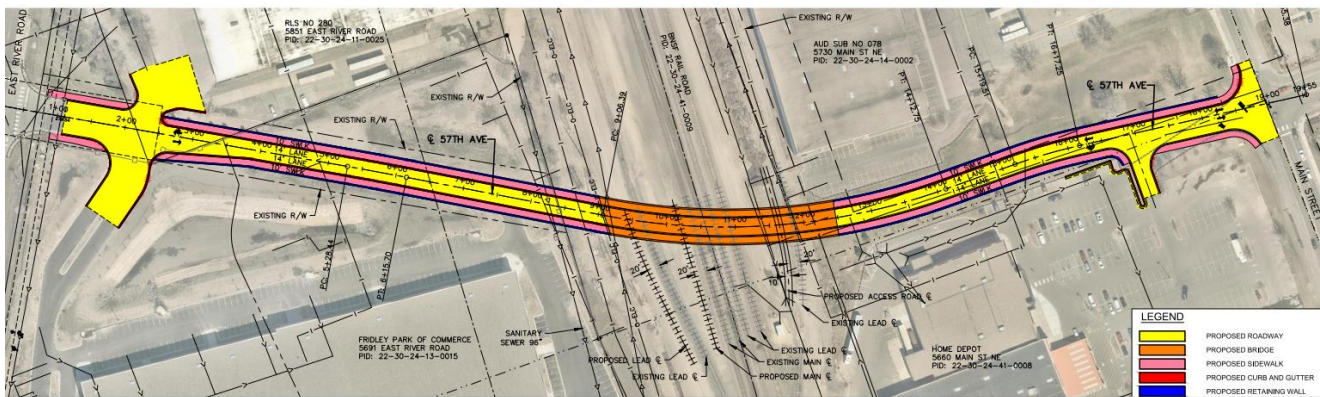
Submitted By: Paul Bolin, Assistant Finance Director

Title

Approval of Purchase – 57th Avenue BNSF Northtown Yard Overpass ROW

Background

In 2012 Anoka County prepared a Corridor Study for East River Road from US Interstate 694 to Trunk Highway 610. As a top priority, the study recommended extending 57th Avenue by constructing a bridge over the BNSF railroad tracks. The new bridge would provide long needed access between University Avenue and East River Road (location shown on map below). Right of way has been acquired on the west side of the tracks and negotiations on the east side of the railroad tracks started in 2021. Of the three parcels to acquire, BeamMN LLC, is the first to reach an agreement with the Authority.



The total estimated cost for the Northtown Rail Yard Overpass is currently over \$30,000,000. The HRA has authorized spending \$800,000/year on project costs, using funds from the Northstar Transit TIF District, to pay for a portion of the engineering ROW acquisition. Staff is actively pursuing Federal Grant funds and \$4M in State Bonding to move the project closer to construction. It is anticipated that the project will receive the State Bonding money this session, providing the funding needed to finish the engineering and utility planning.

Vision Statement

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

Recommendation

Staff recommend the approval of HRA Resolution No. 2023-07, approving the purchase agreement and authorizing the Assistant Executive Director to sign documents needed to close on the property.

Attachments and Other Resources

- HRA Resolution No. 2023-07
- Map of ROW and Construction Easement Being Acquired

Vision Statement

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

Resolution No. 2023 – 07

Approving Purchase of Land for Northtown Railyard Overpass

Whereas, the City of Fridley and it's Housing and Redevelopment Authority (Authority), have identified the need to extend 57th Avenue NE by constructing a bridge over the BNSF Northtown Railyard between Main Street & East River Road, and;

Whereas, construction of the overpass requires acquisition of property and temporary construction easements and;

Whereas, the Authority had initiated conversations to purchase the necessary properties in 2021, and;

Whereas, the BeamMN LLC, has agreed to sell the property, described in Attachment A, to the Authority for \$125,650, plus legal fees not to exceed \$4,500.

Now, therefore be it resolved, that, the Authority approves the purchase and authorizes the Assistant Executive Director to sign documents necessary to close on the property described in Attachment A to this resolution.

Passed and adopted by the Housing and Redevelopment Authority in and for the City of Fridley this 2nd day of March, 2023.

Elizabeth Showalter – Chairperson

Attest:

Walter T. Wysopal – Executive Director

EXHIBIT A**LEGAL DESCRIPTION OF PROPERTY**

That part of Lot 2, Block 1, HOME DEPOT FRIDLEY ADDITION, Anoka County, Minnesota, which lies northerly of the following described line:

Commencing at the northeast corner of said Lot 2; thence South 1 degrees 07 minutes 40 seconds East, assumed bearing, along the east line of said Lot 2 a distance of 0.78 feet to an angle point on the east line of said Lot 2; thence continuing South 1 degrees 00 minutes 19 seconds East along said east line of said Lot 2 a distance of 40.63 feet to the point of beginning of the line to be described, said line hereinafter referred to as "Line A"; thence North 82 degrees 41 minutes 42 seconds West a distance of 250.79 feet; thence westerly 92.85 feet along a tangential curve, concave to the south, said curve having a radius of 760.00 feet and a delta angle of 7 degrees 00 minutes 00 seconds; thence North 89 degrees 41 minutes 42 seconds West, tangent to the last described curve a distance of 106.77 feet; thence westerly 98.97 feet on a tangential curve, concave to the north, said curve having a radius of 990.00 feet and a delta angle of 5 degrees 43 minutes 41 seconds to the north line of said Lot 2 and said "Line A" there terminating.

(Area of Property = 7,975 square feet)

Anoka County, Minnesota

Torrens Property

R/W EASEMENT ACQUISITION SKETCH

EXISTING PARCEL DESCRIPTION

(PER ANOKA COUNTY TAX INFORMATION)
22-30-24-41-0008

Lot 2, Block 1, HOME DEPOT FRIDLEY ADDITION, Anoka County, Minnesota.

NOTES

TITLE WORK HAS NOT BEEN FURNISHED FOR THE COMPLETION OF THIS SKETCH AND DESCRIPTION. THIS SURVEYOR RESERVES THE RIGHT TO UPDATE SURVEY AND MAKE NECESSARY CHANGES ONCE TITLE WORK IS PROVIDED BY CLIENT.

RESTRICTIONS/ENCUMBRANCES MAY APPLY TO PARCELS/EASEMENTS TO BE ACQUIRED WHICH MAY BE BROUGHT TO LIGHT BY SAID TITLE WORK.

PROPOSED PERPETUAL R/W TAKING/EASEMENT and TEMPORARY CONSTRUCTION EASEMENT:

22-30-24-41-0008

That part of Lot 2, Block 1, HOME DEPOT FRIDLEY ADDITION, Anoka County, Minnesota, which lies northerly of the following described line:

Commencing at the northeast corner of said Lot 2; thence South 1 degree 07 minutes 40 seconds East, assumed bearing, along the east line of said Lot 2 a distance of 0.78 feet to an angle point on the east line of said Lot 2; thence continuing South 1 degree 00 minutes 19 seconds East along said east line of said Lot 2 a distance of 40.63 feet to the point of beginning of the line to be described, said line hereinafter referred to as "Line A"; thence North 82 degrees 41 minutes 42 seconds West a distance of 250.79 feet; thence westerly 92.85 feet along a tangential curve, concave to the south, said curve having a radius of 760.00 feet and a delta angle of 7 degrees 00 minutes 00 seconds; thence North 89 degrees 41 minutes 42 seconds West, tangent to the last described curve, a distance of 106.77 feet; thence westerly 98.97 feet on a tangential curve, concave to the north, said curve having a radius of 990.00 feet and a delta angle of 5 degrees 43 minutes 41 seconds to the north line of said Lot 2 and said "Line A" there terminating.

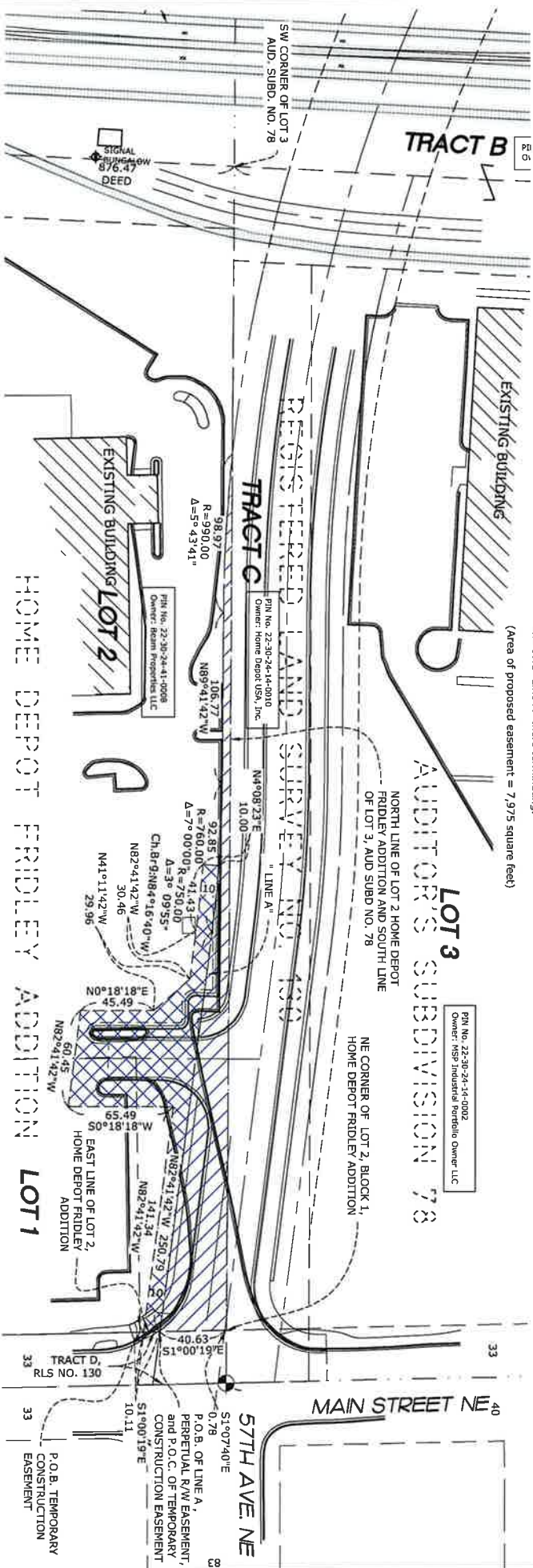
(Area of proposed easement = 7,975 square feet)

Together with

A temporary construction easement over, under and across that part of Lot 2, Block 1, HOME DEPOT FRIDLEY ADDITION, Anoka County, Minnesota, which lies southerly of the previously described "Line A" and northerly of the following described line:

Commencing at the point of beginning of the previously described "Line A"; thence South 1 degree 00 minutes 19 seconds East, assumed bearing, along the east line of said Lot 2 a distance of 10.11 feet to the point of beginning of the line to be described; thence North 82 degrees 41 minutes 42 seconds West a distance of 141.34 feet; thence South 0 degrees 18 minutes 18 seconds West a distance of 65.49 feet; thence North 82 degrees 41 minutes 42 seconds West a distance of 65.49 feet; thence North 0 degrees 18 minutes 18 seconds East a distance of 45.49 feet; thence North 41 degrees 11 minutes 42 seconds West a distance of 29.96 feet; thence westerly 41.43 feet on a non-tangential curve, concave to the south, said curve having a radius of 750.00 feet, a delta angle of 3 degrees 09 minutes 55 seconds and a chord bearing of North 84 degrees 16 minutes 40 seconds West; thence North 4 degrees 08 minutes 23 seconds East a distance of 10.00 feet to said "Line A" and said line there terminating.

(Area of temporary construction easement: 7,060 sq. ft.)



DENOTES RIGHT OF WAY ACQUISITION
DENOTES TEMPORARY CONSTRUCTION EASEMENT

I hereby certify that this plan, survey or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

By: *[Signature]*
Minnesota License No. 25341

Dated 22nd day of February, 2021.

BEARING DATUM: Assumed			
REVISIONS			
1		JOB NO. 200425	
2		DATE: 2/22/2021	
3		DRAWN BY: BBN	
		CREW: TBD	

F.C. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Ave NE, Suite 110
Lino Lakes, MN 55014
Tel: (651) 260-1200 Fax: (651) 561-6701
www.fcrrud.com



AGENDA REPORT

Meeting Date: March 2, 2023

Meeting Type: Housing & Redevelopment Authority

Submitted By: Paul Bolin, Assistant Executive Director

Title

Resolution of Grant Application – Hyde Development 5400 Main Street

Background

Hyde Development, has requested the Authority's assistance to obtain a grant through the Minnesota Department of Employment and Economic Development's "Contamination Cleanup" grant program. As Hyde Development moves forward with redeveloping the All-Temp site at 5400 Main Street, they have identified a need for grant funds to investigate and cleanup contamination on the site. At this time, Hyde Development has a deadline of May 1st to apply for this grant funding cycle from MN DEED.

DEED's Contamination Cleanup program assists with contamination investigations and cleanup of contamination in accordance with a Minnesota Pollution Control Agency approved response action plan (RAP). This program provides funding to sites that are the most likely to be redeveloped in the very near future and its goal is to clean up contamination in order to allow a site to retain and create new jobs.

Recommendation

Staff recommend the approval of HRA Resolution No. 2023-08.

Attachments and Other Resources

- Resolution No. 2023-08.

Vision Statement

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

HRA RESOLUTION 2023 - 08

RESOLUTION APPROVING APPLICATION TO ENTER INTO FUNDING AGREEMENT WITH THE DEPARTMENT OF EMPLOYMENT AND ECONOMIC DEVELOPMENT (DEED) FOR GRANT ASSISTANCE FOR THE 5400 MAIN STREET NE REDEVELOPMENT

Be it resolved, that the Housing and Redevelopment Authority in and for the City of Fridley (hereafter Fridley HRA) act as the legal sponsor for project contained in the Contamination Cleanup and Investigation Grant Program to be submitted on May 1, 2023 and that Assistant Executive Director is hereby authorized to apply to the Department of Employment and Economic Development for funding of this project on behalf of the Fridley HRAA.

Be it further resolved, that the Fridley HRA has the legal authority to apply for financial assistance, and the institutional, managerial, and financial capability to ensure adequate project administration.

Be it further resolved, that the sources and amounts of the local match identified in the application are committed to the project identified.

Be it further resolved, that the Fridley HRA has not violated any Federal, State or local laws pertaining to fraud, bribery, graft, kickbacks, collusion, conflict of interest or other unlawful or corrupt practice.

Be it further resolved, that upon approval of its application by the state, the Fridley HRA may enter into an agreement with the State of Minnesota for the above referenced project(s), and that the Fridley HRA certifies that it will comply with all applicable laws and regulation as stated in all contract agreements.

Now therefore, be it finally resolved, that the Chairperson and the Assistant Executive Director, are hereby authorized to execute such agreements as are necessary to implement the project on behalf of the applicant.

Passed and adopted by the Fridley Housing and Redevelopment Authority in and for the City of Fridley, Minnesota, this 2nd day of March, 2023.

Elizabeth Showalter – Chairperson

Attest:

Walter T. Wysopal – Executive Director

I certify that HRA Resolution No. 2023-08 was adopted by the Housing and Redevelopment authority in and for the City of Fridley, Minnesota on March 2, 2023.

Melissa Moore - City Clerk



AGENDA REPORT

Meeting Date: March 2, 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 1/16/2023 - 2/15/2023

Item 6.



Application packets requested/mailed:	This period:	1	Year-to-Date:	3
Residential Advisor Visits:	This period:	4	Year-to-Date:	5
Loans currently in process for residents in your City/Neighborhood:			25	

Closed Loans			This period:		Year-to-Date:	
Fridley				Units		Units
				0		0
Closed End	25,000.00	1			37,780.00	2
Down Payment Assistance	0.00	0			0.00	0
Last Resort	0.00	0			0.00	0
Last Resort Emergency Deferred	0.00	0			0.00	0
Mobile Home Closed End	0.00	0			0.00	0
Multi Family Exterior Closed End	0.00	0			0.00	0
Senior Deferred	95,813.00	5			95,813.00	5
Total	120,813.00	6			133,593.00	7

Leveraged Funds			This period:	Units	Year-to-Date:	Units
				0		0
Total		0		0		0

Types of Improvements Financed YTD	# of Projects	% of Total
Additions/Finishing off unused space	1	11.11
Air Conditioning	1	11.11
Bathrooms	1	11.11
Electrical	1	11.11
Flooring/Carpet/Tile	1	11.11
Heating System	1	11.11
Kitchens	1	11.11
Other Interior Improvements	1	11.11
Siding, Stucco, Exterior Paint	1	11.11

Types of Properties Financed YTD	#	% of Total
Single Family Residence	6	85.71
Townhouse	1	14.29