



Housing and Redevelopment Authority

March 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

Kyle Mulrooney

Paul Bolin, HRA Assistant Executive Director

Vickie Johnson, Development Consultant

Action Items

1. Approval of Expenditures.

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

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

2. Approval of January 5, 2023, Conference Meeting Minutes.

Motion by Commissioner Mulrooney to approve the conference meeting minutes of January 5, 2023, as presented. Seconded by Commissioner Backlund.

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

3. Approval of February 2, 2023, Meeting Minutes.

Motion by Commissioner Brueggemeier to approve the meeting minutes of February 2, 2023, as presented. Seconded by Commissioner Mulrooney.

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

4. Approval of HRA Resolution No. 2023-07 Approving Purchase of Land for the Northtown Railyard Overpass.

Paul Bolin, Assistant Executive Director, stated that in 2009, the City looked at extending 57th Avenue through the northern end of the railroad yard and provided additional background information. He noted that this would be a benefit to the residents along with emergency vehicles and pedestrians. He provided details on the land acquisition the City would need to construct an overpass, as well as the grant funds the City has applied for, and its legislative efforts for funding.

Motion by Commissioner Mulrooney to approve HRA Resolution No. 2023-07 Approving the Purchase Agreement and Authorizing the Assistant Executive Director to sign documents needed to close on the property. Seconded by Commissioner Backlund.

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

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.

Mr. Bolin provided background information on the building located at 5400 Main Street NE and the proposed redevelopment for the site. He stated that the developer proposed to construct three different buildings with clean-up of the site to begin in 2025, as there was contamination discovered on the site. He noted that plan is contingent upon grant funding and funding through TIF. He stated that the current assessed value of the property is around \$12,000,000, and explained that after cleanup of the contamination and development as proposed, the assessed value would be over \$50,000,000.

The HRA asked for details on the area of contamination compared to the water table and who owns the sewer pipe under the site. Clarification was requested on the proposed development plan and timeline.

Mr. Bolin replied that the purpose of this grant would be to find out more information about the contamination, but believed it lies above the water table and noted that the City owns the sewer pipe. He stated the developer's plan would be to begin in 2025 with tear down of the existing building, cleanup of the site and construction of three buildings on the site about 100,000 square feet in size. Each of the buildings would house a number of industrial and warehousing tenants.

Motion by Commissioner Backlund to approve 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 NW Redevelopment. Seconded by Commissioner Mulrooney.

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

Informational Items

6. Update on Housing Programs

Mr. Bolin provided an update on the housing programs and current loan programs.

Adjournment

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

Upon a voice vote, all voting aye, Chairperson Showalter declared the motion carried and the meeting adjourned at 7:20 p.m.

Respectfully submitted,

Melissa Moore
City Clerk