



HOUSING & REDEVELOPMENT AUTHORITY REGULAR MEETING

September 02, 2021

7:00 PM

Fridley City Hall, 7071 University Avenue N.E.

AGENDA

Call to Order

Roll Call

Action Items

- [1.](#) Approval of the Minutes from the HRA Meeting of August 5, 2021
- [2.](#) Approval of Expenditures
- [3.](#) Approval of HRA Property Tax Levy for Taxes Payable in 2022

Informational Items

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

Adjournment

The City of Fridley will not discriminate against or harass anyone in the admission or access to, or treatment, or employment in its services, program, or activities because of race, color, creed, religion, national origin, sex, disability, age, marital status, sexual orientation or status with regard to public assistance. Upon request, accommodation will be provided to allow individuals with disabilities to participate in any of Fridley's services, programs, and activities. Hearing impaired persons who need any interpreter or other persons with disabilities who require auxiliary aids should contact Roberta Collins at (763) 572-3500. (TTD/763-572-3534).



AGENDA REPORT

Meeting Date: September 2, 2021

Meeting Type: Housing & Redevelopment Authority

Submitted By: Paul Bolin, Assistant Executive Director

Title

Approval of the Minutes from the HRA Meeting of August 5, 2021

Background

Recommendation

Staff recommends the HRA approve the minutes from the HRA meeting of August 5, 2021.

Attachments and Other Resources

- HRA Minutes – August 5, 2021

Vision Statement

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

**CITY OF FRIDLEY
HOUSING AND REDEVELOPMENT AUTHORITY COMMISSION
August 5, 2021**

Chairperson Pro Tem Holm called the Housing and Redevelopment Authority Meeting to order at 7:00 p.m.

MEMBERS PRESENT: William Holm
Elizabeth Showalter
Gordon Backlund
Rachel Schwankl
Kyle Mulrooney

OTHERS PRESENT: Paul Bolin, HRA Assistant Executive Director
Vickie Johnson, Development Consultant

Action Items:

1. Approval of Expenditures

MOTION by Commissioner Backlund to approve the expenditures. Seconded by Commissioner Showalter.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIR HOLM DECLARED THE MOTION CARRIED UNANIMOUSLY.

2. Approval of June 2, 2021 Meeting Minutes

MOTION by Commissioner Showalter to approve the expenditures. Seconded by Commissioner Schwankl.

Chair Holm noted a correction on page 4, 2nd paragraph last sentence, change wording to "there are several factors".

UPON A VOICE VOTE, ALL VOTING AYE, CHAIR HOLD DECLARED THE MOTION CARRIED AND THE MINUTES APPROVED AS AMENDED.

3. Approval of Purchase Agreement – Demello Property – Old Central Avenue

Paul Bolin, HRA Assistant Executive Director, said that the last three comprehensive plans identify the area south of Mississippi and east of old central as an interest of redevelopment. The HRA purchased 1314 Mississippi Street and this past week we came to an agreement to purchase their half acre site for the appraised value of \$105,000. The site is heavily wooded and undeveloped.

There are no wetlands on this site or hazardous substances identified. Staff recommends a motion approving the purchase of the Demello Property, lot 17, block 1, of the Spring Valley in Anoka County and authorize staff and Chair to execute documents necessary for closing of the property.

Commissioner Schwankl asked if staff would look at other properties when this one is closed.

Mr. Bolin replied that staff has had discussions with the neighboring properties as well.

MOTION by Commissioner Backlund to approve the purchase agreement of the Demello Property. Seconded by Commissioner Mulrooney.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIR HOLD DECLARED THE MOTION CARRIED UNANIMOUSLY.

Informational Items:

1. Housing Grant Programs Update

Mr. Bolin reported that in July closed 2 loans closed making a total of 27 year to date. Remodeling Advisor had visits 5 in July making a total of 46 year to date and there were 4 Home Energy Squad Visits for a total of 15 year to date.

The Front Door Grant program had 72 applications, 26 signed agreements and 9 projects completed. Foundation's grant had 10 applications, 3 signed agreements and 1 project completed. Exterior Paint grant received 6 applications with one project completed.

Adjournment:

MOTION by Commissioner Backlund to adjourn. Seconded by Commissioner Schwankl.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIRPERSON HOLM DECLARED THE MOTION CARRIED UNANIMOUSLY AND THE MEETING ADJOURNED AT 7:13 P.M.

Respectfully submitted,

Krista Peterson
Recording Secretary



AGENDA REPORT

Meeting Date: September 2, 2021

Meeting Type: Housing & Redevelopment Authority

Submitted By: Paul Bolin, Assistant Executive Director

Title

Approval of Expenditures

Background

Recommendation

Staff recommends the HRA approve the expenditures for the period August 1 through August 26, 2021.

Attachments and Other Resources

- Check Report

Vision Statement

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



City of Fridley, MN

Expense Approval Report

By Fund

Item 2.

Payment Dates 7/30/2021 - 8/26/2021

Vendor Name	Payable Number	Payment Date	Account Number	Description (Payable)	Amount
Fund: 001 - HRA - General Fund					
FRIDLEY, CITY OF	INV0026151	08/04/2021	001-213140	HRA - HEALTH INSURANCE RECE...	952.40
FRIDLEY, CITY OF	INV0026152	08/04/2021	001-213150	HRA-EMPLOYER HSA ADDITION...	50.00
FRIDLEY, CITY OF	INV0026153	08/04/2021	001-213320	HRA LEGAL /ID SHIELD RECEIPT ...	18.95
FRIDLEY, CITY OF	INV0026154	08/04/2021	001-213170	HRA - EMPLOYER LIFE INSURAN...	2.88
FRIDLEY, CITY OF	INV0026155	08/04/2021	001-213200	HRA - EMPLOYER LTD INSURAN...	28.33
FRIDLEY, CITY OF	INV0026156	08/04/2021	001-213170	HRA - OPTIONAL LIFE RECEIPT ...	141.00
FRIDLEY, CITY OF	INV0026157	08/04/2021	001-213205	HRA - EMPLOYER STD INSURAN...	31.00
INTERNAL REVENUE SERVICE - ...	INV0026158	08/06/2021	001-212100	BI-WEEILY FEDERAL TAX WITH...	455.25
INTERNAL REVENUE SERVICE - ...	INV0026159	08/06/2021	001-212130	BI-WEEKLY MEDICARE WITHHO...	127.54
MINNESOTA DEPT OF REVENUE ..	INV0026160	08/06/2021	001-212110	BI-WEEKLY STATE INCOME TAX...	219.99
INTERNAL REVENUE SERVICE - ...	INV0026161	08/06/2021	001-212120	BI-WEEKLY SOCIAL SECURITY W...	545.38
PASSAU LANDCARE INC	103054	08/09/2021	001-0000-635100	8/2 MOWING 1314 MISSISSIPPI...	75.00
PASSAU LANDCARE INC	103054	08/09/2021	001-0000-635100	8/2 MOWING 1314 MISSISSIPPI...	60.00
PASSAU LANDCARE INC	103054	08/09/2021	001-0000-635100	8/2 MOWING 1314 MISSISSIPPI...	35.00
JOHNSON, GREG	1036	08/09/2021	001-0000-631100	CASH FLOW	72.50
METRO NORTH CHAMBER OF C...	24105	08/12/2021	001-0000-632100	DONATION	377.00
METRO NORTH CHAMBER OF C...	24105	08/12/2021	001-0000-638140	DONATION	27.50
FRIDLEY, CITY OF	JULY 2021	08/12/2021	001-0000-638140	UB ACCT #288-484780-06 1314...	102.44
MONROE MOXNESS BERG PA	190512	08/18/2021	001-0000-631100	OLD CENTRAL REDEVELOPMENT	935.00
MONROE MOXNESS BERG PA	190512	08/18/2021	001-0000-631100	OLD CENTRAL REDEVELOPMENT	595.00
EHLERS & ASSOCIATES INC	87939.0	08/18/2021	001-0000-631100	ANNUAL TIF REPORTING	12,813.75
FRIDLEY, CITY OF	INV0026221	08/18/2021	001-213140	HRA - HEALTH INSURANCE RECE...	952.40
FRIDLEY, CITY OF	INV0026222	08/18/2021	001-213150	HRA-EMPLOYER HSA ADDITION...	50.00
INTERNAL REVENUE SERVICE - ...	INV0026223	08/20/2021	001-212100	BI-WEEILY FEDERAL TAX WITH...	455.25
INTERNAL REVENUE SERVICE - ...	INV0026224	08/20/2021	001-212130	BI-WEEKLY MEDICARE WITHHO...	127.54
MINNESOTA DEPT OF REVENUE ..	INV0026225	08/20/2021	001-212110	BI-WEEKLY STATE INCOME TAX...	219.99
INTERNAL REVENUE SERVICE - ...	INV0026226	08/20/2021	001-212120	BI-WEEKLY SOCIAL SECURITY W...	545.38
Fund 001 - HRA - General Fund Total:					20,016.47
Fund: 020 - Housing Program Fund					
JESSER, GREG	20210722 - 15332	08/02/2021	020-0000-750100	FRONT DOOR GRANT - JESSER	1,856.25
CENTER FOR ENERGY & ENVIR...	19023	08/09/2021	020-0000-635100	RAVS/PROPERTY INSPECTIONS	675.00
CENTER FOR ENERGY & ENVIR...	19023	08/09/2021	020-0000-635100	RAVS/PROPERTY INSPECTIONS	550.00
CENTER FOR ENERGY & ENVIR...	19023	08/09/2021	020-121200	RAVS/PROPERTY INSPECTIONS	26,322.00
CENTER FOR ENERGY & ENVIR...	18809	08/12/2021	020-0000-635100	RAV'S/PROPERTY INSPECTIONS	2,750.00
CENTER FOR ENERGY & ENVIR...	18809	08/12/2021	020-0000-635100	RAV'S/PROPERTY INSPECTIONS	4,050.00
CENTER FOR ENERGY & ENVIR...	18809	08/12/2021	020-121200	RAV'S/PROPERTY INSPECTIONS	15,885.86
CENTER FOR ENERGY & ENVIR...	18809	08/12/2021	020-121200	RAV'S/PROPERTY INSPECTIONS	23,606.34
CENTER FOR ENERGY & ENVIR...	18809	08/12/2021	020-121200	RAV'S/PROPERTY INSPECTIONS	19,750.00
CENTER FOR ENERGY & ENVIR...	18809	08/12/2021	020-121200	RAV'S/PROPERTY INSPECTIONS	25,000.00
CENTER FOR ENERGY & ENVIR...	18809	08/12/2021	020-121200	RAV'S/PROPERTY INSPECTIONS	25,000.00
SCOTT, MICHAEL	20210803 - 16526	08/12/2021	020-0000-750100	FRONT DOOR GRANT - SCOTT	2,027.25
MICKELSON, JULIE	20210809 - 16837	08/12/2021	020-0000-750100	FRONT DOOR GRANT (MICKELS...	2,500.00
WEBER, GARY	20210810 - 17030	08/12/2021	020-0000-750100	FRONT DOOR GRANT (WEBER)	1,730.76
PIERCE, THERESA	20210810 - 17031	08/12/2021	020-0000-750100	FRONT DOOR GRANT (PIERCE)	1,646.36
OLSON, BRUCE	20210816 - 17307	08/18/2021	020-0000-750100	FRONT DOOR GRANT (OLSON)	2,259.63
Fund 020 - Housing Program Fund Total:					155,609.45
Fund: 053 - TIF #19 - Main Street					
EHLERS & ASSOCIATES INC	87940	08/18/2021	053-0000-631100	PARCEL CALC FOR TIF #19	202.50
Fund 053 - TIF #19 - Main Street Total:					202.50
Fund: 057 - TIF #22 - Northstar					
JOHNSON, GREG	1036	08/09/2021	057-0000-631100	CASH FLOW	1,087.50

Expense Approval Report

Payment Dates: 7/30/20 Item 2. 21

Vendor Name	Payable Number	Payment Date	Account Number	Description (Payable)	Amount
MONROE MOXNESS BERG PA	190512	08/18/2021	057-0000-631100	OLD CENTRAL REDEVELOPMENT	2,380.00
Fund 057 - TIF #22 - Northstar Total:					3,467.50
Fund: 059 - TIF #24 - N.Stacks VIII					
HYDE DEVELOPMENT LLC	20210728 - 15950	07/30/2021	059-0000-750100	PAYGO TIF24-N. STACKS	20,357.14
MONROE MOXNESS BERG PA	190512	08/18/2021	059-0000-631100	OLD CENTRAL REDEVELOPMENT	85.00
Fund 059 - TIF #24 - N.Stacks VIII Total:					20,442.14
Fund: 060 - TIF #25 - Holly Center					
MONROE MOXNESS BERG PA	190512	08/18/2021	060-0000-631100	OLD CENTRAL REDEVELOPMENT	340.00
Fund 060 - TIF #25 - Holly Center Total:					340.00
Fund: 065 - TIF - Housing Replacement #1					
PASSAU LANDCARE INC	103054	08/09/2021	065-0000-635100	8/2 MOWING 1314 MISSISSIPPI...	30.00
PASSAU LANDCARE INC	103054	08/09/2021	065-0000-635100	8/2 MOWING 1314 MISSISSIPPI...	45.00
PASSAU LANDCARE INC	103054	08/09/2021	065-0000-635100	8/2 MOWING 1314 MISSISSIPPI...	30.00
PASSAU LANDCARE INC	103054	08/09/2021	065-0000-635100	8/2 MOWING 1314 MISSISSIPPI...	35.00
Fund 065 - TIF - Housing Replacement #1 Total:					140.00
Grand Total:					200,218.06

Report Summary

Fund Summary

Fund	Payment Amount
001 - HRA - General Fund	20,016.47
020 - Housing Program Fund	155,609.45
053 - TIF #19 - Main Street	202.50
057 - TIF #22 - Northstar	3,467.50
059 - TIF #24 - N.Stacks VIII	20,442.14
060 - TIF #25 - Holly Center	340.00
065 - TIF - Housing Replacement #1	140.00
Grand Total:	200,218.06

Account Summary

Account Number	Account Name	Payment Amount
001-0000-631100	HRA-Gen.Fund / Services-...	14,416.25
001-0000-632100	HRA-Gen.Fund / Dues, Su...	377.00
001-0000-635100	HRA-Gen.Fund / Services ...	170.00
001-0000-638140	HRA-Gen.Fund / Miscella...	129.94
001-212100	Federal Tax Withheld	910.50
001-212110	State Tax Withheld	439.98
001-212120	FICA PAYABLE	1,090.76
001-212130	Medicare Payable	255.08
001-213140	Health Insurance	1,904.80
001-213150	HRA/Veba & HSA Benefit-...	100.00
001-213170	Life Insurance Payable	143.88
001-213200	Long Term Disability With...	28.33
001-213205	Short Term Disability	31.00
001-213320	Miscellaneous Withholdin...	18.95
020-0000-635100	HRA-Housing Prog / Servi...	8,025.00
020-0000-750100	HRA-Housing Prog / Devel...	12,020.25
020-121200	Mortgage Receivable	135,564.20
053-0000-631100	HRA 19-Main Str / Service...	202.50
057-0000-631100	HRA 22-NStar Transit / Se...	3,467.50
059-0000-631100	HRA 24-N.Stacks VIII / Ser...	85.00
059-0000-750100	HRA 24-N.Stacks VIII / De...	20,357.14
060-0000-631100	HRA 25-Holly Center / Ser...	340.00
065-0000-635100	HRA-Housing Replacemt /...	140.00
Grand Total:		200,218.06

Project Account Summary

Project Account Key	Payment Amount
None	198,510.62
061	1,112.44
643102	595.00
Grand Total:	200,218.06



AGENDA REPORT

Meeting Date: September 2, 2021

Meeting Type: Housing & Redevelopment Authority

Submitted By: Paul Bolin, Assistant Executive Director

Daniel Tienter, Director of Finance/City Treasurer/City Clerk

Title

Approval of HRA Property Tax Levy for Taxes Payable in 2022

Background

Since 1996, the Housing and Redevelopment Authority (HRA) has utilized a property tax levy to help support its activities. In accordance with Minnesota Statute § 469.033, the HRA is seeking to levy the statutory maximum, equal to .0185% of the estimated market value of all real estate and personal property.

The property tax levy will allow the HRA to collect approximately \$599,571 based on an estimated market value of \$3,240,926,104, an increase of approximately \$35,472 more than last year. In terms of the impact on taxpayers, the property tax levy would cost about \$45.73 per year for a home valued at \$247,200 and \$185.00 per year for a commercial property valued at \$1,000,000. The revenues raised by the property tax levy are directed towards ongoing and future redevelopment priorities.

State Statutes require the consent of the City Council, prior to the property tax levy becoming effective. The City Council will consider this item at their meeting on September 27, 2021. As a final note, the property tax levy will be certified to the County Auditor by September 30, 2021.

Recommendation

Staff recommends the Authority approve the attached resolution, adopting a 2021 Property Tax Levy, collectible in 2022.

Attachments and Other Resources

- HRA Resolution Adopting a 2021 Property Tax Levy Collectible in 2022

Vision Statement

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

HRA Resolution No. 2021-06

Adopting a 2021 Tax Levy Collectible in 2022

Be it resolved, by the Board of Commissioners (Commissioners) of the Housing and Redevelopment Authority in and for the City of Fridley (Authority) as follows:

Section 1. Recitals.

1.01. The Authority is authorized by Minnesota Statutes, Section 469.033, to adopt a levy on all taxable property within its area of operation, which is the City of Fridley, Minnesota (the "City").

1.02. The Authority is authorized to use the amounts collected by the levy for the purposes of Minnesota Statutes, Sections 469.001 to 469.047 (the "General Levy").

Section 2. Findings.

2.01 The Authority hereby finds that it is necessary and in the best interests of the City and the Authority to adopt the General Levy to provide funds necessary to accomplish the goals of the Authority.

Section 3. Adoption of General Levy.

3.01. The following sums of money are hereby levied for the current year, collectible in 2022, upon the taxable property of the City for the purposes of the General Levy described in Section 1.02 above:

Total General Levy: .0185% of Taxable Market Value

Amount: Maximum Allowed by Law

Section 4. Report to City and Filing of Levies.

4.01. The Executive Director of the Authority is hereby instructed to transmit a certified copy of this Resolution to the City Council for its consent to the General Levy.

4.02. After the City Council has consented by resolution to the General Levy, the Executive Director of the Authority is hereby instructed to transmit a certified copy of this resolution to the County Auditor of Anoka County, Minnesota.

Passed and adopted by the Housing and Redevelopment Authority of the City of Fridley this 2nd day of September, 2021.

ATTEST:

William B. Holm - Chair

Walter T. Wysopal - Executive Director



AGENDA REPORT

Meeting Date: September 2, 2021

Meeting Type: HRA Regular Meeting

Submitted By: Paul Bolin, Asst. 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 and remodeling advisor visits.

Attachments and Other Resources

- Chart of Loans Issued & 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 7/16/2021 - 8/15/2021

Item 4.



Application packets requested/mailed:	This period:	0	Year-to-Date:	6
Residential Advisor Visits:	This period:	7	Year-to-Date:	54
Loans currently in process for residents in your City/Neighborhood:			43	

Closed Loans

This period:

Year-to-Date:

Fridley

Units
0

Units
0

Closed End

39,758.79

1

241,438.29

10

Down Payment Assistance

0.00

0

5,000.00

1

Last Resort

0.00

0

0.00

0

Last Resort Emergency Deferred

0.00

0

7,988.93

1

Mobile Home Closed End

0

0

Multi Family Exterior Closed End

0

0

Senior Deferred

0.00

0

200,000.00

9

Total

39,758.79

1

454,427.22

21

Leveraged Funds MHFA FUF

This period:
0.00

Units
0

Year-to-Date:
189,768.00

Units
8

Total

0.00

0

189,768.00

8

Types of Improvements Financed YTD	# of Projects	% of Total
Additions/Finishing off unused space	1	2.94
Air Conditioning	1	2.94
Bathrooms	1	2.94
Down Payment Assistance	1	2.94
Driveways	2	5.88
Electrical	3	8.82
Flooring/Carpet/Tile	2	5.88
Foundations/Basement	1	2.94
Heating System	2	5.88
Insulation	2	5.88
Interior Painting/Repairs	1	2.94
Kitchens	1	2.94
Landscaping	2	5.88
Lighting	1	2.94
Other Exterior Improvements	6	17.65
Other Interior Improvements	2	5.88
Roof	1	2.94
Siding, Stucco, Exterior Paint	2	5.88
Windows, Doors, Storm Windows, Storm	2	5.88

Types of Properties Financed YTD	#	% of Total
Commercial - Non-residential	1	3.33
Single Family Residence	28	93.33
Townhouse	1	3.33

Item 4.