



Housing & Redevelopment Authority Regular Meeting

June 06, 2024

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 April 4, 2024
- [3.](#) Annual Election of Officers
- [4.](#) Public Hearing and Resolution No. 2024-02, Authorizing Land Transfer to City of Fridley (5707 West Moore Lake Drive)
- [5.](#) Collateral Assignment of TIF – Sherman Associates

Informational Items

- [6.](#) Housing Program Update

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: June 6, 2024

Meeting Type: Housing & Redevelopment Authority

Submitted By: Paul Bolin, Assistant Executive Director

Title

Approval of Expenditures

Background

Attached are the check reports for the months of April and May 2024.

Recommendation

Staff recommend the HRA approve the expenditures for the period April 1 through May 30, 2024.

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

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: APBNK-HRA-APBNK-HRA						
HRA-2643	ANOKA COUNTY PROPERTY RECORDS & TAXATI	04/03/2024	Regular	0.00	3,398.12	31099
HRA-2635	BOLTON & MENK	04/03/2024	Regular	0.00	1,473.00	31100
hra-311	CENTER FOR ENERGY & ENVIRONMENT (CEE)	04/03/2024	Regular	0.00	2,135.00	31101
HRA-2643	ANOKA COUNTY PROPERTY RECORDS & TAXATI	04/10/2024	Regular	0.00	62.44	31102
HRA-560	PALKERT, MICHAEL	04/10/2024	Regular	0.00	2,174.20	31103
hra-220	BRAUN INTERTEC CORPORATION	04/17/2024	Regular	0.00	4,500.00	31104
hra-1113	MONROE MOXNESS BERG PA	04/17/2024	Regular	0.00	2,061.25	31105
HRA-2653	NORTH STATE ADVISERS & ASSOCIATES	04/17/2024	Regular	0.00	2,000.00	31106
hra-311	CENTER FOR ENERGY & ENVIRONMENT (CEE)	04/24/2024	Regular	0.00	820.00	31107
hra-1404	XCEL ENERGY	04/24/2024	Regular	0.00	11.09	31108

Bank Code APBNK-HRA Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	14	10	0.00	18,635.10
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	14	10	0.00	18,635.10

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	14	10	0.00	18,635.10
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	14	10	0.00	18,635.10

Fund Summary

Fund	Name	Period	Amount
099	Pooled Cash - HRA	4/2024	18,635.10
			18,635.10



City of Fridley, MN

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: APBNK-HRA-APBNK-HRA						
HRA-2635	BOLTON & MENK	05/01/2024	Regular	0.00	1,161.00	31109
hra-623	FRIDLEY, CITY OF	05/01/2024	Regular	0.00	203,293.44	31110
HRA-2653	NORTH STATE ADVISERS & ASSOCIATES	05/15/2024	Regular	0.00	2,000.00	31111
hra-1601	PASSAU LANDCARE INC	05/15/2024	Regular	0.00	580.00	31112
hra-1113	MONROE MOXNESS BERG PA	05/22/2024	Regular	0.00	2,080.00	31113
hra-1601	PASSAU LANDCARE INC	05/22/2024	Regular	0.00	580.00	31114
hra-1404	XCEL ENERGY	05/22/2024	Regular	0.00	15.40	31115
hra-311	CENTER FOR ENERGY & ENVIRONMENT (CEE)	05/29/2024	Regular	0.00	55,913.09	31116

Bank Code APBNK-HRA Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	10	8	0.00	265,622.93
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	10	8	0.00	265,622.93

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	10	8	0.00	265,622.93
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	10	8	0.00	265,622.93

Fund Summary

Fund	Name	Period	Amount
099	Pooled Cash - HRA	5/2024	265,622.93
			265,622.93



AGENDA REPORT

Meeting Date: June 6, 2024

Meeting Type: Housing & Redevelopment Authority

Submitted By: Paul Bolin, Assistant Executive Director

Title

Approval of the Minutes from the HRA Meeting of April 4, 2024

Background

Recommendation

Staff recommends the HRA approve the minutes from the meeting of April 4, 2024.

Attachments and Other Resources

- HRA Minutes – April 4, 2024

Vision Statement

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



Housing and Redevelopment Authority

April 4, 2024

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
Troy Brueggemeier
Rachel Schwankl
Kyle Mulrooney

Absent

Gordon Backlund

Others Present

Paul Bolin, HRA Assistant Executive Director

Action Items

1. Approval of Expenditures – February and March 2024.

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

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

2. Approval February 1, 2024, Meeting Minutes.

Motion by Commissioner Brueggemeier to approve the meeting minutes of February 1, 2024, as presented. Seconded by Commissioner Schwankl.

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

3. Approval of Amendment to CEE Home Energy Squad Agreement

Paul Bolin, Assistant Executive Director, stated that in 2015, the City began its agreement for the Home Energy Squad visits, and he provided a brief summary of the program which helps residents identify efficiencies that could be made to homes. He stated that CEE has been a partner to the City for many years, and he reviewed the different programs and loan programs the organization has partnered

with the City to facilitate. He stated that there are some uncertainties for the Home Energy Squad program because of a notice that was provided by utility companies. He stated that through the proposed amendment, CEE would continue to administer the program through June 1, 2024, with the same service and discount allowed through the end of May. He stated that this item will come back to the HRA once the details of the new program are known.

Motion by Commissioner Brueggemeier to approve the amendment to the Home Energy Squad Agreement with CEE. Seconded by Commissioner Schwankl.

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

Informational Items

4. Update on Housing Programs

Mr. Bolin reported that the annual open house for homeowner programs was held on March 27, and he provided a summary of the event. He also provided an update on the status of the loan programs.

Adjournment

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

Upon a voice vote, all voting aye, Chairperson Showalter declared the motion carried and the meeting adjourned at 7:14 p.m.

Respectfully submitted,

Paul Bolin, Staff Liaison



AGENDA REPORT

Meeting Date: June 6, 2024

Meeting Type: Housing & Redevelopment Authority

Submitted By: Paul Bolin, Assistant Executive Director

Title

Annual Election of Officers

Background

Article V, Section 3 of the Authority's by-laws requires the Board of Commissioners to annually elect a Chair and Vice Chair. The election is typically held in June. Below is a list of the commissioners and the length of their current appointments.

<u>Commissioner</u>	<u>End of Term</u>
Elizabeth Showalter – Chair	June 2028
Troy Brueggemeier	June 2027
Gordon Backlund	June 2026
Rachel Schwankl	June 2025
Kyle Mulrooney – Vice Chair	June 2024*

*Vice Chair Mulrooney has resigned from the Board of Commissioners, effective after the June 6 meeting. The City Council has selected John Buyse as his replacement. John has been a member of the Planning Commission for the past four years and has a background in finance and rental property.

Recommendation

Staff recommends the Authority elect a Chair and Vice Chair, as required by the Authority's by-laws, to serve through June 2025.

Attachments and Other Resources

- None

Vision Statement

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



AGENDA REPORT

Meeting Date: June 6, 2024

Meeting Type: Housing & Redevelopment Authority

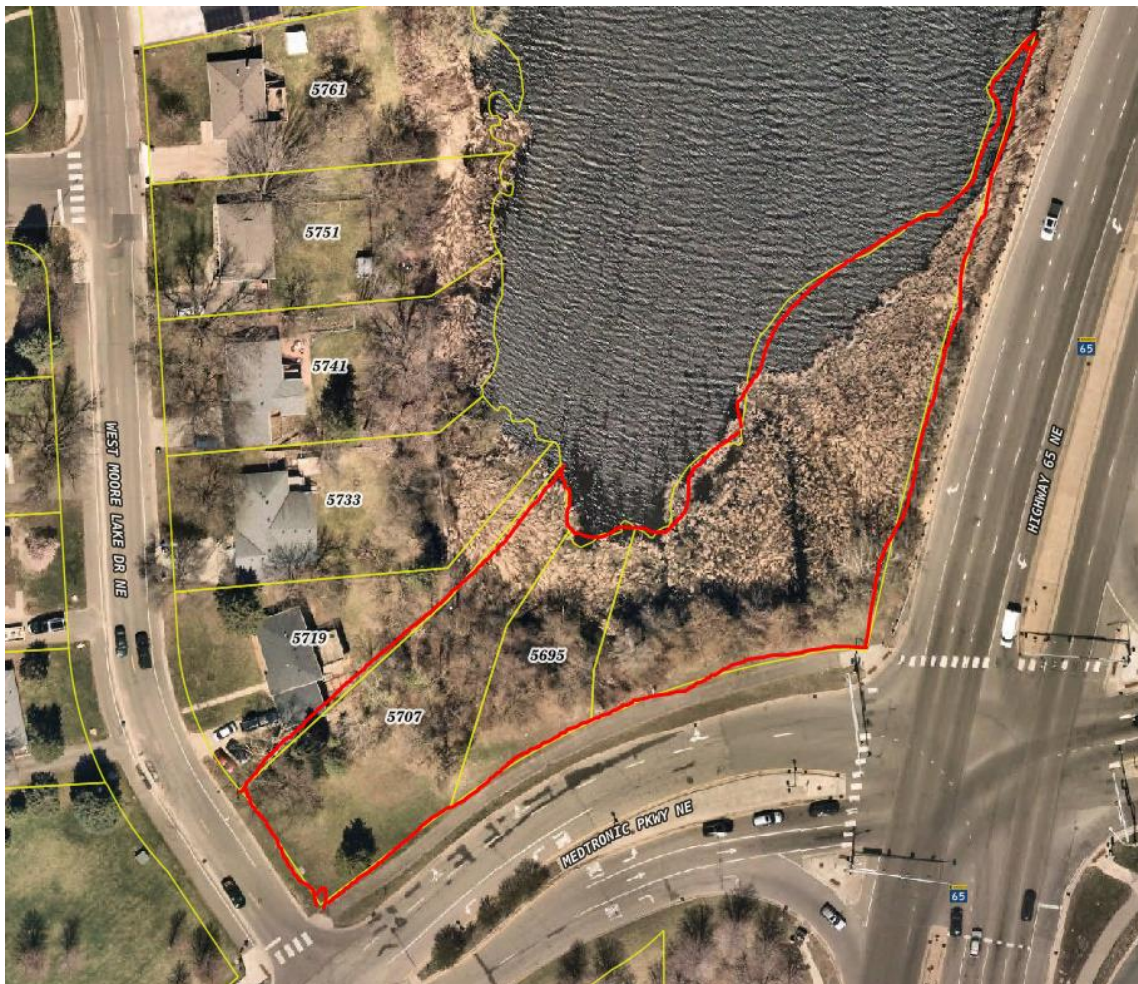
Submitted By: Paul Bolin, Assistant Executive Director

Title

Public Hearing – Land Transfer to City – 5707 West Moore Lake Drive

Background

In 1999, as part of the development of the Medtronic World Headquarters, the Authority purchased property along the south shore of West Moore Lake for the purpose of constructing Medtronic Parkway. The three parcels are not developable and would be better managed by the City's Public Works Department.



Vision Statement

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

The remnants of the original parcels, acquired for the construction of the Parkway, are not adequate in size to facilitate development due to shoreland setbacks. Development of the lots is further restricted to public purposes, as they were acquired through eminent domain.

Transfer of the parcels to the City will ensure public ownership and transfer maintenance of the property to the City.

Recommendation

Staff recommends the Authority hold a public hearing and then adopt Resolution 2024-02 authorizing transfer of property to the City of Fridley.

Attachments and Other Resources

- Resolution 2024-02
- Public Hearing Notice

Vision Statement

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

Resolution No. 2024-02**Authorizing Land Transfer to City of Fridley**

Whereas, the Housing and Redevelopment Authority in and for the City of Fridley (the "Authority") owns three parcels of land on the south end of West Moore Lake (Parcel Identification Numbers 23-30-24-14-0020, 23-30-24-14-0021 & 23-30-24-14-0022); and

Whereas, the parcels are not available for development; and

Whereas, the parcels must be used for public purposes; and

Whereas, the City of Fridley will take over ownership and maintenance of the property.

Now, therefore be it resolved, that the Authority authorizes Executive Director and Chair to execute documents necessary to transfer ownership of the parcels to the City of Fridley.

Passed and adopted by the Housing & Redevelopment Authority in and for the City of Fridley this 6th day of June, 2024.

Elizabeth Showalter - Chairperson

Attest:

Walter T. Wysopal - Executive Director

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Housing...
Notice of Public Hearing

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Legal Notices

Notice of Public Hearing

Housing and Redevelopment Authority in and for the City of Fridley
County of Anoka
State of Minnesota

NOTICE IS HEREBY GIVEN THAT the Board of Commissioners of the Housing and Redevelopment Authority in and for the City of Fridley, Minnesota will hold a public hearing on Thursday, June 6, 2024, at 7:00 p.m., at the Fridley City Hall, 7071 University Avenue Northeast, Fridley, Minnesota 55432, relating to the transfer of the property described below, to the City of Fridley, pursuant to Minnesota Statutes, Sections 469.012 and 469.029. This is undevelopable land being transferred by the Authority to the City of Fridley. A copy of the documentation relating to the proposed action will be on file and available for public inspection in the office of the Assistant Executive Director of the Authority.

Parcel I.D. No.	Street Address	Sale Price
23-30-24-14-0020	5707 West Moore Lake Drive NE #1	
23-30-24-14-0021	5695 West Moore Lake Drive NE #1	
23-30-24-14-0022	Not Assigned	\$1

All interested persons may appear at the hearing and present their view orally or in writing.

BY ORDER OF THE BOARD OF COMMISSIONERS

Elizabeth Showalter, Chairperson



Proposals for Bids

INVITATION TO BID

The Leech Lake Band of Ojibwe, Leech Lake, Minnesota, will receive sealed bids for the "Bena Bike Trail - Phase 2" project until 2:00 pm - June 10, 2024, at the Leech Lake Band of Ojibwe Tribal Roads Office, 314 1st St NE, Cass Lake, MN 56633, at which time all bids will be publicly opened, and read aloud.

The project involves: The construction of 2.13 miles of trail. Work includes but is not limited to, clearing & grubbing, grading, aggregate base, bituminous pavement and construction of timber boardwalks.

All bids must be in accordance with bidding documents prepared by:

Leech Lake Tribal Roads
190 Sallister Drive
Cass Lake, MN 56633

Bids shall be directed to Lori Allen, securely sealed and endorsed upon the outside wrapper "BID FOR BENA BIKE TRAIL - PHASE 2 PROJECT".

Copies of the bidding documents for use in preparing bids may be obtained April 26, 2024 and thereafter from Lori Allen, Tribal Roads Administrative Manager, (218)325-4403 (lori.allen@lojibwe.net) upon payment of \$50.00 for each, which is non-refundable.

Bid security in the form of certified check, money order, or bid bond for the amount of (5%) of the total bid price must accompany each bid.

The successful bidder will be required to furnish a Performance Bond and Payment Bond guaranteeing faithful performance and payment of all bills and obligations arising from the performance of the contract.

The Leech Lake Band reserves the right to waive any and all irregularities and to reject any or all bids as they deem to be in their best interest.

No Bid may be withdrawn within a period of sixty (60) days after the date fixed for opening bids.

Proposals for Bids

Attention: Food Service Management Companies

Prodeo Academy is requesting proposals for school food service management services. The Food Service Management Company would provide management services according to requirements of the U.S. Department of Agriculture and the Minnesota Department of Education.

To obtain a copy of the Request for Proposals, contact Billings.

Network Director of Operations
joellbillings@prodeocademy.org

Food Service Management Companies may submit proposals to:

Prodeo Academy
Attn: Joe Billings
4141 University Ave NE
Columbia Heights, MN, 55421

Prodeo Academy reserves the right to reject any proposal for a sound, documented reason or to reject all proposals if there is an insufficient number of proposals.

A mandatory pre-proposal meeting is scheduled for Monday, June 10th, 2024 at 11:00 AM at 4141 University Ave NE, Columbia Heights, MN, 55421 and be clearly marked: Food Service Management Proposal.

REQUEST FOR SEALED BID PROPOSALS

ARCHITECTURAL/ENGINEERING AND PROJECT MANAGEMENT SERVICES

12 UNIT ELDERLY HOUSING PROJECT AND ROAD RECONSTRUCTION

The Red Cliff Band of Lake Superior or Chippewa Indians is requesting sealed bids for Architectural/Engineering and Project Management services for the development of a new 12-Unit Elderly Housing and road reconstruction project located on the Red Cliff Reservation in Bayfield, Wisconsin. The complete RFP package is available for download at redcliffnsn.gov/rfp

Proposals are due May 24, 2024 by 4:30pm CST. Red Cliff Tribe is located at 88455 Pike Road, Bayfield, WI 54814.

107 Home & Commercial Services

J. Brothers Landscaping

Pavers, mowing, mulch, new sod, rocks, gutter cleaning, clean-up. Free estimates.

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107 Home & Commercial Services

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216 General Announcements

PAINTING - G.R.'s Painting

Wallpaper Removal. Woodworking. Int/Ext. Free Est. Low Rates. 20 Yrs Exp. In Fridley. Grant 763-789-2510

Former Northwestern Bell Employees -

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English Springer Spaniel Pups, 5F 4M AKC registered amazing hunting and family dogs. Trl.roan, sable colorings. Dewts tails done. Vet chkd. Avail 6/10. \$1,000.00 763-290-9786

German Shepherd AKC Pups 8wk old pups ready to go 6/15/24/M/F www.westboundgermanshepherds.com \$1,500.00 320-221-3090

GOLDENDOODLE MINI PUPS red & white, unshed. Used to children & cat. Loving! \$500. 715-773-8284

GOLDEN RETRIEVER PUPPIES AKC registered, declawed, wormed, shots and vet checked. Ready June 9. Awesome family dogs!! Contact Lisa. \$900.00 507-456-5373

Golden Retriever puppies Dark in color, purebred AKC, vet checked Ready early June Males-1000 Females-1200 218-838-0948

GOLDEN RETRIEVER PUPPIES Available June 1, AKC registered, Vet checked, 24 month health guarantee, Family socialized, Quality family lines. \$1200 218-838-0948 Facebook KangasFamilyKennel

Labrador Retrievers AKC Vet checked, dew claws removed, first vaccination and wormed. Excellent blood lines. Ready to go 5/23/24. \$1,000.00 957-205-3851

POODLES TOY, M & F 13 weeks. Shots. 952-353-4774

404 Dogs

Poodle Standard Bwks old vet checked, Health guarantee, family raised. 320-250-5041 \$1,000.00 320-250-5041

PUPPIES Toy/Mini Breeds Vet chkd, hlt guar, shots, etc. Personalized! \$250 & up. Cash. 320-232-9109.

Shih Tzu Puppies Adorable female & male Shih Tzu pups. \$600-\$800. 763-242-3144

ST NEWFIES 3.5 months, 2 F, 1 M, black & white, 1st shots. \$450. Can meet or deliver. 218-350-1539

TEDDY BEAR PUPS Non-shed \$595. MINI DACHSHUNDS starting at \$895. Vacc, hltl guar. 608-632-7433

YORKSHIRE TERRIER 3.5 lbs male, 7 months, housebroken, shots, not fixed. \$1800 cash. 952-855-2988

413 Horses & Livestock

Wanted to buy butcher cows, bulls, & fatts. Also, thin lame foundered lumpjaw. Clip & Savel! 320-894-7175

442 Sports & Fitness Equipment

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MN Human Rights 651-296-5663

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Mortgage Foreclosures

NOTICE OF MORTGAGE FORECLOSURE SALE

THE RIGHT TO VERIFICATION OF THE DEBT AND IDENTITY OF THE ORIGINAL CREDITOR WITHIN THE TIME PROVIDED BY LAW IS NOT AFFECTED BY THIS ACTION.

NOTICE IS HEREBY GIVEN, that default has occurred in conditions of the following described mortgage:

DATE OF MORTGAGE: December 23, 2014
MORTGAGOR: Chester Mudek and Renee Mudek, husband and wife
MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for MidCountry Bank, its successors and assigns.

DATE AND PLACE OF RECORDING: Recorded December 31, 2014 Ramsey County Recorder, Document No. A04538432.

ASSIGNMENTS OF MORTGAGE: Assigned to: Ditech Financial LLC, a Delaware Limited Liability Company. Dated September 17, 2018 Recorded September 21, 2018 as Document No. A04727405.

Thereafter assigned to: New Residential Mortgage LLC, Dated March 6, 2020 Recorded March 10, 2020, as Document No. A04801482. And thereafter assigned to: NewRez LLC d/b/a Shellpoint Mortgage Servicing, Dated May 21, 2020 Recorded May 29, 2020, as Document No. A04813372.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: 100257-1-0000000029-5

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: MidCountry Bank

RESIDENTIAL MORTGAGE SERVICER: NewRez LLC d/b/a Shellpoint Mortgage Servicing

MORTGAGED PROPERTY ADDRESS: 1826 Orange Avenue East, Saint Paul, MN 55119

TAX PARCEL I.D. #: 232922330145

LEGAL DESCRIPTION OF PROPERTY: Lot 4, Block 6, Hazel Park Division 5, Ramsey County, Minnesota

COUNTY IN WHICH PROPERTY IS LOCATED: Ramsey

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$119,000.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$101,860.63

That prior to the commencement of this mortgage foreclosure proceeding, Mortgagee/Assignee of Mortgagee complied with all notice requirements as required by statute; That no action or proceeding has been instituted at law or otherwise to recover the debt secured by said mortgage, or any part thereof;

PURSUANT to the power of sale contained in said mortgage, the above described property will be sold by the Sheriff of said county as follows:

DATE AND TIME OF SALE: July 9, 2024 at 10:00 AM

PLACE OF SALE: Ramsey County Sheriff's Office Civil Process, 360 Wabasha St. N. Suite 111, St. Paul, MN to pay the debt then secured by said mortgage, and taxes, if any, on said premises, and the costs and disbursements, including attorneys' fees allowed by law subject to redemption within six (6) months from the date of said sale by the mortgagor(s), their personal representatives or assigns unless reduced to Five (5) weeks under MN Stat. §580.07.

TIME AND DATE TO VACATE PROPERTY: If the real estate is an owner-occupied, single-family dwelling, unless otherwise provided by law, the date on or before which the mortgagor(s) must vacate the property if the mortgage is not reinstated under section 580.30 or the property is not redeemed under section 58.023 is 11:59 p.m. on January 9, 2025, unless that date falls on a weekend or legal holiday, in which case it is the next weekday, and unless the redemption period is reduced to 5 weeks under MN Stat. Secs. 580.07 or 582.032.

MORTGAGOR(S) RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE: NONE

THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVES OR ASSIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA

Mortgage Foreclosures

STATUTES, SECTION 582.032, DETERMINING, AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED."

Dated: April 26, 2024

NewRez LLC dba Shellpoint Mortgage Servicing

Mortgage/Assignee of Mortgagee LIEBO, WEINGARDEN, DOBIE & BARBEE, P.L.L.P.

signing as Mortgage/Assignee of Mortgagee

4500 Park Glen Road #300 Minneapolis, MN 55416 (952) 925-6888

164-24-003046 FC

IN THE EVENT REQUIRED BY FEDERAL LAW: THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

5/3, 5/10, 5/17, 5/24, 5/31, 6/7/24 Star Tribune

NOTICE OF MORTGAGE FORECLOSURE SALE

THE RIGHT TO VERIFICATION OF THE DEBT AND IDENTITY OF THE ORIGINAL CREDITOR WITHIN THE TIME PROVIDED BY LAW IS NOT AFFECTED BY THIS ACTION.

NOTICE IS HEREBY GIVEN, that default has occurred in conditions of the following described mortgage:

DATE OF MORTGAGE: May 28, 2004

MORTGAGOR: Brandon Rykkel, a single person

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for Prime Mortgage Corporation, its successors and assigns.

DATE AND PLACE OF RECORDING: Recorded July 12, 2004 Anoka County Recorder, Document No. 1939371

ASSIGNMENTS OF MORTGAGE: Assigned to: Wells Fargo Bank, N.A. Dated January 14, 2019 Recorded January 14, 2019, as Document No. 2218377.001. And thereafter assigned to: NewRez LLC d/b/a Shellpoint Mortgage Servicing, Dated February 6, 2024 Recorded February 6, 2024, as Document No. 247802.001.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: 100103210000064500

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: Prime Mortgage Corporation

RESIDENTIAL MORTGAGE SERVICER: NewRez LLC d/b/a Shellpoint Mortgage Servicing

MORTGAGED PROPERTY ADDRESS: 14440 Quicksilver Street Northwest, Ramsey, MN 55303

TAX PARCEL I.D. #: 26-32-25-31-0083

LEGAL DESCRIPTION OF PROPERTY: LOT 6, BLOCK 4, CEDAR HILLS 3RD ADDITION, ANOKA COUNTY, MINNESOTA.

COUNTY IN WHICH PROPERTY IS LOCATED: Anoka

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$219,000.00

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$155,293.43

Mortgage Foreclosures

occupied, single-family dwelling, unless otherwise provided by law, the date on or before which the mortgagor(s) must vacate the property if the mortgage is not reinstated under section 580.30 or the property is not redeemed under section 58.023 is 11:59 p.m. on January 27, 2025, unless that date falls on a weekend or legal holiday, in which case it is the next weekday, and unless the redemption period is reduced to 5 weeks under MN Stat. Secs. 580.07 or 582.032.

MORTGAGOR(S) RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE: NONE

THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVES OR ASSIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STATUTES, SECTION 582.032, DETERMINING, AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED."

Dated: May 21, 2024

NewRez LLC dba Shellpoint Mortgage Servicing

Mortgage/Assignee of Mortgagee LIEBO, WEINGARDEN, DOBIE & BARBEE, P.L.L.P.

signing as Mortgage/Assignee of Mortgagee

4500 Park Glen Road #300 Minneapolis, MN 55416 (952) 925-6888

164-24-003046 FC

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5/3, 5/10, 5/17, 5/24, 5/31, 6/7/24 Star Tribune

NOTICE OF MORTGAGE FORECLOSURE SALE

THE RIGHT TO VERIFICATION OF THE DEBT AND IDENTITY OF THE ORIGINAL CREDITOR WITHIN THE TIME PROVIDED BY LAW IS NOT AFFECTED BY THIS ACTION.

NOTICE IS HEREBY GIVEN, that default has occurred in the conditions of the following described mortgage:

Mortgagor: William A Karpinski and Patricia Karpinski, husband and wife

Mortgagee: Argent Mortgage Company, LLC

Dated: August 10, 2005

Recorded: August 12, 2005

Assigned to: Deutsche Bank National Association, as Trustee for Argent Mortgage Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-W4, Under the Pooling and Servicing Agreement Dated November 1, 2005

Dated: January 20, 2009

Recorded: February 17, 2009

Ramsey County Recorder Document No. 4140532

Transaction Agent: N/A

Transaction Agent Mortgage Identification Number: N/A

Lender or Broker: Argent Mortgage Company, LLC

Mortgagee: Mortgage Servicing: PHH Mortgage Corporation

Mortgage Originator: Argent Mortgage Company, LLC

Mortgage Foreclosures

therein has been returned unsatisfied, in whole or in part;

PURSUANT to the power of sale contained in said mortgage, the above described property will be sold by the Sheriff of said county as follows:

DATE AND TIME OF SALE: July 19, 2024, 10:00 AM

PLACE OF SALE: Sheriff's Office, Civil Process Unit, 360 Wabasha St. N., Suite 111, St. Paul, MN 55102

1418 to pay the debt then secured by said Mortgage, and taxes, if any, on said premises, and the costs and disbursements, including attorneys' fees allowed by law subject to redemption within 6 months from the date of said sale by the mortgagor(s), their personal representatives or assigns unless reduced to 5 weeks under MN Stat. §580.07 or 582.032.

DATE TO VACATE PROPERTY: The date on or before which the mortgagor must vacate the property if the mortgage is not reinstated under section 580.30 or the property is not redeemed under Minnesota Statutes section 580.23 is January 19, 2025 at 11:59 p.m.

MORTGAGOR(S) RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE: NONE

THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVES OR ASSIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STATUTES, SECTION 582.032, DETERMINING, AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED."

Dated: May 15, 2024

Deutsche Bank National Trust Company, as Trustee for Argent Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2005-W4, Assignee of Mortgagee

1333 Northland Drive, Suite 205 Mendota Heights, MN 55120 801-355-2886

651-228-1753 (fax)

THIS COMMUNICATION IS FROM A DEBT COLLECTOR. ATTEMPTING TO CONTACT A DEBT OR PROPERTY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

MN22918

5/24, 5/31, 6/7, 6/14, 6/21, 6/28/24 Star Tribune

NOTICE OF MORTGAGE FORECLOSURE SALE

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA)
COUNTY OF HENNEPIN)



650 3rd Ave. S, Suite 1300 | Minneapolis, MN | 55488

Terri Swanson, being first duly sworn, on oath states as follows:

1. (S)He is and during all times herein stated has been an employee of the Star Tribune Media Company LLC, a Delaware limited liability company with offices at 650 Third Ave. S., Suite 1300, Minneapolis, Minnesota 55488, or the publisher's designated agent. I have personal knowledge of the facts stated in this Affidavit, which is made pursuant to Minnesota Statutes §331A.07.
2. The newspaper has complied with all of the requirements to constitute a qualified newspaper under Minnesota law, including those requirements found in Minnesota Statutes §331A.02.
3. The dates of the month and the year and day of the week upon which the public notice attached/copied below was published in the newspaper are as follows:

<u>Dates of Publication</u>	<u>Advertiser</u>	<u>Account #</u>	<u>Order #</u>
StarTribune 05/24/2024	FRIDLEY CITY OF	1000019971	489025

4. The publisher's lowest classified rate paid by commercial users for comparable space, as determined pursuant to § 331A.06, is as follows: **\$79.00**

5. Mortgage Foreclosure Notices. Pursuant to Minnesota Statutes §580.033 relating to the publication of mortgage foreclosure notices: The newspaper's known office of issue is located in Hennepin County. The newspaper complies with the conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

FURTHER YOUR AFFIANT SAITH NOT.

Terri Swanson

Subscribed and sworn to before me on: 05/28/2024

Diane E. Rak Kleszyk



Notary Public



AGENDA REPORT

Meeting Date: June 6, 2024

Meeting Type: Housing & Redevelopment Authority

Submitted By: Paul Bolin, Assistant Executive Director

Title

Collateral Assignment of TIF – Sherman Associates

Background

Sherman Associates is refinancing the Altair (Market Rate) and Aura (Senior) apartment buildings at the Northstar Station site. The new lender, like the current lender, requires a collateral assignment of the TIF. As per the development agreement, this change requires the approval of the Authority.

The owner of the TIF Note desires to use any proceeds the owner receives under the TIF Note as additional collateral for a loan, by executing a Collateral Assignment document in favor of its lender. This document allows any payments made under the TIF Note to be utilized by the lender to satisfy the owner/borrower's obligations to lender, for example, if the owner/borrower defaults in its loan obligations. In that instance, the lender provides notice to the HRA of a default, and thereafter the HRA makes payments to the lender instead of to the owner/borrower, and the owner/borrower agrees that such direct payments by the HRA are proper. The consent process is required so that the HRA receives copies of the proposed collateral assignment document, receives copies of the requisite notices, and is aware at all times to whom it has authority to make such payments.

Recommendation

Staff recommends approval of the collateral assignment.

Attachments and Other Resources

- None - Collateral assignment is being reviewed by attorneys and will be available prior to the meeting.

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 4/16/2024 - 5/15/2024

Item 6.



Application packets requested/mailed:	This period:	0	Year-to-Date:	2
Residential Advisor Visits:	This period:	1	Year-to-Date:	16
Loans currently in process for residents in your City/Neighborhood:			25	

Closed Loans

This period:

Year-to-Date:

FHF

2-4 Unit Revolving

0.00

Units

0

0.00

Units

0

Total

0.00

0

0.00

0

Fridley

Units

0

Units

0

Closed End

82,993.68

2

197,658.00

6

Down Payment Assistance

0.00

0

0.00

0

Home Betterment Deferred

19,413.00

1

19,413.00

1

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

36,258.82

1

Senior Deferred

20,880.00

2

20,880.00

2

Total

123,286.68

5

274,209.82

10

Leveraged Funds

This period:

Year-to-Date:

Units

0

Units

0

Total

0

0

Types of Improvements Financed YTD	# of Projects	% of Total
Additions/Finishing off unused space	1	5.56
Bathrooms	3	16.67
Electrical	1	5.56
Foundations/Basement	1	5.56
Garage	1	5.56
Insulation	1	5.56
Other Exterior Improvements	4	22.22
Other Interior Improvements	1	5.56
Plumbing	1	5.56
Sidewalks, Steps	1	5.56
Siding, Stucco, Exterior Paint	1	5.56
Windows, Doors, Storm Windows, Storrs	2	11.11

Types of Properties Financed YTD	#	% of Total
Single Family Residence	8	80.00
Townhouse	1	10.00
Two to Four Unit Property	1	10.00

Item 6.