



Housing and Redevelopment Authority

June 6, 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

Gordon Backlund

Rachel Schwankl

Kyle Mulrooney

Absent

Troy Brueggemeier

Others Present

Paul Bolin, HRA Assistant Executive Director

Vickie Johnson, Development Consultant

Action Items

Chairperson Showalter presented a certificate of recognition to Commissioner Mulrooney as this is his last meeting.

Commissioner Mulrooney commented that it has been an honor to serve with Commissioners past and present. He was proud of the work the Commission has done for the community in the past seven years he has been on the HRA.

1. Approval of Expenditures

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

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

2. Approval April 4, 2024, Meeting Minutes

Motion by Commissioner Backlund to approve the meeting minutes of April 4, 2024 as presented. Seconded by Commissioner Mulrooney.

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

3. Annual Election of Officers

Paul Bolin, Assistant HRA Executive Director, commented that annually Officers are elected to serve a one-year term and reviewed who the current officers were. He recognized that Commissioner Brueggemeier was not present tonight but noted that he did speak with him, and he was interested in continuing to serve as Vice Chair.

Motion by Commissioner Backlund to elect Elizabeth Showalter as Chair and Troy Brueggemeier as Vice Chair of the Housing and Redevelopment Authority to serve through June 2025. Seconded by Commissioner Schwankl.

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

4. Public Hearing and Resolution No. 2024-02, Authorizing Land Transfer to City of Fridley (5707 West Moore Lake Drive)

Paul Bolin, Assistant HRA Executive Director, Bolin provided background information on the purchase of three parcels located along the south shore of West More Lake for the purpose of constructing Medtronic Parkway. He commented that the remnant parcels are not large enough to support development and are further restricted in use because they were obtained through eminent domain. He stated that staff recommends transfer of those parcels to the City. The City will ensure public ownership is maintained and will also take over the maintenance of the parcels.

Commissioner Schwankl asked if any thought had been put into deterring geese.

Mr. Bolin replied that there is only a small area that is mowed and therefore the geese do not often access this area.

Commissioner Schwankl commented on her experience with geese in the roadway in that area. She asked if the City has considered any type of use such as public art or a fishing pier.

Mr. Bolin commented that the plan at this time would be to continue to maintain the land in the same way it has been, but recognized that this is a new discussion that could evolve. He noted the recent inception of the Public Arts Commission and perhaps this would be a good location to consider.

Commissioner Backlund commented that they have had luck using swan statues to deter geese.

Chairperson Showalter opened the public hearing.
There were no comments.

Motion by Commissioner Backlund to close the public hearing. Seconded by Commissioner Schwankl.

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

Chairperson Showalter commented that this makes a lot of sense, as HRA funds would no longer be used to maintain this parcel.

Motion by Commissioner Mulrooney to adopt HRA Resolution 2024-02 Authorizing Transfer of Property to the City of Fridley. Seconded by Commissioner Backlund.

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

5. Collateral Assignment of TIF – Sherman Associates

Paul Bolin, Assistant HRA Executive Director, commented that Sherman Associates is refinancing two of its buildings, and the new lender requires collateral assignment of TIF, which is a common practice. He stated that legal counsel has reviewed the document and staff recommends approval.

Commissioner Showalter asked if the income requirements and age restrictions would be tied to the land.

Mr. Bolin commented that these are market rate buildings, one of which the owner has chosen to market to seniors. No other restrictions exist other than what the property owner has assigned themselves.

Motion by Commissioner Schwankl to approve the collateral assignment as presented. 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

Paul Bolin, Assistant HRA Executive Director, summarized the HRA loan program and other housing program activity for the month of May, also providing year-to-date information. He stated that the next meeting of the HRA will be a joint work session with the City Council on July 8.

Commissioner Schwankl asked for more information on the Home Eneary Squad visits and Front Door grant projects. Mr. Bolin provided additional details on those programs.

Chairperson Showalter asked if the suggested change to include some costs for labor related to painting has become effective. Mr. Bolin commented that was approved but was tied to income. Staff has not developed a good way to request and determine that information.

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,

Paul Bolin, Staff Liaison