



HOUSING & REDEVELOPMENT AUTHORITY REGULAR MEETING

November 4, 2021

7:00 PM

Fridley City Hall, 7071 University Avenue N.E.

MINUTES

Call to Order

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

Roll Call

Present

William Holm
Elizabeth Showalter
Gordon Backlund
Kyle Mulrooney
Paul Bolin, HRA Assistant Executive Director
Jim Casserly, Development Consultant

Members Absent: Rachel Schwankl

Action Items

1. Approval of Expenditures from September 1 through October 29, 2021.

Motion made by Commissioner Backlund to approve the expenditures, Seconded by Commissioner Showalter.

Voting Yea: Chair Holm, Commissioner Showalter, Commissioner Backlund, Commissioner Mulrooney

2. Approval of the Minutes from the HRA Meeting of September 2, 2021

Motion made by Commissioner Mulrooney to approve the minutes, Seconded by Commissioner Showalter.

Voting Yea: Chair Holm, Commissioner Showalter, Commissioner Backlund, Commissioner Mulrooney

3. Approval of Purchase Agreement between the Fridley Housing and Redevelopment Authority and Archer Kath, 1358 Mississippi Street

Paul Bolin, HRA Assistant Executive Director, stated that Julie Archer Kath at 1358 Mississippi Street property relates to others HRA owns in the area. The purchase price is \$170,000 based on the appraisal from May of 2021. This price is in alignment for properties in the area. Staff recommends a motion approving the purchase of the Archer Kath property and authorize staff and Chair Holm to execute documents necessary for closing of the property.

Motion made by Commissioner Backlund to approve the Purchase Agreement between the Fridley Housing and Redevelopment Authority and Archer Kath, 1358 Mississippi Street.
Seconded by Commissioner Mulrooney.

Voting Yea: Chair Holm, Commissioner Showalter, Commissioner Backlund, Commissioner Mulrooney

4. Approval of Professional Services Agreement between the Fridley Housing and Redevelopment Authority and Northland Securities, Inc.

Paul Bolin, HRA Assistant Executive Director, stated that staff is recommending Ms. Tammy Omdal, Managing Director of Public Finance for Northland Securities, be contracted by the Authority to provide financial and development consulting. She has 25 years in public and private sector advising, experience in city management and finance, experience drafting/working out development deals. Legal work will continue to be handled by Vickie Loher-Johnson of Monroe, Moxness & Berg. She will work with Greg Johnson on cash flow and TIF projections as needed. Staff recommends the Authority approve the agreement with Northland Securities Inc. to provide financial and development consulting services to the Authority.

Ms. Omdal, Northland Securities, thanked the Authority for this opportunity and looks forward to working with the City of Fridley and the HRA.

Motion made by Commissioner Backlund to approve the Professional Services Agreement between the Fridley Housing and Redevelopment Authority and Northland Securities, Inc.
Seconded by Commissioner Mulrooney.

Voting Yea: Chair Holm, Commissioner Showalter, Commissioner Backlund, Commissioner Mulrooney

Informational Items

5. Update on Housing Programs

Mr. Bolin presented that in October seven loans closed for a total of 41 loans in the amount of \$874,299 total year to date. Remodel Advisor Visits had four in October for a total of 60 year to date. Home Energy Squad Visits had 10 for September/October for a total of 25 year to date.

Grant programs are no longer taking applications. Front Door Grant had 96 applications processed, 46 signed agreements and 28 projects completed. Foundations MR Grant 16 had applications, 5 signed grant agreements and 2 projects completed. Exterior Paint Grant had 9 applications received and 6 projects completed.

The next meeting is scheduled for December 2nd at 7 p.m.

Adjournment

Motion made by Commissioner Showalter. Seconded by Commissioner Backlund.

Voting Yea: Chair Holm, Commissioner Showalter, Commissioner Backlund, Commissioner Mulrooney

Meeting adjourned at 7:22 p.m.

Krista Peterson
Recording Secretary