



HOUSING & REDEVELOPMENT AUTHORITY REGULAR MEETING

February 03, 2022

7:00 PM

Fridley Civic Center, 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 December 2, 2021
- [3.](#) Designation of an Official Depository for 2022
- [4.](#) Designation of an Official Newspaper for 2022

Informational Items

- [5.](#) 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: February 3, 2022

Meeting Type: Housing & Redevelopment Authority

Submitted By: Paul Bolin, Assistant Executive Director

Title

Approval of Expenditures

Background

Attached are check reports for the months of December 2021 and January 2022.

Recommendation

Staff recommends the HRA approve the expenditures for the period December 1 through December 31, 2021, and January 1 through 31, 2022.

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

Expense Approval Report

By Fund

Item 1.

Payment Dates 12/1/2021 - 12/31/2021

Vendor Name	Payable Number	Payment Date	Account Number	Description (Payable)	Amount
Fund: 001 - HRA - General Fund					
JOHNSON, GREG	1038	12/07/2021	001-0000-631100	CASH FLOW DISCUSSION	3,915.00
JOHNSON, GREG	1039	12/07/2021	001-0000-631100	CASH FLOW UPDATE	1,377.50
MONROE MOXNESS BERG PA	193298	12/07/2021	001-0000-631100	CASH FLOW/BUDGET	7,905.00
MONROE MOXNESS BERG PA	193301	12/07/2021	001-0000-631100	MISC	510.00
MONROE MOXNESS BERG PA	193302	12/07/2021	001-0000-631100	OLD CENTRAL REDEVELOPMENT	765.00
FRIDLEY, CITY OF	4TH QTR	12/07/2021	001-0000-631140	4TH QTR ADMIN EXPENSE 101-...	74,385.50
EHLERS & ASSOCIATES INC	88785	12/07/2021	001-0000-631100	TIF REPORTING 2020	127.50
FRIDLEY, CITY OF	INV0026510	12/08/2021	001-213140	HRA - HEALTH INSURANCE RECE...	952.40
FRIDLEY, CITY OF	INV0026511	12/08/2021	001-213150	HRA-EMPLOYER HSA ADDITION...	50.00
FRIDLEY, CITY OF	INV0026512	12/08/2021	001-213320	HRA LEGAL /ID SHIELD RECEIPT ...	18.95
FRIDLEY, CITY OF	INV0026513	12/08/2021	001-213170	HRA - EMPLOYER LIFE INSURAN...	2.88
FRIDLEY, CITY OF	INV0026514	12/08/2021	001-213200	HRA - EMPLOYER LTD INSURAN...	28.33
FRIDLEY, CITY OF	INV0026515	12/08/2021	001-213170	HRA - OPTIONAL LIFE RECEIPT ...	141.00
FRIDLEY, CITY OF	INV0026516	12/08/2021	001-213205	HRA - EMPLOYER STD INSURAN...	31.00
INTERNAL REVENUE SERVICE - ...	INV0026517	12/10/2021	001-212100	BI-WEEKLY FEDERAL TAX WITH...	455.25
INTERNAL REVENUE SERVICE - ...	INV0026518	12/10/2021	001-212130	BI-WEEKLY MEDICARE WITHHO...	127.54
MINNESOTA DEPT OF REVENUE ..	INV0026519	12/10/2021	001-212110	BI-WEEKLY STATE INCOME TAX...	219.99
INTERNAL REVENUE SERVICE - ...	INV0026520	12/10/2021	001-212120	BI-WEEKLY SOCIAL SECURITY W...	545.38
FRIDLEY, CITY OF	INV0026558	12/21/2021	001-213140	HRA - HEALTH INSURANCE RECE...	952.40
FRIDLEY, CITY OF	INV0026559	12/21/2021	001-213150	HRA-EMPLOYER HSA ADDITION...	50.00
MONROE MOXNESS BERG PA	194687	12/23/2021	001-0000-631100	CASH FLOW/BUDGET	1,785.00
MONROE MOXNESS BERG PA	194691	12/23/2021	001-0000-631100	OLD CENTRAL REDEVELOPMENT	510.00
MONROE MOXNESS BERG PA	194693	12/23/2021	001-0000-631100	STACKS IX-POTENTIAL DISTRICT	850.00
ECONOMIC DEVELOPMENT AS...	2022-10796	12/23/2021	001-0000-632100	EDAM 2022 MEMBERSHIP PB	695.00
INTERNAL REVENUE SERVICE - ...	INV0026560	12/24/2021	001-212100	BI-WEEKLY FEDERAL TAX WITH...	455.25
INTERNAL REVENUE SERVICE - ...	INV0026561	12/24/2021	001-212130	BI-WEEKLY MEDICARE WITHHO...	127.54
MINNESOTA DEPT OF REVENUE ..	INV0026562	12/24/2021	001-212110	BI-WEEKLY STATE INCOME TAX...	219.99
INTERNAL REVENUE SERVICE - ...	INV0026563	12/24/2021	001-212120	BI-WEEKLY SOCIAL SECURITY W...	545.38
Fund 001 - HRA - General Fund Total:					97,748.78
Fund: 020 - Housing Program Fund					
CENTER FOR ENERGY & ENVIR...	20354	12/07/2021	020-0000-635100	POST INSTALL INSPECTIONS	200.00
CENTER FOR ENERGY & ENVIR...	20354	12/07/2021	020-0000-635100	POST INSTALL INSPECTIONS	550.00
CENTER FOR ENERGY & ENVIR...	20354	12/07/2021	020-0000-635100	POST INSTALL INSPECTIONS	900.00
CENTER FOR ENERGY & ENVIR...	20354	12/07/2021	020-0000-635100	POST INSTALL INSPECTIONS	2,200.00
CENTER FOR ENERGY & ENVIR...	20354	12/07/2021	020-121200	POST INSTALL INSPECTIONS	28,231.32
CENTER FOR ENERGY & ENVIR...	20354	12/07/2021	020-121200	POST INSTALL INSPECTIONS	20,000.00
CENTER FOR ENERGY & ENVIR...	20354	12/07/2021	020-121200	POST INSTALL INSPECTIONS	17,680.00
CENTER FOR ENERGY & ENVIR...	20354	12/07/2021	020-121200	POST INSTALL INSPECTIONS	9,888.00
CENTER FOR ENERGY & ENVIR...	20354	12/07/2021	020-121200	POST INSTALL INSPECTIONS	10,000.00
Fund 020 - Housing Program Fund Total:					89,649.32
Fund: 045 - TIF #6 - Lake Pointe-Medtronic					
JOHNSON, GREG	1038	12/07/2021	045-0000-631100	CASH FLOW DISCUSSION	362.50
MONROE MOXNESS BERG PA	193300	12/07/2021	045-0000-631100	MEDTRONIC REVIEW	1,275.00
MONROE MOXNESS BERG PA	194689	12/23/2021	045-0000-631100	MEDTRONIC	2,805.00
Fund 045 - TIF #6 - Lake Pointe-Medtronic Total:					4,442.50
Fund: 048 - TIF #12 - Mc Glynn's KEEP (done 2019)					
MONROE MOXNESS BERG PA	193303	12/07/2021	048-0000-750100	SPECIAL LEGISLATION 2021/2022	2,465.00
KIMLEY-HORN & ASSOCIATES I...	19991235	12/07/2021	048-0000-750100	57TH OVERPASS THROUGH OCT.	902.62
NORTH STATE ADVISERS & ASS...	5217	12/07/2021	048-0000-750100	AUGUST CONSULTING FOR 57T...	2,000.00
NORTH STATE ADVISERS & ASS...	5271	12/23/2021	048-0000-750100	DEC CONSULTING - 57TH AVE B...	2,000.00
Fund 048 - TIF #12 - Mc Glynn's KEEP (done 2019) Total:					7,367.62

Expense Approval Report

Payment Dates: 12/1/2021 Item 1.

Vendor Name	Payable Number	Payment Date	Account Number	Description (Payable)	Amount
Fund: 057 - TIF #22 - Northstar					
MONROE MOXNESS BERG PA	194688	12/23/2021	057-0000-631100	COMMUTER RAIL PROJECT	255.00
Fund 057 - TIF #22 - Northstar Total:					255.00
Fund: 065 - TIF - Housing Replacement #1					
EG RUD & SONS INC	46094	12/07/2021	065-0000-631100	SCATTERED SITE POTENTIAL LOT..	4,507.63
Fund 065 - TIF - Housing Replacement #1 Total:					4,507.63
Grand Total:					203,970.85

Report Summary

Fund Summary

Fund	Payment Amount
001 - HRA - General Fund	97,748.78
020 - Housing Program Fund	89,649.32
045 - TIF #6 - Lake Pointe-Medtronic	4,442.50
048 - TIF #12 - Mc Glynn's KEEP (done 2019)	7,367.62
057 - TIF #22 - Northstar	255.00
065 - TIF - Housing Replacement #1	4,507.63
Grand Total:	203,970.85

Account Summary

Account Number	Account Name	Payment Amount
001-0000-631100	HRA-Gen.Fund / Services-...	17,745.00
001-0000-631140	HRA-Gen.Fund / Admin C...	74,385.50
001-0000-632100	HRA-Gen.Fund / Dues, Su...	695.00
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...	3,850.00
020-121200	Mortgage Receivable	85,799.32
045-0000-631100	HRA 06-Medtronic / Servi...	4,442.50
048-0000-750100	HRA 12-McGlynn's / Deve...	7,367.62
057-0000-631100	HRA 22-NStar Transit / Se...	255.00
065-0000-631100	HRA-Housing Replacemt / ...	4,507.63
Grand Total:		203,970.85

Project Account Summary

Project Account Key	Payment Amount
None	195,328.23
05712	7,367.62
061	1,275.00
Grand Total:	203,970.85



City of Fridley, MN

Expense Approval Report

By Fund

Item 1.

Payment Dates 1/1/2022 - 1/28/2022

Vendor Name	Payable Number	Payment Date	Account Number	Description (Payable)	Amount
Fund: 001 - HRA - General Fund					
NORTHLAND SECURITIES INC	6826	01/05/2022	001-0000-631100	NORTHERN STACKS IX - POTENT...	295.00
NORTHLAND SECURITIES INC	6827	01/05/2022	001-0000-631100	TRANSITION FROM MONROE ...	590.00
FRIDLEY, CITY OF	INV0026620	01/05/2022	001-213140	HRA - HEALTH INSURANCE RECE...	1,095.26
FRIDLEY, CITY OF	INV0026621	01/05/2022	001-213150	HRA-EMPLOYER HSA ADDITION...	50.00
FRIDLEY, CITY OF	INV0026622	01/05/2022	001-213320	HRA LEGAL /ID SHIELD RECEIPT ...	18.95
FRIDLEY, CITY OF	INV0026623	01/05/2022	001-213170	HRA - EMPLOYER LIFE INSURAN...	2.88
FRIDLEY, CITY OF	INV0026624	01/05/2022	001-213200	HRA - EMPLOYER LTD INSURAN...	28.33
FRIDLEY, CITY OF	INV0026625	01/05/2022	001-213205	HRA - EMPLOYER STD INSURAN...	31.00
INTERNAL REVENUE SERVICE - ...	INV0026626	01/07/2022	001-212100	BI-WEEELY FEDERAL TAX WITH...	357.75
INTERNAL REVENUE SERVICE - ...	INV0026627	01/07/2022	001-212130	BI-WEEKLY MEDICARE WITHHO...	126.30
MINNESOTA DEPT OF REVENUE ..	INV0026628	01/07/2022	001-212110	BI-WEEKLY STATE INCOME TAX...	191.97
INTERNAL REVENUE SERVICE - ...	INV0026629	01/07/2022	001-212120	BI-WEEKLY SOCIAL SECURITY W...	540.06
MONROE MOXNESS BERG PA	195033	01/19/2022	001-0000-631100	DEC 2021 CASH FLOW/BUDGET	340.00
MONROE MOXNESS BERG PA	195037	01/19/2022	001-0000-631100	DEC 2021 MISC	680.00
MONROE MOXNESS BERG PA	195041	01/19/2022	001-0000-631100	DEC 2021 STACKS IX	680.00
Fund 001 - HRA - General Fund Total:					5,027.50
Fund: 020 - Housing Program Fund					
MONROE MOXNESS BERG PA	195039	01/19/2022	020-0000-631100	DEC 2021 REVOLVING LOAN	3,598.75
ESTLUND, SHANNON	20220110 - 25431	01/19/2022	020-0000-750100	FOUNDATIONS GRANT - ESTLU...	5,000.00
CENTER FOR ENERGY & ENVIR...	20444	01/19/2022	020-0000-635100	PROPERTY INSPECTION - 11/2/...	2,200.00
CENTER FOR ENERGY & ENVIR...	20444	01/19/2022	020-0000-635100	PROPERTY INSPECTION - 11/2/...	750.00
CENTER FOR ENERGY & ENVIR...	20444	01/19/2022	020-0000-635100	PROPERTY INSPECTION - 11/2/...	225.00
CENTER FOR ENERGY & ENVIR...	20444	01/19/2022	020-0000-635100	PROPERTY INSPECTION - 11/2/...	225.00
CENTER FOR ENERGY & ENVIR...	20444	01/19/2022	020-121200	PROPERTY INSPECTION - 11/2/...	49,629.00
CENTER FOR ENERGY & ENVIR...	20444	01/19/2022	020-121200	PROPERTY INSPECTION - 11/2/...	12,352.02
CENTER FOR ENERGY & ENVIR...	20444	01/19/2022	020-121200	PROPERTY INSPECTION - 11/2/...	9,500.00
CENTER FOR ENERGY & ENVIR...	20444	01/19/2022	020-121200	PROPERTY INSPECTION - 11/2/...	5,000.00
CENTER FOR ENERGY & ENVIR...	20444	01/19/2022	020-121200	PROPERTY INSPECTION - 11/2/...	49,957.00
Fund 020 - Housing Program Fund Total:					138,436.77
Fund: 045 - TIF #6 - Lake Pointe-Medtronic					
MONROE MOXNESS BERG PA	195036	01/19/2022	045-0000-631100	DEC 2021 MEDTRONIC	2,142.00
Fund 045 - TIF #6 - Lake Pointe-Medtronic Total:					2,142.00
Fund: 048 - TIF #12 - Mc Glynn's KEEP (done 2019)					
NAGELL APPRAISAL & CONSULT...	29988	01/12/2022	048-0000-750100	APPRAISAL WORK- ACQ. OF R...	3,600.00
Fund 048 - TIF #12 - Mc Glynn's KEEP (done 2019) Total:					3,600.00
Fund: 057 - TIF #22 - Northstar					
MONROE MOXNESS BERG PA	195034	01/19/2022	057-0000-631100	DEC 2021 - COMMUTER RAIL P...	170.00
Fund 057 - TIF #22 - Northstar Total:					170.00
Fund: 065 - TIF - Housing Replacement #1					
MONROE MOXNESS BERG PA	195035	01/19/2022	065-0000-631100	DEC 2021- HOUSING REPLACE...	340.00
Fund 065 - TIF - Housing Replacement #1 Total:					340.00
Grand Total:					149,716.27

Report Summary

Fund Summary

Fund	Payment Amount
001 - HRA - General Fund	5,027.50
020 - Housing Program Fund	138,436.77
045 - TIF #6 - Lake Pointe-Medtronic	2,142.00
048 - TIF #12 - Mc Glynn's KEEP (done 2019)	3,600.00
057 - TIF #22 - Northstar	170.00
065 - TIF - Housing Replacement #1	340.00
Grand Total:	149,716.27

Account Summary

Account Number	Account Name	Payment Amount
001-0000-631100	HRA-Gen.Fund / Services-...	2,585.00
001-212100	Federal Tax Withheld	357.75
001-212110	State Tax Withheld	191.97
001-212120	FICA PAYABLE	540.06
001-212130	Medicare Payable	126.30
001-213140	Health Insurance	1,095.26
001-213150	HRA/Veba & HSA Benefit-...	50.00
001-213170	Life Insurance Payable	2.88
001-213200	Long Term Disability With...	28.33
001-213205	Short Term Disability	31.00
001-213320	Miscellaneous Withholdin...	18.95
020-0000-631100	HRA-Housing Prog / Servi...	3,598.75
020-0000-635100	HRA-Housing Prog / Servi...	3,400.00
020-0000-750100	HRA-Housing Prog / Devel...	5,000.00
020-121200	Mortgage Receivable	126,438.02
045-0000-631100	HRA 06-Medtronic / Servi...	2,142.00
048-0000-750100	HRA 12-McGlynn's / Deve...	3,600.00
057-0000-631100	HRA 22-NStar Transit / Se...	170.00
065-0000-631100	HRA-Housing Replacemt /...	340.00
Grand Total:		149,716.27

Project Account Summary

Project Account Key	Payment Amount
None	146,116.27
05712	3,600.00
Grand Total:	149,716.27



AGENDA REPORT

Meeting Date: February 3, 2022

Meeting Type: Housing & Redevelopment Authority

Submitted By: Paul Bolin, Assistant Executive Director

Title

Approval of the Minutes from the HRA Meeting of December 2, 2021

Background

Recommendation

Staff recommends the HRA approve the minutes from the HRA meeting of December 2, 2021.

Attachments and Other Resources

- HRA Minutes – December 2, 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
DECEMBER 2, 2021**

Chair 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

MEMBERS ABSENT: Kyle Mulrooney

OTHERS PRESENT: Paul Bolin, HRA Assistant Executive Director
James Casserly, Development Consultant
Korrie Johnson, Assistant Finance Director
Nancy Abts, Associate Planner

Action Items:

1. Approval of Expenditures from November 1-24, 2021

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

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

2. Approval of November 4, 2021, Meeting Minutes

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

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

3. Certificate of Recognition – James Casserly

Chair Holm presented a certificate of recognition to James Casserly for his service to the HRA from 1988 through 2021. He expressed his thanks, noting that he has appreciated the work that Mr. Casserly has done for the HRA and City of Fridley.

Mr. Casserly thanked Chair Holm and the HRA. He commented that the only reason he has had the success he has in this community is because of the members of the HRA and City Council. He stated that the Fridley Council does a great job selecting candidates and allowing the HRA to complete its work and accomplish an amazing number of things in the community. He stated that Fridley has also had a long line of active Directors and Executive Directors and people that do the work.

4. Approval of 2022 HRA Budget

Korrie Johnson, Assistant Finance Director, stated that staff prepared a proposed budget for review by the HRA which reflects action of the HRA Board including current agreements, existing programs and current or pending Tax Increment Financing (TIF) District plans. She stated that on September 2, 2021, the HRA Board adopted Resolution 2021-26 approving the levy for property taxes payable in 2022. She stated that the budget for the HRA contains three major components: the general fund, housing loan program fund, and TIF District funds. She highlighted significant revenue changes for the proposed 2022 general fund budget including \$110,500 increase in loan interest, \$124,800 decrease in the sale of miscellaneous property, and \$687,400 decrease in miscellaneous revenues. She compared the proposed 2022 budget to the 2019 and 2020 budgets and activity. She noted that previous years experienced large land sales which are not anticipated for 2022. She highlighted significant expenditure changes which include a \$56,000 increase in administrative charges from the city. She also compared the proposed 2022 expenditures to the budget and activities from 2019 and 2020. She stated that staff recommends that the HRA Board adopt the proposed 2022 budget as presented.

MOTION by Commissioner Showalter to approve the proposed 2022 budget as presented. Seconded by Commissioner Schwankl.

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

5. Approval of 2022 Housing Grant Programs

Nancy Abts, Associate Planner, provided an update on the 2021 housing programs noting an investment of \$1,118,682 in the community through these programs. She provided before and after photographs of homes that participated in the different programs. She stated that in 2022 staff would propose to consolidate the front door and foundation programs and reviewed the appropriate recommendations for the program.

Commissioner Showalter asked for details on the interior projects.

Ms. Abts replied that interior projects would be improvements that would not be taken with you, such as updates to bathrooms and kitchens rather than a new washing machine.

Commissioner Showalter asked if a furnace would qualify.

Paul Bolin, HRA Assistant Executive Director, commented that a furnace would qualify.

Commissioner Schwankl stated that she would agree with making the change this year to see how it goes.

Commissioner Schwankl asked if a home would still need to be 20 years old.

Ms. Abts replied that the valuation criteria would be used from the front door program.

Commissioner Showalter stated that she would also be on board with this change for 2022.

Commissioner Backlund stated that the foundations program has a minimum project cost of \$35,000 and asked if the maximum grant would be \$2,500.

Ms. Abts confirmed that to be true. She noted that if a beautification component is included the grant could go up to \$5,000.

Commissioner Schwankl stated that as proposed for 2022, the minimum project cost would be eliminated, and the home would no longer need to be 20 years old.

Chair Holm asked if the minimum project cost would be eliminated.

Commissioner Schwankl confirmed that is the change proposed. She asked if there are new marketing ideas for the program.

Mr. Bolin commented that the newsletter has been the best method of communication on the programs. He stated that staff would be placing additional information in the newsletter and the communications team would use the website and social media platforms.

Commissioner Backlund stated that it is recommended that a resident be advised by a remodeling advisor and asked how that information would be provided.

Mr. Bolin commented that there is a remodeling advisor offered through CEE and staff asks the resident to meet with an advisor before taking on such projects. He commented that this is a service that the HRA has provided through CEE since 1996. He explained that the advisor would meet with a resident contemplating a project and would provide advice on how to solicit bids from contractors and prioritize projects.

Chair Holm asked if it is required for the CEE remodeling advisor to be used for any project, or whether a resident could hire someone independently.

Mr. Bolin replied that staff has judgement and flexibility based on the project. He noted that paving a driveway would not require a remodeling advisor.

Chair Holm commented that there was fairly good demand for the project this year, which was spread out throughout the year. He stated that it would appear that the City is requesting applications by March this year.

Ms. Abts stated that staff is simply asking for application proposals at that time. She stated that she has been working with the communications teams to increase marketing of the programs.

Chair Holm commented that it was great to see this level of investment in properties from homeowners.

MOTION by Commissioner Showalter to approve the Housing Grant Programs for 2022 as presented. Seconded by Commissioner Backlund.

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

6. Insulation Rebate Pilot Program

Paul Bolin, HRA Assistant Executive Director, stated that the HRA has partnered with CEE on Home Energy Squad visits which began in 2014 with the objective of improving energy efficiency. In 2018, the City Council adopted an Energy Action Plan with the goal to reduce community wide energy consumption by 20 percent by 2030. He stated that one of the most cost-effective ways to improve energy efficiency is to increase insulation for homes built prior to current building codes. He stated that in 2021 there were 45 visits where insulation was looked at and 37 of the homes would have been eligible for the program. He explained how the rebate would work and stated that staff recommends approval of the insulation rebate pilot program.

Commissioner Backlund asked if it has been suggested for residents to place an indoor/outdoor thermometer in the attic. He stated that could be used to demonstrate the savings that could be gained.

Chair Holm believed those things are included in an Energy Squad visit.

Commissioner Backlund stated that step could help to show residents the savings that would be gained by adding insulation.

Commissioner Schwankl asked if this would also include crawlspace encapsulation which is an issue an older home may run into.

Mr. Bolin commented that this is being modeled on the CenterPoint program and encapsulation is not a permitted use in that program.

Commissioner Backlund stated that perhaps at some point that type of project should also be looked at.

Commissioner Showalter stated that there may be State run programs available to address that issue that could be promoted by the City.

MOTION by Commissioner Backlund to approve the pilot grant program as presented. Seconded by Commissioner Showalter.

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

7. Resolution Approving Interfund Loans

Paul Bolin, HRA Assistant Executive Director, stated that the HRA recently met with Ms. Casserly and the new Development Consultant. He stated that it was discussed that the HRA should consider an interfund loan to acquire properties on the SE quadrant of Mississippi Street and Old Central Avenue. He explained that the interfund loan would allow the HRA to track current general fund expenditures and reimburse itself from future tax increment. Staff recommends approval of the resolution approving the creation of this interfund loan.

Ms. Casserly stated that this resolution has been adopted perhaps a dozen times. He explained that this allow the HRA to reimburse itself to the general fund.

MOTION by Commissioner Showalter to adopt the resolution approving interfund loans associated with the Old Central redevelopment project. Seconded by Commissioner Schwankl.

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

Informational Items:

8. Update on Housing Programs

Mr. Bolin reported that four revolving loans closed in November and provided an update on the HRA loan program for 2021.

Adjournment:

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

UPON A VOICE VOTE, ALL VOTING AYE, CHAIRPERSON HOLM DECLARED THE MOTION CARRIED UNANIMOUSLY AND THE MEETING ADJOURNED AT 7:54 P.M.

Respectfully submitted,

Amanda Staple
Recording Secretary



AGENDA REPORT

Meeting Date: February 3, 2022

Meeting Type: Housing & Redevelopment Authority

Submitted By: Paul Bolin, Assistant Executive Director

Title

Designation of an Official Depository for 2022

Background

The Fridley City Charter Section 12.01 requires the designation of an official bank depository for the Fridley Housing and Redevelopment Authority.

The service the HRA receives from Wells Fargo has been first-rate. Wells Fargo is responsive to not only our requests for information, but also other banking issues that may arise.

In today's world of increasing demands for electronic banking, Wells Fargo Bank provides a one-stop-shop for the Authority's required banking needs. This proves to be both beneficial and efficient, as our banking needs are quite complex.

Wells Fargo also monitors the Authority's daily cash balances to assure the deposits are fully collateralized. This assures deposits are safe and not subject to loss if the bank were to fail. This daily monitoring is critical, since the Authority can experience large swings in cash balances at different points throughout the year.

Recommendation

Adopting a resolution designating Wells Fargo Bank Minnesota N.A. as the official depository for 2022.

Attachments and Other Resources

- HRA Resolution 2022-01

Vision Statement

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

Resolution No. 2022-01**Designating an Official Depository for the Housing & Redevelopment Authority**

Whereas, I, Korinne Johnson, do hereby certify that I am the Acting Finance Director-Treasurer of the Housing & Redevelopment Authority in and for the City of Fridley, a corporation organized under the laws of the State of Minnesota. I further certify that at a meeting of said corporation duly and properly called and held on the 3rd day of February 2022, the following resolution was passed; that a quorum was present at said meeting; and that said resolution is set forth in the minutes of the meeting and has not been rescinded or modified.

Now, therefore, be it resolved that Wells Fargo Bank Minnesota N.A. is hereby designated as a depository for the funds of this corporation.

Be it further resolved that checks, drafts or other withdrawal orders issued against the funds of this corporation on deposit with said bank shall be signed by the following two individuals:

Walter T. Wysopal, Executive Director
Korinne R. Johnson, Assistant Finance Director

and that said bank is hereby fully authorized to pay and charge to the account of this corporation any checks, drafts, or other withdrawal orders.

Be it further resolved that Wells Fargo Banks as a designated depository of the corporation is hereby requested, authorized and directed to honor checks, drafts or other orders for the payment of money drawn in this corporation's name, including those drawn to the individual order of any person or persons whose name or names appear thereon as signer or signers thereof, when bearing or purporting to bear the facsimile signatures of the following two individuals:

Walter T. Wysopal, Executive Director
Korinne R. Johnson, Acting Finance Director

and Wells Fargo Banks shall be entitled to honor and to charge this corporation for all such checks, drafts or other orders, regardless of by whom or by what means the facsimile signature or signatures thereon may have been affixed thereto, if such facsimile signature or signatures resemble the facsimile specimens duly certified to or filed with Wells Fargo Banks by the City Clerk or other officer of this corporation.

Be it further resolved that any and all resolutions heretofore adopted by the Housing & Redevelopment Authority of the corporation and certified to as governing the operation of this corporation's account(s) with it, be and are hereby continued in full force and effect, except as the same may be supplemented or modified by the foregoing part of this resolution.

Be it further resolved that all transactions, if any relating to deposits, withdrawals, re-discounts and borrowings by or on behalf of the corporation with said bank prior to the adoption of this resolution be, and the same hereby are, in all things ratified, approved and confirmed.

Be it further resolved that any bank or savings and loan may be used as depositories for investment purposes so long as the investments comply with authorized investments as set forth in Minnesota Statutes.

Be it further resolved that the signatures of the following two named City/HRA employees are required for withdrawal of Housing & Redevelopment Authority investment funds from savings and loan associations:

Walter T. Wysopal, Executive Director

Korinne R. Johnson, Acting Finance Director

Be it further resolved that any brokerage firm may be used as a vendor for investment purposes so long as the investments comply with the authorized investments as set forth in Minnesota Statutes.

I further certify that the Board of this corporation has, and at the time of adoption of said resolution, had full power and lawful authority to adopt the foregoing resolutions and to confer the powers therein granted to the persons named who have full power and lawful authority to exercise the same.

Passed and adopted by the Fridley Housing & Redevelopment Authority in and for the City of Fridley this 3rd day of February 2022.

William B. Holm - Chairperson

Attest:

Walter T. Wysopal – Executive Director



AGENDA REPORT

Meeting Date: February 3, 2022

Meeting Type: Housing & Redevelopment Authority

Submitted By: Paul Bolin, Assistant Executive Director

Title

Designation of an Official Newspaper for 2022

Background

The Fridley City Charter Section 12.01 requires the designation of an official newspaper for the Fridley Housing and Redevelopment Authority. The official newspaper is used for publishing public hearings and other legal notices.

Recommendation

Adopting a resolution designating the Minneapolis Star Tribune as the official legal newspaper of the Fridley Housing and Redevelopment Authority for the year 2022.

Attachments and Other Resources

- HRA Resolution 2022-02

Vision Statement

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

Resolution No. 2022-02

Resolution Designating an Official Newspaper for the Year 2022

Whereas, the Charter of the City of Fridley requires in Section 12.01 thereof that the Fridley Housing and Redevelopment Authority, annually designate an official newspaper for the Housing and Redevelopment Authority.

Now, therefore be it resolved, that the Minneapolis Star Tribune is designated as the official legal newspaper for the City of Fridley for the year 2022 for all publications required to be published therein.

Passed and adopted by the Fridley Housing and Redevelopment Authority in and for the City of Fridley this 3rd day of February, 2022.

William B. Holm - Chairperson

Attest:

Walter T. Wysopal – Executive Director



AGENDA REPORT

Meeting Date: February 3, 2022

Meeting Type: Housing & Redevelopment Authority

Submitted By: Paul Bolin, Assistant 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, remodeling advisor visits and Home Energy Squad 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 11/16/2021 - 12/15/2021

Item 5.



Application packets requested/mailed:	This period:	1	Year-to-Date:	10
Residential Advisor Visits:	This period:	0	Year-to-Date:	64
Loans currently in process for residents in your City/Neighborhood:			55	

Closed Loans

This period:

Year-to-Date:

Fridley

Units
0

Units
0

Closed End

49,957.00

1

532,618.47

22

Down Payment Assistance

0.00

0

15,000.00

3

Last Resort

0.00

0

0.00

0

Last Resort Emergency Deferred

0.00

0

17,988.93

2

Mobile Home Closed End

0

0

Multi Family Exterior Closed End

0

0

Senior Deferred

0.00

0

200,000.00

9

Total

49,957.00

1

765,607.40

36

Leveraged Funds MHFA FUF

This period:
14,804.00

Units
1

Year-to-Date:
279,822.00

Units
13

Total

14,804.00

1

279,822.00

13

Types of Improvements Financed YTD	# of Projects	% of Total
Additions/Finishing off unused space	1	1.56
Air Conditioning	3	4.69
Bathrooms	5	7.81
Down Payment Assistance	3	4.69
Driveways	2	3.13
Duct Work	1	1.56
Duct Work/Venting	1	1.56
Electrical	5	7.81
Flooring/Carpet/Tile	3	4.69
Foundations/Basement	1	1.56
Garage	1	1.56
Heating System	4	6.25
Insulation	4	6.25
Interior Painting/Repairs	1	1.56
Kitchens	2	3.13
Landscaping	2	3.13
Lighting	1	1.56
Other Exterior Improvements	10	15.63
Other Interior Improvements	2	3.13
Plumbing	2	3.13
Roof	5	7.81
Siding, Stucco, Exterior Paint	2	3.13
Windows, Doors, Storm Windows, Storr	3	4.69

Types of Properties Financed YTD	#	% of Total
Commercial - Non-residential	1	Item 5.
Single Family Residence	48	96.00
Townhouse	1	2.00

Fridley Loan Summary Report

Activity for Period 12/16/2021 - 1/15/2022

Item 5.



Application packets requested/mailed:	This period:	3	Year-to-Date:	10
Residential Advisor Visits:	This period:	1	Year-to-Date:	64
Loans currently in process for residents in your City/Neighborhood:		52		

Closed Loans

This period:

Year-to-Date:

Fridley

Units
0

Units
0

Closed End

0.00

0

532,618.47

22

Down Payment Assistance

5,000.00

1

20,000.00

4

Last Resort

0.00

0

0.00

0

Last Resort Emergency Deferred

0.00

0

17,988.93

2

Mobile Home Closed End

0

0

Multi Family Exterior Closed End

0

0

Senior Deferred

0.00

0

200,000.00

9

Total

5,000.00

1

770,607.40

37

Leveraged Funds MHFA FUF

This period:
0.00

Units
0

Year-to-Date:
279,822.00

Units
13

Total

0.00

0

279,822.00

13

Types of Improvements Financed YTD	# of Projects	% of Total
Additions/Finishing off unused space	1	1.54
Air Conditioning	3	4.62
Bathrooms	5	7.69
Down Payment Assistance	4	6.15
Driveways	2	3.08
Duct Work	1	1.54
Duct Work/Venting	1	1.54
Electrical	5	7.69
Flooring/Carpet/Tile	3	4.62
Foundations/Basement	1	1.54
Garage	1	1.54
Heating System	4	6.15
Insulation	4	6.15
Interior Painting/Repairs	1	1.54
Kitchens	2	3.08
Landscaping	2	3.08
Lighting	1	1.54
Other Exterior Improvements	10	15.38
Other Interior Improvements	2	3.08
Plumbing	2	3.08
Roof	5	7.69
Siding, Stucco, Exterior Paint	2	3.08
Windows, Doors, Storm Windows, Storr	3	4.62

Types of Properties Financed YTD	#	% of Total
Commercial - Non-residential	1	Item 5.
Single Family Residence	48	94.12
Townhouse	2	3.92