



HOUSING AND REDEVELOPMENT AUTHORITY

November 3, 2022

7:00 PM

Fridley Civic Campus, 7071 University Avenue N.E.

MINUTES

CALL TO ORDER

Vice Chairperson Mulrooney called the Housing and Redevelopment Authority meeting to order at 7:00 p.m.

PRESENT

Gordon Backlund
Troy Brueggemeier
Rachel Schwankl
Kyle Mulrooney
Joe Starks, Finance Director
Nancy Abts, Associate Planner
Vickie Johnson, Development Consultant

ACTION ITEMS

1. Approval of Expenditures

Motion by Commissioner Backlund to approve the expenditures from September and October 2022. Seconded by Commissioner Brueggemeier.

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

2. Approval September 1, 2022, Meeting Minutes

Motion by Commissioner Brueggemeier to approve the meeting minutes of September 1, 2022 as presented. Seconded by Commissioner Backlund.

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

3. Approval of 2023 Budget for the Housing and Redevelopment Authority

Joe Starks, Finance Director, reviewed the proposed budget process, general background information on the proposed budget, and details of the proposed 2023 budget. He highlighted significant modifications to the proposed budget revenues including an increase of \$34,000 to the property tax levy, \$100,000 increase in the sale of miscellaneous property, and \$120,000 decrease in miscellaneous revenues. He

highlighted significant modifications to the proposed budget expenditures including that the HRA Assistant Executive Director will be budgeted for within the City General Fund/Planning and charged back to the HRA, and a five percent increase in professional and contractual services due to inflation. He provided additional details on other changes incorporated into the proposed budget and noted that staff recommends approval of the budget as presented.

The Commission referenced the recommendations from staff and asked for details on approving those items. Mr. Starks replied that those changes have been incorporated into the proposed budget and therefore if the HRA approves of those changes, the budget could be approved. He confirmed that the larger items have been included in the budget as placeholders, but would still come back to the HRA for consideration and approval. He clarified that the items referenced by a member of the HRA are not his recommendations but is instead information from the TIF Plan that was approved by the HRA last November. The consensus of the Commission was to have an annual review of the TIF Plan at a future meeting.

MOTION by Commissioner Schwankl to approve the 2023 HRA Budget. Seconded by Commissioner Backlund.

UPON A VOICE VOTE, ALL VOTING AYE, VICE CHAIR MULROONEY DECLARED THE MOTION CARRIED.

4. Approval of 2023 Housing Grant Programs

Nancy Abts provided an overview of the housing grant programs throughout 2022, noting that they are looking to make things fairly consistent for 2023. She reviewed proposed changes to the different grant programs and highlighted the different methods that would be used to promote the grant programs.

The Commission asked for clarification on the changes to the income allowance for the paint program and commented how great it is to see these programs implemented and the positive impact these projects have on the community. The Commission also agreed that applications with more complete information should be prioritized. Ms. Abts explained that the income guidelines are updated to reflect the most up to date information on those guidelines.

MOTION by Commissioner Brueggemeier to approve the Housing Grant Programs for 2023. Seconded by Commissioner Backlund.

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

5. Insulation Rebate Pilot Program Extension

Ms. Abts stated that staff would recommend extension of the pilot program which began in 2022 as the program has been well received, providing additional details.

MOTION by Commissioner Backlund to approve an extension to the pilot grant program through 2023. Seconded by Commissioner Schwankl.

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

6. Approval of 2023 Meeting Dates for the Housing and Redevelopment Authority

The Commission reviewed the proposed 2023 meeting dates.

MOTION by Commissioner Backlund to approve the 2023 meeting dates for the HRA. Seconded by Commissioner Brueggemeier.

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

INFORMATIONAL ITEMS

7. Update on Housing Programs

Ms. Abts provided an update on the monthly and year to date progress of the different housing programs offered by the HRA.

A member of the Commission asked for a comparison on the activity from the previous year. Ms. Abts stated that staff can follow up and provide that information.

ADJOURNMENT

MOTION by Commissioner Backlund to adjourn the meeting. Seconded by Commissioner Brueggemeier.

UPON A VOICE VOTE, ALL VOTING AYE, VICE CHAIR MULROONEY DECLARED THE MOTION CARRIED AND THE MEETING ADJOURNED AT 7:32 P.M.

Respectfully submitted,

Melissa Moore
City Clerk