



Housing and Redevelopment Authority

September 5, 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
Troy Brueggemeier
John Buyse
Rachel Schwankl

Others Present

Paul Bolin, HRA Assistant Executive Director
Wally Wyspoal, City Manager

Action Items

1. Approval of Expenditures

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

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

2. Approval June 6, 2024, Meeting Minutes

Motion by Commissioner Backlund to approve the meeting minutes of June 6, 2024 as presented. Seconded by Commissioner Buyse.

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

3. Approval of HRA Tax Levy for Taxes Payable in 2025

Paul Bolin, HRA Assistant Executive Director, reviewed the tax authority of the HRA levy explaining that based on the estimated market value the 2025 levy will allow the HRA to collect \$810,030 which is an increase of approximately \$57,000 more than the 2024 levy. Staff recommends the HRA approve the resolution consenting to the HRA tax levy.

Motion by Commissioner Brueggemeier to approve HRA Resolution 2024-03 Adopting a 2024 Tax Levy Collectible in 2025. Seconded by Commissioner Schwankl.

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

4. Authorization to Issue Request for Qualifications – Seeking Developer for Central & Mississippi

Mr. Bolin stated that staff recommends that the HRA issue a request for qualifications (RFQ) to select a developer for the Central and Mississippi site. He reviewed the previous activity and discussion of the HRA and Council related to this site. He provided additional details on the RFQ process.

Commissioner Backlund asked if the site would be anticipated to be cleared or whether some of the trees would be protected. Mr. Bolin commented that those details would be determined when working with the developer, but a number of those trees would be removed. Chair Showalter commented that it would likely that only perimeter trees could remain but recalled that a majority of the trees were of low quality.

Commissioner Buyse asked if the City findings would be detailed in the RFQ or whether the process would be more open for developers to provide ideas. Mr. Bolin commented that the RFQ would specify the desire for a slab on grade single-family product.

Commissioner Schwankl asked the number of developers that this would be sent to. Mr. Bolin commented that his list includes 16 developers, and it would also be published. He welcomed additional contacts the HRA may have. Commissioner Schwankl asked if the police have been using the existing structures on the site for training purposes. Mr. Bolin confirmed that public safety has been using the site for training purposes.

Motion by Commissioner Buyse to approve issuance of the Request for Qualifications as presented. Seconded by Commissioner Backlund.

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

5. Approval of Resolution 2024-04 – Supporting Reconnecting Communities Grant Application

Mr. Bolin stated that for the third year, the City will be requesting \$22,300,000 from this grant program. He identified the area of the community that has been identified for reconnection, noting that the overpass has been in the planning stages since 2012. He stated that although the City did score well in the last two cycles, it was not awarded the funding. He stated that it was recommended that the City increase its contribution to the project and show the additional funding sources, which has been done in this application. He reviewed the anticipated benefits that would be provided through the project. He explained that the hope would be that the City would not have to use the full amount of funds that it could contribute and instead continue to fill the gaps with other funding sources.

Commissioner Brueggemeier asked if the bridge would have car and pedestrian features. Mr. Bolin confirmed that there would be two vehicle lanes in each direction as well as ten-foot paths for pedestrians/bikes on each side.

Commissioner Buyse asked for clarification on the "half" mentioned in terms of funding. Mr. Bolin replied that the US DOT requires a 50 percent match, explaining that additional 50 percent would include City and other funding sources.

Chair Showalter asked if there has been any progress in regard to the railroad, recalling that had been a challenge in the past. Mr. Bolin stated that the City has received letters of support for the project. Chair Showalter commented that the sidewalks along Mississippi are often impassable because they are covered with ice or algae.

Motion by Commissioner Brueggemeier to approve HRA Resolution 2024-04 Supporting the City's Reconnecting Communities Grant Application. Seconded by Commissioner Schwankl.

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

6. Collateral Assignment of TIF – Sherman Associates

Mr. Bolin stated that this item has been withdrawn by Sherman Associates, explaining that this is no longer needed.

7. Approval of HRA Meeting Dates for 2025

Mr. Bolin presented the proposed 2025 meeting dates. It was noted that it would be likely that the July meeting would be canceled.

Motion by Commissioner Buyse to approve the HRA 2025 meeting dates as presented. Seconded by Commissioner Backlund.

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

Informational Items

8. Update on Housing Programs

Mr. Bolin provided an update on HRA loan program activity from the last month as well as year to date. He also provided an update on the HRA grant programs.

Adjournment

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

Upon a voice vote, all voting aye, Chairperson Showalter declared the motion carried and the meeting adjourned at 7:33 p.m.

Respectfully submitted,

Paul Bolin, Staff Liaison