



Housing & Redevelopment Authority

Regular Meeting

November 02, 2023

7:00 PM

Fridley City Hall, 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 September 7, 2023
- [3.](#) Approval of HRA Meeting Dates for 2024

Informational Items

- [4.](#) Proposed 2024 Budget
- [5.](#) Update on Housing Programs

Adjournment

Upon request, accommodation will be provided to allow individuals with disabilities to participate in any City of Fridley services, programs, or activities. Hearing impaired persons who need an interpreter or other persons who require auxiliary aids should contact the City at (763) 571-3450.



AGENDA REPORT

Meeting Date: November 2, 2023

Meeting Type: Housing & Redevelopment Authority

Submitted By: Paul Bolin, Assistant Executive Director

Title

Approval of Expenditures

Background

Recommendation

Staff recommends the HRA approve the expenditures for the period August 28 through October 28, 2023.

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

Check Report

Item 1.

By Check Number

Date Range: 09/01/2023 - 10/26/2023

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: APBNK-HRA-APBNK-HRA						
HRA-546	BACKSTROM, RONALD	09/13/2023	Regular	0.00	3,514.39	31017
HRA-2635	BOLTON & MENK	09/13/2023	Regular	0.00	3,910.50	31018
HRA-545	HAUPT-COLEMAN, LAURA	09/13/2023	Regular	0.00	3,514.30	31019
HRA-408	LHAMO, LOBSANG	09/13/2023	Regular	0.00	2,526.80	31020
hra-1113	MONROE MOXNESS BERG PA	09/13/2023	Regular	0.00	1,702.00	31021
HRA-2653	NORTH STATE ADVISERS & ASSOCIATES	09/13/2023	Regular	0.00	2,000.00	31022
hra-1601	PASSAU LANDCARE INC	09/13/2023	Regular	0.00	510.00	31023
hra-1703	QUICKSILVER EXPRESS COURIER	09/13/2023	Regular	0.00	44.92	31024
HRA-546	BACKSTROM, RONALD	09/20/2023	Regular	0.00	1,455.46	31025
HRA-547	LILLESKOV, ANNE	09/20/2023	Regular	0.00	500.00	31026
hra-1601	PASSAU LANDCARE INC	09/20/2023	Regular	0.00	510.00	31027
HRA-2606	URBAN LAND INSTITUTE - ULI MINNESOTA	09/20/2023	Regular	0.00	680.00	31028
hra-1404	XCEL ENERGY	09/20/2023	Regular	0.00	24.88	31029
hra-311	CENTER FOR ENERGY & ENVIRONMENT (CEE)	10/04/2023	Regular	0.00	200.00	31030
HRA-2646	KIMLEY-HORN & ASSOCIATES INC	10/04/2023	Regular	0.00	7,333.86	31031
HRA-548	MANS, PATRICIA	10/04/2023	Regular	0.00	500.00	31032
HRA-550	BROWN, STEPHEN	10/11/2023	Regular	0.00	500.00	31033
hra-623	FRIDLEY, CITY OF	10/11/2023	Regular	0.00	159,782.02	31034
HRA-549	GUNDERSON, RONDA	10/11/2023	Regular	0.00	4,927.29	31035
hra-1113	MONROE MOXNESS BERG PA	10/11/2023	Regular	0.00	2,805.00	31036
HRA-2653	NORTH STATE ADVISERS & ASSOCIATES	10/11/2023	Regular	0.00	2,000.00	31037
hra-1601	PASSAU LANDCARE INC	10/11/2023	Regular	0.00	510.00	31038
hra-311	CENTER FOR ENERGY & ENVIRONMENT (CEE)	10/18/2023	Regular	0.00	535.00	31039
HRA -2700	EG RUD & SONS INC	10/18/2023	Regular	0.00	1,043.00	31040
hra-1601	PASSAU LANDCARE INC	10/18/2023	Regular	0.00	510.00	31041
HRA-437	TWIN CITIES NORTH CHAMBER OF COMMERCE	10/18/2023	Regular	0.00	1,000.00	31042
HRA-553	WALCH, RICHARD	10/18/2023	Regular	0.00	5,000.00	31043
HRA-552	WONG, EMILY	10/18/2023	Regular	0.00	500.00	31044
hra-1404	XCEL ENERGY	10/18/2023	Regular	0.00	21.23	31045
HRA-555	BACKMAN, TED	10/25/2023	Regular	0.00	500.00	31046
hra-334	CARLSON MCCAIN INC	10/25/2023	Regular	0.00	8,561.50	31047
HRA-556	JONES, CLIVE DENINE	10/25/2023	Regular	0.00	1,498.70	31048
HRA-554	SIELAFF, BRADLEY	10/25/2023	Regular	0.00	5,000.00	31049
HRA-551	ROERS FRIDLEY APARTMENTS OWNER LLC	10/05/2023	Bank Draft	0.00	112,596.97	DFT0004638

Bank Code APBNK-HRA Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	38	33	0.00	223,620.85
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	1	1	0.00	112,596.97
EFT's	0	0	0.00	0.00
	39	34	0.00	336,217.82

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	38	33	0.00	223,620.85
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	1	1	0.00	112,596.97
EFT's	0	0	0.00	0.00
	39	34	0.00	336,217.82

Fund Summary

Fund	Name	Period	Amount
099	Pooled Cash - HRA	9/2023	20,893.25
099	Pooled Cash - HRA	10/2023	315,324.57
			336,217.82



AGENDA REPORT

Meeting Date: November 2, 2023

Meeting Type: Housing & Redevelopment Authority

Submitted By: Paul Bolin, Assistant Executive Director

Title

Approval of the Minutes from the HRA Meeting of September 7, 2023

Background

Recommendation

Staff recommends the HRA approve the minutes from the HRA meeting of September 7, 2023.

Attachments and Other Resources

- HRA Minutes – September 7, 2023

Vision Statement

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



Housing and Redevelopment Authority

September 7, 2023

8:00 PM

Fridley City Hall, 7071 University Avenue NE

Minutes

Call to Order

Acting Chairperson Brueggemeier called the Housing and Redevelopment Authority meeting to order at 8:00 p.m.

Present

Gordon Backlund
Troy Brueggemeier
Rachel Schwankl

Absent

Elizabeth Showalter
Kyle Mulrooney

Others Present

Paul Bolin, HRA Assistant Executive Director
Joe Starks, Finance Director

Action Items

1. Approval of Expenditures

Commissioner Backlund noted that several payments are going to senior and market rate apartments. He asked and received confirmation that those were TIF payments.

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

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

2. Approval of August 3, 2023, Meeting Minutes

Motion by Commissioner Backlund to approve the meeting minutes of August 3, 2023 as presented. Seconded by Commissioner Schwankl.

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

3. HRA Resolution No. 2023-13 Adopting a 2023 Tax Levy Collectible in 2024

Paul Bolin, HRA Assistant Executive Director, provided background information on the tax levy authority of the HRA, noting that in 2024 the levy would allow the HRA to collect \$752,679. He reviewed the impact on residential and commercial taxpayers and displayed the historical levy amounts. Staff recommends approval of the resolution consenting to the HRA Tax Levy, which provides the HRA the ability to fund ongoing and future redevelopment and home improvement efforts.

Commissioner Backlund commented that once the preliminary levy is set in September by the City Council and certified to the County, it is his understanding that the amount cannot be increased prior to final adoption in December but it could be decreased.

Joe Starks, Finance Director, commented that historically the HRA adopts a preliminary and final in September.

Acting Chairperson Brueggemeier asked whether this would be an increase to what taxpayers are paying, as the amount being levied would be slightly more than the previous year. Mr. Starks replied that the amount charged to the property owner would remain the same or there could even be a small decrease.

Commissioner Schwankl said she looked forward to using these funds in the community.

Motion by Commissioner Schwankl to adopt HRA Resolution No. 2023-13, Adopting a 2023 Tax Levy Collectible in 2024. Seconded by Commissioner Backlund.

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

4. HRA Resolution No. 2023-14 Authorizing the Transfer of Loan Portfolio from Community Reinvestment Fund (CRF) to the Center for Energy & Environment (CEE) for the Purpose of Servicing Loan Portfolio

Mr. Bolin provided background information on loan servicing and the phased transition from CRF to CEE. He stated that this action would move the remaining loans from CRF to CEE.

Commissioner Schwankl asked if the fees are comparable between the two entities.

Mr. Bolin commented that the City pays a fee to set up the loans, and the fees that impact the borrower would be the application and underwriting, which remain the same. He stated that when they previously compared CRF and CEE, CEE came in equal or less for each category.

Acting Chair Brueggemeier asked for the opinion of staff in working with CEE.

Mr. Bolin replied that the City has worked with CEE since 1996 and it has been a positive experience.

Motion by Commissioner Backlund to adopt HRA Resolution No. 2023-14 Authorizing Transfer of Loan Portfolio from Community Reinvestment Fund (CRF) to the Center for Energy & Environment (CEE) for the Purpose of Servicing Loan Portfolio. Seconded by Commissioner Schwankl.

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

Informational Items

5. Update on Housing Programs

Mr. Bolin reviewed the HRA loan program summary for August and year-to-date.

Adjournment

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

Upon a voice vote, all voting aye, Acting Chairperson Brueggemeier declared the motion carried and the meeting adjourned at 8:16 p.m.

Respectfully submitted,

Melissa Moore
City Clerk



AGENDA REPORT

Meeting Date: November 2, 2023

Meeting Type: Housing & Redevelopment Authority

Submitted By: Paul Bolin, Assistant Executive Director

Title

Approval of HRA Meeting Dates for 2024

Background

The HRA typically meets the first Thursday of each month. For 2024, those dates are listed below:

January 4, 2024

February 1, 2024

March 7, 2024

April 4, 2024

May 2, 2024

June 6, 2024

July 11, 2024* (July 4 is a holiday)

August 1, 2024

September 5, 2024

October 3, 2024

November 7, 2024

December 5, 2024

Recommendation

Staff recommends approval of the proposed meeting dates.

Attachments and Other Resources

Vision Statement

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



AGENDA REPORT

Meeting Date: November 2, 2023

Meeting Type: Housing & Redevelopment Authority

Submitted By: Paul Bolin, Assistant Executive Director
Joe Starks, Director of Finance/City Treasurer

Title

Proposed 2024 Budget

Background

Staff will present the Proposed 2024 Budget to the Authority for review. The proposed budget includes the General Fund, Housing Loan Program Fund, and the various TIF Funds. The General Fund covers the bulk of the administrative and overhead costs of the Authority. It is also used to provide internal loans for development projects. The Housing Loan Program Fund covers the housing-related programs and services (e.g., CEE programs).

Staff will bring a final budget to the Authority for approval on December 7.

Attachments and Other Resources

- Proposed 2024 HRA Budget

Vision Statement

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



City of Fridley, MN

Budget Worksheet
Group Summary

For Fiscal: 2023 Period Ending: 12/31/2023

Item 4.

ExpProgram;RevProgra...	Defined Budgets						
	2021 Total Budget	2021 YTD Activity	2022 Total Budget	2022 YTD Activity	2023 Total Budget	2023 YTD Activity	2024 2024 Proposed
Fund: 001 - HRA - General Fund							
Division: 000 - HRA - nondepartmental							
Revenue							
41 - Taxes	564,099.00	564,490.08	599,600.00	596,390.90	633,600.00	328,509.30	752,679.00
47 - Miscellaneous Revenue	1,498,480.00	1,210,605.60	814,900.00	502,932.24	838,000.00	368,589.28	651,037.00
49 - Other Financing Sources	0.00	1,765,596.94	0.00	0.00	0.00	0.00	0.00
Revenue Total:	2,062,579.00	3,540,692.62	1,414,500.00	1,099,323.14	1,471,600.00	697,098.58	1,403,716.00
Expense							
61 - Personnel Services	177,000.00	159,818.18	183,600.00	2,557.88	0.00	990.00	0.00
62 - Supplies	247.50	16.77	300.00	0.00	300.00	101.40	300.00
63 - Other Services & Charges	417,035.00	782,720.72	473,400.00	848,885.28	525,300.00	1,171,805.86	764,900.00
75 - Developer Assistance	1,000,000.00	10,810.00	1,000,000.00	840.50	1,000,000.00	0.00	1,000,000.00
80 - Debt Service	19,020.00	19,020.31	20,000.00	18,500.88	20,000.00	0.00	20,000.00
Expense Total:	1,613,302.50	972,385.98	1,677,300.00	870,784.54	1,545,600.00	1,172,897.26	1,785,200.00
Division: 000 - HRA - nondepartmental Surplus (Deficit):	449,276.50	2,568,306.64	-262,800.00	228,538.60	-74,000.00	-475,798.68	-381,484.00
Fund: 001 - HRA - General Fund Surplus (Deficit):	449,276.50	2,568,306.64	-262,800.00	228,538.60	-74,000.00	-475,798.68	-381,484.00
Fund: 020 - Housing Program Fund							
Division: 000 - HRA - nondepartmental							
Revenue							
47 - Miscellaneous Revenue	56,970.00	18,317.11	48,200.00	18,080.22	50,200.00	69,312.80	50,200.00
Revenue Total:	56,970.00	18,317.11	48,200.00	18,080.22	50,200.00	69,312.80	50,200.00
Expense							
62 - Supplies	0.00	0.00	0.00	0.00	0.00	624.96	0.00
63 - Other Services & Charges	28,700.00	66,946.00	26,700.00	67,343.61	39,000.00	46,209.00	39,000.00
75 - Developer Assistance	200,000.00	116,362.63	165,000.00	168,831.33	165,000.00	92,038.74	165,000.00
Expense Total:	228,700.00	183,308.63	191,700.00	236,174.94	204,000.00	138,872.70	204,000.00
Division: 000 - HRA - nondepartmental Surplus (Deficit):	-171,730.00	-164,991.52	-143,500.00	-218,094.72	-153,800.00	-69,559.90	-153,800.00
Fund: 020 - Housing Program Fund Surplus (Deficit):	-171,730.00	-164,991.52	-143,500.00	-218,094.72	-153,800.00	-69,559.90	-153,800.00
Fund: 045 - TIF #6 - Lake Pointe-Medtronic							
Division: 000 - HRA - nondepartmental							
Revenue							
41 - Taxes	584,860.00	601,473.78	617,300.00	585,867.64	617,300.00	319,956.53	585,900.00
47 - Miscellaneous Revenue	1,470.00	-406.00	100.00	-2,180.61	0.00	2,876.80	1,600.00

Budget Worksheet

For Fiscal: 2023 Period Ending: Item 4. 3
Defined Budgets

ExpProgram;RevProgra...	2021 Total Budget	2021 YTD Activity	2022 Total Budget	2022 YTD Activity	2023 Total Budget	2023 YTD Activity	2024 2024 Proposed
Revenue Total:	586,330.00	601,067.78	617,400.00	583,687.03	617,300.00	322,833.33	587,500.00
Expense							
63 - Other Services & Charges	29,240.00	28,428.38	30,000.00	6,634.20	12,300.00	1,539.74	7,600.00
75 - Developer Assistance	526,370.00	541,326.40	555,500.00	527,280.88	555,500.00	287,960.88	528,000.00
Expense Total:	555,610.00	569,754.78	585,500.00	533,915.08	567,800.00	289,500.62	535,600.00
Division: 000 - HRA - nondepartmental Surplus (Deficit):	30,720.00	31,313.00	31,900.00	49,771.95	49,500.00	33,332.71	51,900.00
Fund: 045 - TIF #6 - Lake Pointe-Medtronic Surplus (Deficit):	30,720.00	31,313.00	31,900.00	49,771.95	49,500.00	33,332.71	51,900.00
Fund: 048 - TIF #12 - Mc Glynn's KEEP (done 2019)							
Division: 000 - HRA - nondepartmental							
Expense							
75 - Developer Assistance	0.00	106,491.69	0.00	70,428.62	0.00	42,117.84	0.00
Expense Total:	0.00	106,491.69	0.00	70,428.62	0.00	42,117.84	0.00
Division: 000 - HRA - nondepartmental Total:	0.00	106,491.69	0.00	70,428.62	0.00	42,117.84	0.00
Fund: 048 - TIF #12 - Mc Glynn's KEEP (done 2019) Total:	0.00	106,491.69	0.00	70,428.62	0.00	42,117.84	0.00
Fund: 049 - TIF #13 - Satellite Lane Apts							
Division: 000 - HRA - nondepartmental							
Revenue							
41 - Taxes	53,920.00	53,935.34	0.00	59,013.01	0.00	29,646.75	0.00
47 - Miscellaneous Revenue	10.00	-2,608.38	0.00	-10,115.69	0.00	14,657.22	0.00
Revenue Total:	53,930.00	51,326.96	0.00	48,897.32	0.00	44,303.97	0.00
Expense							
63 - Other Services & Charges	0.00	3,750.47	0.00	931.70	0.00	920.74	0.00
Expense Total:	0.00	3,750.47	0.00	931.70	0.00	920.74	0.00
Division: 000 - HRA - nondepartmental Surplus (Deficit):	53,930.00	47,576.49	0.00	47,965.62	0.00	43,383.23	0.00
Fund: 049 - TIF #13 - Satellite Lane Apts Surplus (Deficit):	53,930.00	47,576.49	0.00	47,965.62	0.00	43,383.23	0.00
Fund: 051 - TIF #17 - Gateway East							
Division: 000 - HRA - nondepartmental							
Revenue							
41 - Taxes	47,930.00	48,158.43	48,000.00	49,200.40	47,900.00	30,598.98	50,000.00
47 - Miscellaneous Revenue	130.00	-343.58	200.00	-1,694.11	0.00	2,421.31	100.00
Revenue Total:	48,060.00	47,814.85	48,200.00	47,506.29	47,900.00	33,020.29	50,100.00
Expense							
63 - Other Services & Charges	0.00	983.19	0.00	993.50	0.00	981.70	1,000.00
80 - Debt Service	0.00	0.00	0.00	10,582.65	0.00	0.00	0.00
Expense Total:	0.00	983.19	0.00	11,576.15	0.00	981.70	1,000.00
Division: 000 - HRA - nondepartmental Surplus (Deficit):	48,060.00	46,831.66	48,200.00	35,930.14	47,900.00	32,038.59	49,100.00
Fund: 051 - TIF #17 - Gateway East Surplus (Deficit):	48,060.00	46,831.66	48,200.00	35,930.14	47,900.00	32,038.59	49,100.00

Budget Worksheet

For Fiscal: 2023 Period Ending: Item 4. 3
Defined Budgets

ExpProgram;RevProgra...	2021 Total Budget	2021 YTD Activity	2022 Total Budget	2022 YTD Activity	2023 Total Budget	2023 YTD Activity	2024 2024 Proposed
Fund: 052 - TIF #18 - Gateway West							
Division: 000 - HRA - nondepartmental							
Revenue							
41 - Taxes	38,680.00	38,973.76	39,000.00	43,858.94	39,000.00	27,052.02	43,900.00
47 - Miscellaneous Revenue	30.00	-139.79	100.00	-754.02	0.00	1,072.97	0.00
Revenue Total:	38,710.00	38,833.97	39,100.00	43,104.92	39,000.00	28,124.99	43,900.00
Expense							
63 - Other Services & Charges	0.00	717.99	0.00	730.85	0.00	707.38	800.00
80 - Debt Service	0.00	0.00	0.00	12,005.46	0.00	0.00	0.00
Expense Total:	0.00	717.99	0.00	12,736.31	0.00	707.38	800.00
Division: 000 - HRA - nondepartmental Surplus (Deficit):	38,710.00	38,115.98	39,100.00	30,368.61	39,000.00	27,417.61	43,100.00
Fund: 052 - TIF #18 - Gateway West Surplus (Deficit):	38,710.00	38,115.98	39,100.00	30,368.61	39,000.00	27,417.61	43,100.00
Fund: 053 - TIF #19 - Main Street							
Division: 000 - HRA - nondepartmental							
Revenue							
41 - Taxes	0.00	151,022.51	141,300.00	141,263.48	141,300.00	80,436.10	141,300.00
47 - Miscellaneous Revenue	330.00	0.00	300.00	0.00	0.00	0.00	0.00
Revenue Total:	330.00	151,022.51	141,600.00	141,263.48	141,300.00	80,436.10	141,300.00
Expense							
63 - Other Services & Charges	0.00	16,732.50	14,100.00	9,954.63	14,100.00	1,463.54	10,000.00
75 - Developer Assistance	0.00	135,920.26	127,100.00	127,137.14	127,100.00	72,392.49	127,200.00
Expense Total:	0.00	152,652.76	141,200.00	137,091.77	141,200.00	73,856.03	137,200.00
Division: 000 - HRA - nondepartmental Surplus (Deficit):	330.00	-1,630.25	400.00	4,171.71	100.00	6,580.07	4,100.00
Fund: 053 - TIF #19 - Main Street Surplus (Deficit):	330.00	-1,630.25	400.00	4,171.71	100.00	6,580.07	4,100.00
Fund: 054 - TIF #21 - Gateway Northeast							
Division: 000 - HRA - nondepartmental							
Revenue							
41 - Taxes	579,040.00	560,277.70	572,200.00	561,066.70	572,200.00	342,469.83	561,100.00
47 - Miscellaneous Revenue	130.00	-1,286.41	200.00	-4,830.11	0.00	7,006.10	200.00
Revenue Total:	579,170.00	558,991.29	572,400.00	556,236.59	572,200.00	349,475.93	561,300.00
Expense							
63 - Other Services & Charges	57,900.00	56,652.16	57,200.00	30,061.45	57,200.00	1,600.70	33,100.00
80 - Debt Service	112,480.00	130,837.12	97,800.00	118,287.52	81,100.00	0.00	82,000.00
Expense Total:	170,380.00	187,489.28	155,000.00	148,348.97	138,300.00	1,600.70	115,100.00
Division: 000 - HRA - nondepartmental Surplus (Deficit):	408,790.00	371,502.01	417,400.00	407,887.62	433,900.00	347,875.23	446,200.00
Fund: 054 - TIF #21 - Gateway Northeast Surplus (Deficit):	408,790.00	371,502.01	417,400.00	407,887.62	433,900.00	347,875.23	446,200.00

Budget Worksheet

For Fiscal: 2023 Period Ending: Item 4. 3
Defined Budgets

ExpProgram;RevProgra...	2021 Total Budget	2021 YTD Activity	2022 Total Budget	2022 YTD Activity	2023 Total Budget	2023 YTD Activity	2024 2024 Proposed
Fund: 055 - TIF #20 - BAE Superfund site							
Division: 000 - HRA - nondepartmental							
Revenue							
41 - Taxes	2,217,960.00	2,281,488.50	2,332,300.00	2,197,929.76	2,332,300.00	1,100,400.44	2,208,000.00
47 - Miscellaneous Revenue	0.00	-1,543.05	7,200.00	-37,722.56	1,100.00	51,474.35	10,000.00
Revenue Total:	2,217,960.00	2,279,945.45	2,339,500.00	2,160,207.20	2,333,400.00	1,151,874.79	2,218,000.00
Expense							
63 - Other Services & Charges	221,800.00	229,208.24	233,200.00	54,900.43	233,200.00	2,265.18	58,300.00
75 - Developer Assistance	1,166,610.00	0.00	1,131,700.00	0.00	1,135,400.00	0.00	1,132,300.00
99 - Other Financing Uses	0.00	1,090,037.50	0.00	1,131,662.50	0.00	1,135,412.50	0.00
Expense Total:	1,388,410.00	1,319,245.74	1,364,900.00	1,186,562.93	1,368,600.00	1,137,677.68	1,190,600.00
Division: 000 - HRA - nondepartmental Surplus (Deficit):	829,550.00	960,699.71	974,600.00	973,644.27	964,800.00	14,197.11	1,027,400.00
Fund: 055 - TIF #20 - BAE Superfund site Surplus (Deficit):	829,550.00	960,699.71	974,600.00	973,644.27	964,800.00	14,197.11	1,027,400.00
Fund: 056 - TIF #20 - BAE Hazardous Subdivision							
Division: 000 - HRA - nondepartmental							
Revenue							
41 - Taxes	279,640.00	307,679.51	279,600.00	289,718.25	279,600.00	125,954.52	279,600.00
47 - Miscellaneous Revenue	0.00	-1,085.03	0.00	-3,329.68	0.00	3,272.69	0.00
Revenue Total:	279,640.00	306,594.48	279,600.00	286,388.57	279,600.00	129,227.21	279,600.00
Expense							
63 - Other Services & Charges	27,960.00	31,392.34	28,000.00	638.15	28,000.00	0.00	0.00
80 - Debt Service	101,840.00	99,368.26	95,600.00	93,396.15	90,100.00	0.00	80,800.00
Expense Total:	129,800.00	130,760.60	123,600.00	94,034.30	118,100.00	0.00	80,800.00
Division: 000 - HRA - nondepartmental Surplus (Deficit):	149,840.00	175,833.88	156,000.00	192,354.27	161,500.00	129,227.21	198,800.00
Fund: 056 - TIF #20 - BAE Hazardous Subdivision Surplus (Deficit):	149,840.00	175,833.88	156,000.00	192,354.27	161,500.00	129,227.21	198,800.00
Fund: 057 - TIF #22 - Northstar							
Division: 000 - HRA - nondepartmental							
Revenue							
41 - Taxes	738,470.00	718,919.43	1,270,900.00	1,251,032.09	1,270,900.00	701,353.09	1,251,000.00
47 - Miscellaneous Revenue	9,430.00	-6,156.64	12,600.00	-43,190.96	11,000.00	60,707.83	23,000.00
Revenue Total:	747,900.00	712,762.79	1,283,500.00	1,207,841.13	1,281,900.00	762,060.92	1,274,000.00
Expense							
63 - Other Services & Charges	823,850.00	97,710.12	127,100.00	58,093.13	127,100.00	5,057.62	807,800.00
75 - Developer Assistance	0.00	0.00	481,400.00	524,512.10	481,400.00	298,808.16	524,600.00
Expense Total:	823,850.00	97,710.12	608,500.00	582,605.23	608,500.00	303,865.78	1,332,400.00
Division: 000 - HRA - nondepartmental Surplus (Deficit):	-75,950.00	615,052.67	675,000.00	625,235.90	673,400.00	458,195.14	-58,400.00
Fund: 057 - TIF #22 - Northstar Surplus (Deficit):	-75,950.00	615,052.67	675,000.00	625,235.90	673,400.00	458,195.14	-58,400.00

Budget Worksheet

For Fiscal: 2023 Period Ending: Item 4. 3
Defined Budgets

ExpProgram;RevProgra...	2021 Total Budget	2021 YTD Activity	2022 Total Budget	2022 YTD Activity	2023 Total Budget	2023 YTD Activity	2024 2024 Proposed
Fund: 058 - TIF #23 - Locke Point Park							
Division: 000 - HRA - nondepartmental							
Revenue							
41 - Taxes	59,140.00	75,181.68	195,300.00	229,584.93	340,900.00	141,841.35	251,800.00
47 - Miscellaneous Revenue	0.00	0.00	0.00	-1,925.08	0.00	2,539.70	0.00
Revenue Total:	59,140.00	75,181.68	195,300.00	227,659.85	340,900.00	144,381.05	251,800.00
Expense							
63 - Other Services & Charges	5,910.00	9,827.36	19,500.00	12,692.76	34,100.00	3,277.10	11,800.00
80 - Debt Service	148,090.00	448,882.79	148,000.00	173,920.63	148,200.00	0.00	169,000.00
99 - Other Financing Uses	0.00	1,765,596.94	0.00	0.00	0.00	0.00	0.00
Expense Total:	154,000.00	2,224,307.09	167,500.00	186,613.39	182,300.00	3,277.10	180,800.00
Division: 000 - HRA - nondepartmental Surplus (Deficit):	-94,860.00	-2,149,125.41	27,800.00	41,046.46	158,600.00	141,103.95	71,000.00
Fund: 058 - TIF #23 - Locke Point Park Surplus (Deficit):	-94,860.00	-2,149,125.41	27,800.00	41,046.46	158,600.00	141,103.95	71,000.00
Fund: 059 - TIF #24 - N.Stacks 8							
Division: 000 - HRA - nondepartmental							
Revenue							
41 - Taxes	48,210.00	45,238.08	50,800.00	46,229.80	50,800.00	27,707.86	46,200.00
Revenue Total:	48,210.00	45,238.08	50,800.00	46,229.80	50,800.00	27,707.86	46,200.00
Expense							
63 - Other Services & Charges	4,820.00	5,061.59	5,100.00	468.20	5,100.00	463.54	470.00
75 - Developer Assistance	43,390.00	40,714.28	45,800.00	41,606.82	45,800.00	24,937.07	41,600.00
Expense Total:	48,210.00	45,775.87	50,900.00	42,075.02	50,900.00	25,400.61	42,070.00
Division: 000 - HRA - nondepartmental Surplus (Deficit):	0.00	-537.79	-100.00	4,154.78	-100.00	2,307.25	4,130.00
Fund: 059 - TIF #24 - N.Stacks 8 Surplus (Deficit):	0.00	-537.79	-100.00	4,154.78	-100.00	2,307.25	4,130.00
Fund: 060 - TIF #25 - Holly Center							
Division: 000 - HRA - nondepartmental							
Revenue							
41 - Taxes	0.00	0.00	0.00	0.00	0.00	125,107.74	0.00
Revenue Total:	0.00	0.00	0.00	0.00	0.00	125,107.74	0.00
Expense							
63 - Other Services & Charges	0.00	18,432.50	0.00	606.16	0.00	478.78	0.00
75 - Developer Assistance	0.00	0.00	0.00	0.00	0.00	112,596.97	0.00
Expense Total:	0.00	18,432.50	0.00	606.16	0.00	113,075.75	0.00
Division: 000 - HRA - nondepartmental Surplus (Deficit):	0.00	-18,432.50	0.00	-606.16	0.00	12,031.99	0.00
Fund: 060 - TIF #25 - Holly Center Surplus (Deficit):	0.00	-18,432.50	0.00	-606.16	0.00	12,031.99	0.00

Budget Worksheet

ExpProgram;RevProgra...	2021 Total Budget	2021 YTD Activity	2022 Total Budget	2022 YTD Activity	2023 Total Budget	2023 YTD Activity	2024 2024 Proposed
Fund: 061 - TIF #26 - Moon Plaza							
Division: 000 - HRA - nondepartmental							
Expense							
63 - Other Services & Charges	0.00	0.00	0.00	0.00	0.00	5,402.72	0.00
Expense Total:	0.00	0.00	0.00	0.00	0.00	5,402.72	0.00
Division: 000 - HRA - nondepartmental Total:	0.00	0.00	0.00	0.00	0.00	5,402.72	0.00
Fund: 061 - TIF #26 - Moon Plaza Total:	0.00	0.00	0.00	0.00	0.00	5,402.72	0.00
Fund: 065 - TIF - Housing Replacement #1							
Division: 000 - HRA - nondepartmental							
Revenue							
41 - Taxes	44,290.00	53,579.76	53,600.00	61,436.91	53,600.00	35,277.67	61,400.00
47 - Miscellaneous Revenue	570.00	-671.68	800.00	-3,586.08	1,100.00	5,100.51	2,500.00
Revenue Total:	44,860.00	52,908.08	54,400.00	57,850.83	54,700.00	40,378.18	63,900.00
Expense							
63 - Other Services & Charges	4,430.00	23,199.87	5,400.00	1,024.45	0.00	320.04	0.00
70 - Capital Outlay	0.00	5,175.00	0.00	0.00	0.00	0.00	0.00
Expense Total:	4,430.00	28,374.87	5,400.00	1,024.45	0.00	320.04	0.00
Division: 000 - HRA - nondepartmental Surplus (Deficit):	40,430.00	24,533.21	49,000.00	56,826.38	54,700.00	40,058.14	63,900.00
Fund: 065 - TIF - Housing Replacement #1 Surplus (Deficit):	40,430.00	24,533.21	49,000.00	56,826.38	54,700.00	40,058.14	63,900.00
Report Surplus (Deficit):	1,707,096.50	2,438,556.09	2,013,000.00	2,408,766.81	2,355,500.00	694,869.09	1,545,946.00

Fund Summary

Fund	Defined Budgets						
	2021	2021	2022	2022	2023	2023	2024
	Total Budget	YTD Activity	Total Budget	YTD Activity	Total Budget	YTD Activity 2024 Proposed	
001 - HRA - General Fund	449,276.50	2,568,306.64	-262,800.00	228,538.60	-74,000.00	-475,798.68	-381,484.00
020 - Housing Program Fund	-171,730.00	-164,991.52	-143,500.00	-218,094.72	-153,800.00	-69,559.90	-153,800.00
045 - TIF #6 - Lake Pointe-Medtronic	30,720.00	31,313.00	31,900.00	49,771.95	49,500.00	33,332.71	51,900.00
048 - TIF #12 - Mc Glynn's KEEP (done 2019)	0.00	-106,491.69	0.00	-70,428.62	0.00	-42,117.84	0.00
049 - TIF #13 - Satellite Lane Apts	53,930.00	47,576.49	0.00	47,965.62	0.00	43,383.23	0.00
051 - TIF #17 - Gateway East	48,060.00	46,831.66	48,200.00	35,930.14	47,900.00	32,038.59	49,100.00
052 - TIF #18 - Gateway West	38,710.00	38,115.98	39,100.00	30,368.61	39,000.00	27,417.61	43,100.00
053 - TIF #19 - Main Street	330.00	-1,630.25	400.00	4,171.71	100.00	6,580.07	4,100.00
054 - TIF #21 - Gateway Northeast	408,790.00	371,502.01	417,400.00	407,887.62	433,900.00	347,875.23	446,200.00
055 - TIF #20 - BAE Superfund site	829,550.00	960,699.71	974,600.00	973,644.27	964,800.00	14,197.11	1,027,400.00
056 - TIF #20 - BAE Hazardous Subdivison	149,840.00	175,833.88	156,000.00	192,354.27	161,500.00	129,227.21	198,800.00
057 - TIF #22 - Northstar	-75,950.00	615,052.67	675,000.00	625,235.90	673,400.00	458,195.14	-58,400.00
058 - TIF #23 - Locke Point Park	-94,860.00	-2,149,125.41	27,800.00	41,046.46	158,600.00	141,103.95	71,000.00
059 - TIF #24 - N.Stacks 8	0.00	-537.79	-100.00	4,154.78	-100.00	2,307.25	4,130.00
060 - TIF #25 - Holly Center	0.00	-18,432.50	0.00	-606.16	0.00	12,031.99	0.00
061 - TIF #26 - Moon Plaza	0.00	0.00	0.00	0.00	0.00	-5,402.72	0.00
065 - TIF - Housing Replacement #1	40,430.00	24,533.21	49,000.00	56,826.38	54,700.00	40,058.14	63,900.00
Report Surplus (Deficit):	1,707,096.50	2,438,556.09	2,013,000.00	2,408,766.81	2,355,500.00	694,869.09	1,365,946.00



AGENDA REPORT

Meeting Date: November 2, 2023

Meeting Type: Housing & Redevelopment Authority

Submitted By: Paul Bolin, Asst. 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 9/16/2023 - 10/15/2023

Item 5.



Application packets requested/mailed:	This period:	0	Year-to-Date:	5
Residential Advisor Visits:	This period:	1	Year-to-Date:	22
Loans currently in process for residents in your City/Neighborhood:			42	

Closed Loans

This period:

Year-to-Date:

FHF

2-4 Unit Revolving

0.00

Units

0

10,000.00

Units

1

Total

0.00

0

10,000.00

1

Fridley

Units

0

Units

0

Closed End

50,000.00

1

625,492.56

22

Down Payment Assistance

0.00

0

25,000.00

5

Last Resort

0.00

0

0.00

0

Last Resort Emergency Deferred

0.00

0

0.00

0

Mobile Home Closed End

0.00

0

0.00

0

Multi Family Exterior Closed End

0.00

0

0.00

0

Senior Deferred

0.00

0

189,660.72

9

Total

50,000.00

1

840,153.28

36

Leveraged Funds

This period:

Year-to-Date:

CEE

0.00

Units

0

17,979.00

Units

1

MHFA FUF

0.00

0

240,377.00

9

Total

0.00

0

258,356.00

10

Types of Improvements Financed YTD	# of Projects	% of Total
Additions/Finishing off unused space	4	4.82
Air Conditioning	4	4.82
Asbestos	1	1.20
Asbestos/Vermiculite	1	1.20
Bathrooms	2	2.41
Deck	1	1.20
Down Payment Assistance	5	6.02
Driveways	5	6.02
Duct Work	1	1.20
Duct Work/Venting	1	1.20
Electrical	6	7.23
Fence	1	1.20
Flooring/Carpet/Tile	2	2.41
Foundations/Basement	1	1.20
Heating System	6	7.23
Insulation	1	1.20
Interior Painting/Repairs	3	3.61
Kitchens	3	3.61
Landscaping	3	3.61
Other Exterior Improvements	8	9.64
Other Interior Improvements	6	7.23
Plumbing	2	2.41
Roof	2	2.41
Sidewalks, Steps	1	1.20
Siding, Stucco, Exterior Paint	3	3.61
Solar-PV	3	3.61
Water Heater	2	2.41
Windows, Doors, Storm Windows, Storr	5	6.02

Types of Properties Financed YTD	#	% of Total
Single Family Residence	42	8.51
Townhouse	4	8.51
Two to Four Unit Property	1	2.13

Item 5.