



Housing and Redevelopment Authority Meeting

June 4, 2026 at 7 p.m.
7071 University Avenue NE

Agenda

Call to Order

Roll Call

Action Items

1. Approval of Expenditures
2. Approval of the Minutes from the January 8, 2026, HRA Meeting
3. Annual Election of Officers

Informational Items

4. Update on Housing Programs

Adjournment

Accessibility Notice:

- If you need free interpretation or translation assistance, please contact City staff.
- Si necesita ayuda de interpretación o traducción gratis, comuníquese con el personal de la ciudad.
- Yog tias koj xav tau kev pab txhais lus los sis txhais ntaub ntawv dawb, ces thov tiv tauj rau Lub Nroog cove neeg ua hauj lwm.
- Haddii aad u baahan tahay tarjumaad bilaash ah ama kaalmo tarjumaad, fadlan la xiriir shaqaalaha Magaalada.

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 CityClerk@FridleyMN.gov or (763) 572-3450.

AGENDA REPORT



Meeting Date: June 4, 2026
Meeting Type: Housing and Redevelopment Authority
Submitted By: Stacy Stromberg, Assistant Community Development Director/HRA
Paul Bolin, Community Development Director
Title: Approval of Expenditures

Background

Attached are the check reports from January 2026 to date.

Financial Impact

Recommendation

Staff recommends the HRA approve the expenditures from January 1, 2026 to May 28, 2026.

Focus on Fridley Strategic Alignment

- ___ Vibrant Neighborhoods & Places
- ___ Financial Stability & Commercial Prosperity
- ___ Organizational Excellence
- ___ Community Identity & Relationship Building
- ___ Public Safety & Environmental Stewardship

Attachments and Other Resources

1. 05-28-26 HRA Bank Transaction Report

Vision Statement

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



City of Fridley, MN

Bank Transaction Report

Issued Date Range: 01/01/2026 - 05/28/2026

Transaction Detail

Date	Description	Type	Amount
Bank Account: Fridley HRA			
01/08/2026	BIGLOW, LARRY Y	Check	-500.00
01/08/2026	CENTRAL MN TREE SERVICE	Check	-3,500.00
01/08/2026	LHB INC	Check	-6,247.10
01/08/2026	SVOBODA, MICHAEL	Check	-2,729.13
01/14/2026	LECUYER, ROBIN	Check	-5,000.00
01/14/2026	MONROE MOXNESS BERG PA	Check	-4,726.25
01/14/2026	NORTHLAND SECURITIES INC	Check	-5,868.00
01/28/2026	ANOKA COUNTY	Check	-295,768.36
01/28/2026	CENTER FOR ENERGY & ENVIRONMENT (CEE)	Check	-33,702.70
01/28/2026	CUSTOM GRAPHIX	Check	-194.00
01/28/2026	MEDTRONIC	Check	-395,078.65
01/28/2026	NORTH STATE ADVISERS & ASSOCIATES	Check	-2,000.00
01/28/2026	FRIDLEY CITY APARTMENTS LP (Bank Draft)	Bank Draft	-19,177.71
01/28/2026	FRIDLEY MARKET APARTMENTS (Bank Draft)	Bank Draft	-120,532.73
01/28/2026	FRIDLEY SENIOR APARTMENTS (Bank Draft)	Bank Draft	-133,361.61
01/28/2026	HYDE DEVELOPMENT LLC (Bank Draft)	Bank Draft	-51,242.55
		01-2026 Total	-1,079,628.79
02/09/2026	BEL FRIDLEY LLC/AXLE APTS	Bank Draft	-355,354.76
02/11/2026	MONROE MOXNESS BERG PA	Check	-5,016.00
02/11/2026	NORTHLAND SECURITIES INC	Check	-1,423.75
02/18/2026	CENTER FOR ENERGY & ENVIRONMENT (CEE)	Check	-6,550.00
02/18/2026	MONROE MOXNESS BERG PA	Check	-2,272.50
02/18/2026	NORTH STATE ADVISERS & ASSOCIATES	Check	-2,000.00
02/25/2026	ECONOMIC DEVELOPMENT ASSOC OF MN-EDAM	Check	-815.00
		02-2026 Total	-373,432.01
03/04/2026	FRIDLEY, CITY OF	Check	-2,010.12
03/24/2026	MONROE MOXNESS BERG PA	Check	-1,473.75
03/24/2026	NORTH STATE ADVISERS & ASSOCIATES	Check	-2,000.00
03/24/2026	QUICKSILVER EXPRESS COURIER	Check	-79.75
		03-2026 Total	-5,563.62
04/06/2026	CARLSON ENGINEERING LLC	Check	-4,071.78
04/06/2026	CENTER FOR ENERGY & ENVIRONMENT (CEE)	Check	-70,778.76
04/15/2026	CHRISTIAN, IDROVO PERDOMO	Check	-500.00
04/15/2026	MONROE MOXNESS BERG PA	Check	-1,651.25
04/22/2026	ANOKA COUNTY PROPERTY RECORDS & TAXATION	Check	-83.74
04/22/2026	NORTH STATE ADVISERS & ASSOCIATES	Check	-2,000.00

Date	Description	Type	Amount
04/29/2026	CENTER FOR ENERGY & ENVIRONMENT (CEE)	Check	-22,300.00
		04-2026 Total	-101,385.53
05/13/2026	BROOKLYN PARK, CITY OF	Check	-561.00
05/13/2026	METRO NORTH CHAMBER OF COMMERCE	Check	-480.50
05/20/2026	MONROE MOXNESS BERG PA	Check	-422.50
		05-2026 Total	-1,464.00
		Bank Account Total: (37)	-1,561,473.95
		Report Total: (37)	-1,561,473.95

Bank Account	Count	Amount
Fridley HRA		-1,561,473.95
	37	<u>-1,561,473.95</u>

Cash Account	Count	Amount
099 099-101100 Cash in Bank - HRA Pooled Cash		-1,561,473.95
	37	<u>-1,561,473.95</u>
Report Total:	37	-1,561,473.95

Transaction Type	Count	Amount
Bank Draft	5	-679,669.36
Check	32	-881,804.59
Report Total:	37	-1,561,473.95



Housing and Redevelopment Authority

January 8, 2025

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
Frank Inamagua
Rachel Schwankl

Absent

Others Present

Stacy Stromberg, HRA Assistant Executive Director
Jessica Green, Development Consultant

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 December 4, 2025, Meeting Minutes

Motion by Commissioner Backlund to approve the meeting minutes of December 4, 2025, as presented. Seconded by Commissioner Inamagua.

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

3. Approval of Resolution No. 2026-01 Designating the Official Newspaper for 2026

Chair Showalter reviewed the staff report and recommendation.

Motion by Commissioner Backlund to approve HRA Resolution No. 2026-01, Designating an Official Newspaper for the City of Fridley's Housing and Redevelopment Authority for the Year 2026. Seconded by Commissioner Inamagua.

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

4. Approval of Resolution No. 2026-01 Designating the Official Depositories for the Year 2026

Chair Showalter reviewed the staff report and recommendation.

Motion by Commissioner Backlund to approve HRA Resolution No. 2026-02, Designating Official Depositories for the Housing and Redevelopment Authority. Seconded by Commissioner Brueggemeier.

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

5. Approval of Redevelopment Contract for TIF District #27

Stacy Stromberg, HRA Assistant Executive Director, stated that Endeavor Development is seeking TIF assistance for the redevelopment of the property at 7350 Commerce Lane NE. She provided a brief overview of the proposed redevelopment project.

Jessica Green provided a brief overview of previous actions of the HRA and City Council to establish the TIF District and explained that tonight the HRA is asked to consider the request for assistance. She reviewed details of the request for assistance and proposed terms.

Motion by Commissioner Brueggemeier to approve HRA Resolution No. 2026-03, Authorizing Execution and Delivery of a Contract for Private Redevelopment by and Between the Housing and Redevelopment Authority in and for the City of Fridley, Minnesota, and River Edge BC Owner, LP. Seconded by Commissioner Schwankl.

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

Informational Items

6. Update on Housing Programs

Ms. Stromberg provided a brief overview of the 2025 year-end results for the monthly housing report on HRA programs.

Commissioner Inamagua asked when the City will begin accepting Front Door Grant applications. Ms. Stromberg stated that people can begin to fill out applications now, noting the first deadline will be

in March and the second deadline is yet to be determined. She noted the upcoming open house for the HRA programs on February 12th.

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 7:14 p.m.

Respectfully submitted,

Stacy Stromberg, Staff Liaison

AGENDA REPORT



Meeting Date: June 4, 2026
Meeting Type: Housing and Redevelopment Authority
Submitted By: Stacy Stromberg, Assistant Community Development Director/HRA
Paul Bolin, Community Development Director
Title: Annual Election of Officers

Background

Article V, Section 3 of the Authority's by-laws requires the Board of Commissioners to annually elect a Chair and Vice Chair. The election is typically held in June. Below is a list of the commissioners and the length of their current appointments.

<u>Commissioner</u>	<u>End of Term</u>
Elizabeth Showlater - Chair	June 2028
Troy Brueggemeier - Vice Chair	June 2027
Gordon Backlund	June 2026
Rachel Schwankl	June 2030
Frank Inamagua	June 2029

Recommendation

Staff recommends the Authority elect a Chair and Vice Chair, as required by the Authority's by-laws, to serve through June 2027.

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: June 4, 2026
Meeting Type: Housing and Redevelopment Authority
Submitted By: Paul Bolin, Community Development Director
Stacy Stromberg, Assistant Community Development Director/HRA
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. Since the Authority hasn't met since January, attached are the updates from January through May 15th.

Recommendation

Attachments and Other Resources

1. 1-16-26 to 2-15-26 Fridley
2. 2-16-26 to 3-15-26 Fridley
3. 3-16-26 to 4-15-26 Fridley
4. 4-16-26 to 5-15-26 Fridley

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 1/16/2026 - 2/15/2026



Application packets requested/mailed:	This period:	0	Year-to-Date:	0
Residential Advisor Visits:	This period:	2	Year-to-Date:	4
Applications received and processed in your City/Neighborhood this period:				6

Closed Loans	This period:		Year-to-Date:	
FHF		Units		Units
2-4 Unit Revolving	0.00	0	0.00	0
<hr/>				
Total	0.00	0	0.00	0
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Fridley		Units		Units
		0		0
Closed End	7,468.76	1	7,468.76	1
Down Payment Assistance	0.00	0	0.00	0
Home Betterment Deferred	0.00	0	0.00	0
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	19,160.00	1	19,160.00	1
<hr/>				
Total	26,628.76	2	26,628.76	2

Leveraged Funds	This period:	Units	Year-to-Date:	Units
		0		0
<hr/>				
Total		0		0

Types of Improvements Financed YTD	# of Projects	% of Total
Bathrooms	1	50.00
Other Exterior Improvements	1	50.00

Types of Properties Financed YTD	#	% of Total
Single Family Residence	2	100.00

Fridley Loan Summary Report

Activity for Period 2/16/2026 - 3/15/2026



Application packets requested/mailed:	This period:	0	Year-to-Date:	0
Residential Advisor Visits:	This period:	3	Year-to-Date:	7
Applications received and processed in your City/Neighborhood this period:			17	

Closed Loans	This period:		Year-to-Date:	
FHF		Units		Units
2-4 Unit Revolving	0.00	0	0.00	0
<hr/>				
Total	0.00	0	0.00	0
<hr/>				
Fridley		Units		Units
		0		0
Closed End	0.00	0	7,468.76	1
Down Payment Assistance	0.00	0	0.00	0
Home Betterment Deferred	0.00	0	0.00	0
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	40,000.00	2	59,160.00	3
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Total	40,000.00	2	66,628.76	4

Leveraged Funds	This period:	Units	Year-to-Date:	Units
		0		0
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Total		0		0

Types of Improvements Financed YTD	# of Projects	% of Total
Bathrooms	2	50.00
Other Exterior Improvements	2	50.00

Types of Properties Financed YTD	#	% of Total
Single Family Residence	4	100.00

Fridley Loan Summary Report

Activity for Period 3/16/2026 - 4/15/2026



Application packets requested/mailed:	This period:	0	Year-to-Date:	0
Residential Advisor Visits:	This period:	1	Year-to-Date:	8
Applications received and processed in your City/Neighborhood this period:			23	

Closed Loans	This period:		Year-to-Date:	
FHF		Units		Units
2-4 Unit Revolving	0.00	0	0.00	0
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Total	0.00	0	0.00	0
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Fridley		Units		Units
		0		0
Closed End	41,789.96	2	49,258.72	3
Down Payment Assistance	0.00	0	0.00	0
Home Betterment Deferred	20,000.00	1	20,000.00	1
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	59,160.00	3
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Total	61,789.96	3	128,418.72	7

Leveraged Funds	This period:	Units	Year-to-Date:	Units
MHFA FUF	19,884.00	1	19,884.00	1
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Total	19,884.00	1	19,884.00	1

Types of Improvements Financed YTD	# of Projects	% of Total
Bathrooms	2	25.00
Fence	1	12.50
Landscaping	1	12.50
Other Exterior Improvements	3	37.50
Roof	1	12.50

Types of Properties Financed YTD	#	% of Total
Single Family Residence	8	100.00

Fridley Loan Summary Report

Activity for Period 4/16/2026 - 5/15/2026



Application packets requested/mailed:	This period:	1	Year-to-Date:	1
Residential Advisor Visits:	This period:	0	Year-to-Date:	8
Applications received and processed in your City/Neighborhood this period:				38

Closed Loans	This period:		Year-to-Date:	
FHF		Units		Units
2-4 Unit Revolving	0.00	0	0.00	0
<hr/>				
Total	0.00	0	0.00	0
<hr/>				
Fridley		Units		Units
		0		0
Closed End	131,196.72	4	180,455.44	7
Down Payment Assistance	20,000.00	2	20,000.00	2
Home Betterment Deferred	0.00	0	20,000.00	1
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	59,160.00	3
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Total	151,196.72	6	279,615.44	13
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Leveraged Funds	This period:		Year-to-Date:	
MHFA FUF		Units		Units
	0.00	0	19,884.00	1
<hr/>				
Total	0.00	0	19,884.00	1
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Types of Improvements Financed YTD	# of Projects	% of Total
Bathrooms	2	11.76
Down Payment Assistance	2	11.76
Driveways	1	5.88
Fence	1	5.88
Flooring/Carpet/Tile	1	5.88
Foundations/Basement	1	5.88
Kitchens	1	5.88
Landscaping	1	5.88
Other Exterior Improvements	3	17.65
Other Interior Improvements	1	5.88
Roof	2	11.76
Windows, Doors, Storm Windows, Storr	1	5.88

Types of Properties Financed YTD	#	% of Total
Single Family Residence	14	100.00