



Housing and Redevelopment Authority

January 8, 2026

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