



Housing & Redevelopment Authority

Regular Meeting

September 05, 2024

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 June 6, 2024
- [3.](#) Approval of HRA Tax Levy for Taxes Payable in 2025
- [4.](#) Authorization to Issue Request for Qualifications – Seeking Developer for Central & Mississippi
- [5.](#) Approval of Resolution 2024-04 – Supporting Reconnecting Communities Grant Application
- [6.](#) Collateral Assignment of TIF – Sherman Associates
- [7.](#) Approval of HRA Meeting Dates for 2025

Informational Items

- [8.](#) 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 cov 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: September 5, 2024

Meeting Type: Housing & Redevelopment Authority

Submitted By: Paul Bolin, Assistant Executive Director

Title

Approval of Expenditures

Background

Attached are the check reports for the months of June - August 2024.

Recommendation

Staff recommend the HRA approve the expenditures for the period June 1 through August 30, 2024.

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

Item 1.
Check Report

By Check Number

Date Range: 05/31/2024 - 08/28/2024

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: APBNK-HRA-APBNK-HRA						
HRA-2635	BOLTON & MENK	06/07/2024	Regular	0.00	390.00	31117
HRA-562	CALLAHAN, JOSHUA	06/07/2024	Regular	0.00	500.00	31118
hra-311	CENTER FOR ENERGY & ENVIRONMENT (CEE)	06/07/2024	Regular	0.00	65,051.23	31119
HRA-561	DELORME, MICHAEL	06/07/2024	Regular	0.00	500.00	31120
hra-1601	PASSAU LANDCARE INC	06/07/2024	Regular	0.00	580.00	31121
HRA -2700	EG RUD & SONS INC	06/20/2024	Regular	0.00	601.19	31122
HRA-564	KLONCZ, DUANE	06/20/2024	Regular	0.00	1,687.00	31123
hra-1341	METRO NORTH CHAMBER OF COMMERCE	06/20/2024	Regular	0.00	454.50	31124
hra-1113	MONROE MOXNESS BERG PA	06/20/2024	Regular	0.00	1,617.50	31125
HRA-2653	NORTH STATE ADVISERS & ASSOCIATES	06/20/2024	Regular	0.00	2,000.00	31126
hra-1601	PASSAU LANDCARE INC	06/20/2024	Regular	0.00	580.00	31127
HRA-437	TWIN CITIES NORTH CHAMBER OF COMMERCE	06/20/2024	Regular	0.00	525.00	31128
hra-1404	XCEL ENERGY	06/20/2024	Regular	0.00	19.96	31129
HRA-563	YOUNG, COURTNEY	06/20/2024	Regular	0.00	2,646.83	31130
hra-311	CENTER FOR ENERGY & ENVIRONMENT (CEE)	07/03/2024	Regular	0.00	180,866.68	31131
hra-1113	MONROE MOXNESS BERG PA	07/03/2024	Regular	0.00	142.50	31132
hra-1601	PASSAU LANDCARE INC	07/03/2024	Regular	0.00	540.00	31133
HRA-565	SCHOLER, RUSSELL	07/03/2024	Regular	0.00	500.00	31134
hra-220	BRAUN INTERTEC CORPORATION	07/10/2024	Regular	0.00	800.00	31135
hra-623	FRIDLEY, CITY OF	07/10/2024	Regular	0.00	202,573.58	31136
HRA-636	BERGLUND, ERWIN	07/17/2024	Regular	0.00	3,888.23	31137
hra-1601	PASSAU LANDCARE INC	07/17/2024	Regular	0.00	540.00	31138
hra-1404	XCEL ENERGY	07/17/2024	Regular	0.00	23.48	31139
hra-311	CENTER FOR ENERGY & ENVIRONMENT (CEE)	07/24/2024	Regular	0.00	350.00	31140
HRA-13215	CUSTOM GRAPHIX	07/24/2024	Regular	0.00	274.00	31141
hra-1113	MONROE MOXNESS BERG PA	07/24/2024	Regular	0.00	5,443.93	31142
HRA-2653	NORTH STATE ADVISERS & ASSOCIATES	07/24/2024	Regular	0.00	2,000.00	31143
hra-917	ALLEN, JOHN N.	07/31/2024	Regular	0.00	90,468.51	31144
hra-311	CENTER FOR ENERGY & ENVIRONMENT (CEE)	07/31/2024	Regular	0.00	73,275.46	31145
hra-1333	MEDTRONIC	07/31/2024	Regular	0.00	335,118.60	31146
hra-1601	PASSAU LANDCARE INC	07/31/2024	Regular	0.00	540.00	31147
HRA-637	MCLAUGHLIN, DAVID	08/07/2024	Regular	0.00	4,907.00	31148
HRA-438	NORTHLAND SECURITIES INC	08/07/2024	Regular	0.00	18,000.00	31149
hra-220	BRAUN INTERTEC CORPORATION	08/14/2024	Regular	0.00	500.00	31150
HRA-638	GILLESPIE, HEATHER	08/14/2024	Regular	0.00	2,513.00	31151
hra-1113	MONROE MOXNESS BERG PA	08/14/2024	Regular	0.00	1,103.75	31152
hra-1601	PASSAU LANDCARE INC	08/14/2024	Regular	0.00	540.00	31153
HRA-418	SHAW, NANCY	08/14/2024	Regular	0.00	500.00	31154
HRA-639	WHALEN, DONALD	08/14/2024	Regular	0.00	5,000.00	31155
hra-1404	XCEL ENERGY	08/14/2024	Regular	0.00	35.00	31156
HRA-2653	NORTH STATE ADVISERS & ASSOCIATES	08/21/2024	Regular	0.00	2,000.00	31157
HRA-2635	BOLTON & MENK	08/28/2024	Regular	0.00	864.00	31158
hra-1601	PASSAU LANDCARE INC	08/28/2024	Regular	0.00	690.00	31159
HRA-566	ROBERTSON, TARA	08/28/2024	Regular	0.00	2,875.00	31160
HRA-2612	FRIDLEY SENIOR APARTMENTS	07/31/2024	Bank Draft	0.00	153,463.56	DFT0005132
HRA-2614	HYDE DEVELOPMENT LLC	07/31/2024	Bank Draft	0.00	48,600.51	DFT0005133
hra-2618	FRIDLEY MARKET APARTMENTS	07/31/2024	Bank Draft	0.00	136,096.08	DFT0005134
HRA-2624	FRIDLEY CITY APARTMENTS LP	07/31/2024	Bank Draft	0.00	36,233.67	DFT0005135

Check Report

Date Range: 05/31/2024 Item 1. 24

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
HRA-551	ROERS FRIDLEY APARTMENTS OWNER LLC	07/31/2024	Bank Draft	0.00	356,937.42	DFT0005136

Bank Code APBNK-HRA Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	50	44	0.00	1,014,025.93
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	5	5	0.00	731,331.24
EFT's	0	0	0.00	0.00
	55	49	0.00	1,745,357.17

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	50	44	0.00	1,014,025.93
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	5	5	0.00	731,331.24
EFT's	0	0	0.00	0.00
	55	49	0.00	1,745,357.17

Fund Summary

Fund	Name	Period	Amount
099	Pooled Cash - HRA	6/2024	77,153.21
099	Pooled Cash - HRA	7/2024	1,628,676.21
099	Pooled Cash - HRA	8/2024	39,527.75
			1,745,357.17



AGENDA REPORT

Meeting Date: September 5, 2024

Meeting Type: Housing & Redevelopment Authority

Submitted By: Paul Bolin, Assistant Executive Director

Title

Approval of the Minutes from the HRA Meeting of June 6, 2024

Background

Recommendation

Staff recommends the HRA approve the minutes from the meeting of June 6, 2024.

Attachments and Other Resources

- HRA Minutes – June 6, 2024

Vision Statement

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



Housing and Redevelopment Authority

June 6, 2024

7:00 PM

Fridley City Hall, 7071 University Avenue NE

Item 2.

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

Rachel Schwankl

Kyle Mulrooney

Absent

Troy Brueggemeier

Others Present

Paul Bolin, HRA Assistant Executive Director

Vickie Johnson, Development Consultant

Action Items

Chairperson Showalter presented a certificate of recognition to Commissioner Mulrooney as this is his last meeting.

Commissioner Mulrooney commented that it has been an honor to serve with Commissioners past and present. He was proud of the work the Commission has done for the community in the past seven years he has been on the HRA.

1. Approval of Expenditures

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

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

2. Approval April 4, 2024, Meeting Minutes

Motion by Commissioner Backlund to approve the meeting minutes of April 4, 2024 as presented. Seconded by Commissioner Mulrooney.

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

3. Annual Election of Officers

Paul Bolin, Assistant HRA Executive Director, commented that annually Officers are elected to serve a one-year term and reviewed who the current officers were. He recognized that Commissioner Brueggemeier was not present tonight but noted that he did speak with him, and he was interested in continuing to serve as Vice Chair.

Motion by Commissioner Backlund to elect Elizabeth Showalter as Chair and Troy Brueggemeier as Vice Chair of the Housing and Redevelopment Authority to serve through June 2025. Seconded by Commissioner Schwankl.

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

4. Public Hearing and Resolution No. 2024-02, Authorizing Land Transfer to City of Fridley (5707 West Moore Lake Drive)

Paul Bolin, Assistant HRA Executive Director, Bolin provided background information on the purchase of three parcels located along the south shore of West More Lake for the purpose of constructing Medtronic Parkway. He commented that the remnant parcels are not large enough to support development and are further restricted in use because they were obtained through eminent domain. He stated that staff recommends transfer of those parcels to the City. The City will ensure public ownership is maintained and will also take over the maintenance of the parcels.

Commissioner Schwankl asked if any thought had been put into deterring geese.

Mr. Bolin replied that there is only a small area that is mowed and therefore the geese do not often access this area.

Commissioner Schwankl commented on her experience with geese in the roadway in that area. She asked if the City has considered any type of use such as public art or a fishing pier.

Mr. Bolin commented that the plan at this time would be to continue to maintain the land in the same way it has been, but recognized that this is a new discussion that could evolve. He noted the recent inception of the Public Arts Commission and perhaps this would be a good location to consider.

Commissioner Backlund commented that they have had luck using swan statues to deter geese.

Chairperson Showalter opened the public hearing.
There were no comments.

Motion by Commissioner Backlund to close the public hearing. Seconded by Commissioner Schwankl.

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

Chairperson Showalter commented that this makes a lot of sense, as HRA funds would no longer be used to maintain this parcel.

Motion by Commissioner Mulrooney to adopt HRA Resolution 2024-02 Authorizing Transfer of Property to the City of Fridley. Seconded by Commissioner Backlund.

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

5. Collateral Assignment of TIF – Sherman Associates

Paul Bolin, Assistant HRA Executive Director, commented that Sherman Associates is refinancing two of its buildings, and the new lender requires collateral assignment of TIF, which is a common practice. He stated that legal counsel has reviewed the document and staff recommends approval.

Commissioner Showalter asked if the income requirements and age restrictions would be tied to the land.

Mr. Bolin commented that these are market rate buildings, one of which the owner has chosen to market to seniors. No other restrictions exist other than what the property owner has assigned themselves.

Motion by Commissioner Schwankl to approve the collateral assignment as presented. Seconded by Commissioner Mulrooney.

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

Informational Items

6. Update on Housing Programs

Paul Bolin, Assistant HRA Executive Director, summarized the HRA loan program and other housing program activity for the month of May, also providing year-to-date information. He stated that the next meeting of the HRA will be a joint work session with the City Council on July 8.

Commissioner Schwankl asked for more information on the Home Eney Squad visits and Front Door grant projects. Mr. Bolin provided additional details on those programs.

Chairperson Showalter asked if the suggested change to include some costs for labor related to painting has become effective. Mr. Bolin commented that was approved but was tied to income. Staff has not developed a good way to request and determine that information.

Adjournment

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

Upon a voice vote, all voting aye, Chairperson Showalter declared the motion carried and the meeting adjourned at 7:20 p.m.

Respectfully submitted,

Paul Bolin, Staff Liaison



AGENDA REPORT

Meeting Date: September 5, 2024

Meeting Type: Housing & Redevelopment Authority

Submitted By: Joe Starks, Finance Director
Paul Bolin, Assistant Executive Director

Title

Approval of HRA Tax Levy for Taxes Payable in 2025

Background

Since 1996, the HRA has utilized a tax levy to help support its housing rehabilitation programs. In accordance with Minnesota Statute, 469.033, the Authority is seeking to levy the statutory maximum, equal to .0185% of the estimated market value of all real estate and personal property.

The tax levy will allow the Authority to collect approximately \$810,030 based on an estimated market value of \$4,378,541,100, an increase of approximately \$57,351 more than last year. In terms of the impact on taxpayers, the levy would cost approximately \$53 per year for the median value homeowner (valued at \$288,900) and \$185 per year for a commercial property valued at \$1,000,000. The revenues raised by the levy are directed towards supporting the HRA's housing rehabilitation programs and ongoing and future redevelopment priorities.

State Statutes require the consent of the City Council, prior to the tax levy becoming effective. The City Council will act on this item on September 23rd. As a final note, the HRA tax levy will be certified to the County Auditor by September 30, 2024.

Recommendation

Staff recommends the Authority approve the attached resolution, adopting a 2024 Tax Levy, collectible in 2025.

Attachments and Other Resources

- HRA Resolution No. 2024-3 Adopting a 2024 Tax Levy Collectible in 2025

Vision Statement

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

RESOLUTION ADOPTING A 2024 TAX LEVY COLLECTIBLE IN 2025

BE IT RESOLVED by the Board of Commissioners (the "Commissioners") of the Housing and Redevelopment Authority in and for the City of Fridley, Minnesota (the "Authority"), as follows:

Section 1. Recitals.

- 1.01. The Authority is authorized by Minnesota Statutes Section 469.033 to adopt a levy on all taxable property within its area of operation, which is the City of Fridley, Minnesota (the "City").
- 1.02. The Authority is authorized to use the amounts collected by the levy for the purposes of Minnesota Statutes Sections 469.001 to 469.047 (the "General Levy").

Section 2. Findings.

- 2.01. The Authority hereby finds that it is necessary and in the best interests of the City and the Authority to adopt the General Levy to provide funds necessary to accomplish the goals of the Authority.

Section 3. Adoption of General Levy.

- 3.01. The following sums of money are hereby levied for the current year, collectible in 2024, upon the taxable property of the City for the purposes of the General Levy described in Section 1.02 above:

Total General Levy: .0185% of Estimated Market Value
Amount: Maximum Allowed by Law

Section 4. Report to City and Filing of Levies.

- 4.01. The Executive Director of the Authority is hereby instructed to transmit a certified copy of this Resolution to the City Council for its consent to the General Levy.
- 4.02. After the City Council has consented by resolution to the General Levy, the Executive Director of the Authority is hereby instructed to transmit a certified copy of this Resolution to the County Auditor of Anoka County, Minnesota.

Passed and adopted by the Housing and Redevelopment Authority in and for the City of Fridley this 5th day of September, 2024.

Attest:

Elizabeth Showalter - Chairperson

Walter T. Wysopal – Executive Director



AGENDA REPORT

Meeting Date: September 5, 2024

Meeting Type: Housing & Redevelopment Authority

Submitted By: Paul Bolin, Assistant Executive Director

Title

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

Background

Over the past several months, the Authority and City Council have met in a series of work sessions to discuss potential development options for the 5.2 acres the Authority acquired at the SE quadrant of Mississippi Street and Central Avenue. Market conditions, combined with soils and a high water table make the site an ideal candidate for slab on grade homes. These slab on grade, owner-occupied, single-family homes are often referred to as “villa homes”, “patio homes” or “cottages”.

Staff is recommending, as we have done on previous projects, that the Authority issue a Request for Qualifications (RFQ) to start the process of selecting a development partner for the site. The intent of the RFQ is to determine a developer’s interest, experience and financial capability to accomplish the City’s goals for the site.

The RFQ will seek the following information:

1. Developer name, address, contact person, e-mail address, website, phone and fax numbers.
2. Name of proposed project manager and resume of experience.
3. Names, addresses, e-mail address, website, and phone and fax numbers of architects, planners, market consultants, sales agents, or other contractors anticipated for the project. Include resumes of key individuals.
4. Written discussion of the developer’s perception of the market potential for the project area. The discussion should include potential unit prices, values, amenities, density and other relevant information.
5. Description of experience in working with the public sector.
6. Provide two bank references including the name of the bank or financial institution, address, phone and fax numbers, and contact person.
7. Provide a current financial statement of the developer and partners (this information should be in a separate envelope labeled HRA Attorney and will be kept confidential).
8. Brief description of what, if any, assistance the developer would anticipate from the City/HRA with respect to public improvements, site improvements, environmental assessments and related expenses.
9. Description of representative development projects completed within the last three years. For two of the projects include an explanation of the process, project financing, brochures, photographs, artist’s renderings, project pro formas, etc. Developers might select these two projects based on their

Vision Statement

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

similarity to this RFQ, uniqueness of design, involvement of the public sector or other similar components.

10. Provide three references from city officials of completed development projects, described in question #9 or similar projects.
11. Provide any other information that might be relevant to the Project.

As we have done with previous RFQ's, staff will complete an initial review to ensure the responses are complete, check references and financial strength of the developers. Once a list of qualified developers is established, they will be invited to a joint City Council / HRA workshop to be interviewed. A second round of interviews may be held if there is not a clear top choice, or if additional information is sought by either body.

The proposed timeline for moving the project forward is:

- Issue RFQ – September 23, 2024
- Pre-proposal meeting – October 10, 2024
- RFQ's Due – October 25, 2024
- Staff review – Early November, 2024
- Developer Interviews – November – December, 2024
- Developer Selection – December 2024
- Development contract – January – February 2025
- Site & building plan development - January – February 2025
- City Land Use Approvals (Plat, Master Plan) – February – May 2025
- Potential Construction Start – May – September 2025

Recommendation

Staff recommends a simple motion granting approval to issue the Request for Qualifications.

Attachments and Other Resources

- None

Vision Statement

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AGENDA REPORT

Meeting Date: September 5, 2024

Meeting Type: Housing & Redevelopment Authority

Submitted By: Paul Bolin, Assistant Executive Director

Title

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

Background

The City of Fridley is requesting \$23.2 million from the Reconnecting Communities Pilot (RCP) Grant Program to connect two historically divided neighborhoods through the construction of a roadway connection overpass of the BNSF Northtown Yard. The proposed multimodal bridge will carry a two-lane roadway and 10-foot shared use paths on both sides. The project also includes a roundabout on the east side of the railyard.

The improvements will improve connectivity and safety, allowing low income and minority apartment residents to the west to access grocery, job and other essential services in addition to incoming bus rapid transit development on University Ave NE. Residents of the east side will gain safe access to additional jobs and the waterfront parks system, including the Mississippi Regional Trail. The project has been in the planning stages since 2012 and extends 57th Avenue over the BNSF Northtown Yard.

During the past two rounds of funding, the City scored extremely high, but were not awarded funding. The grant requires a 50% match, which we intend to obtain from the State of Minnesota this upcoming legislative session. In order to strengthen our application, it has been advised that we show more potential funding commitment from the City. The attached resolution would make up to \$6M available, from the HRA General Fund, to fill any gaps in the required match. Again, it is our intention to use State of Minnesota and other Federal funds to fill the gap but are showing the grant reviewers how important the project is to the City of Fridley by offering a resolution of support.

Recommendation

Staff recommends approval of Resolution 2024-04, supporting the City's Reconnecting Communities Grant Application.

Attachments and Other Resources

- Resolution 2024-04

Vision Statement

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Resolution No. 2024-04

RESOLUTION OF SUPPORT FOR CITY OF FRIDLEY’S RECONNECTING COMMUNITIES PILOT GRANT PROGRAM APPLICATION

Whereas, the City of Fridley is applying for the Reconnecting Communities Pilot Grant Program; and

Whereas, the City of Fridley Northtown Railyard Overpass Connector is an important linkage in the community that would connect residents to jobs, groceries, medical care, and other services; and

Whereas, the City of Fridley intends to use State of Minnesota funds for the 50% match requirements; and

Whereas, the Housing & Redevelopment Authority in and for the City of Fridley (the “Authority”) has the ability to provide up to a 20% match (\$6,000,000) if the full amount is not available from the State of Minnesota or other sources.

Now, therefore be it resolved, that the Authority expresses its full support for the City of Fridley's application to the Reconnecting Communities Pilot Grant Program for the Northtown Railyard Overpass Connector project.

Be it further resolved, that the Authority recognizes the significant community benefits this project will bring by improving connectivity and access to essential services for Fridley residents.

Passed and adopted by the Housing & Redevelopment Authority in and for the City of Fridley this 5th day of September, 2024.

Elizabeth Showalter - Chairperson

Attest:

Walter T. Wysopal - Executive Director



AGENDA REPORT

Meeting Date: September 5, 2024

Meeting Type: Housing & Redevelopment Authority

Submitted By: Paul Bolin, Assistant Executive Director

Title

Collateral Assignment of TIF – Sherman Associates

Background

Sherman Associates is refinancing the Altair (Market Rate) and Aura (Senior) apartment buildings at the Northstar Station site. The new lender, like the current lender, requires a collateral assignment of the TIF. As per the development agreement, this change requires the approval of the Authority.

The owner of the TIF Note desires to use any proceeds the owner receives under the TIF Note as additional collateral for a loan, by executing a Collateral Assignment document in favor of its lender. This document allows any payments made under the TIF Note to be utilized by the lender to satisfy the owner/borrower's obligations to lender, for example, if the owner/borrower defaults in its loan obligations. In that instance, the lender provides notice to the HRA of a default, and thereafter the HRA makes payments to the lender instead of to the owner/borrower, and the owner/borrower agrees that such direct payments by the HRA are proper. The consent process is required so that the HRA receives copies of the proposed collateral assignment document, receives copies of the requisite notices, and is aware at all times to whom it has authority to make such payments.

The Authority approved the same request in June. Sherman did not move forward with refinancing at that time. Sherman has found a new lender, with more favorable terms, and intends to close in mid-September.

Recommendation

Staff recommends a simple motion granting approval of the collateral assignment.

Attachments and Other Resources

- None - Collateral assignment is being reviewed by attorneys and will be available prior to the meeting.

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AGENDA REPORT

Meeting Date: September 5, 2024

Meeting Type: Housing & Redevelopment Authority

Submitted By: Paul Bolin, Assistant Executive Director

Title

Approval of HRA Meeting Dates for 2025

Background

The HRA typically meets the first Thursday of each month. For 2025, those dates are listed below:

January 2, 2025

February 6, 2025

March 6, 2025

April 3, 2025

May 1, 2025

June 5, 2025

July 3, 2025

August 7, 2025

September 4, 2025

October 2, 2025

November 6, 2025

December 4, 2025

Recommendation

Staff recommends approval of the proposed meeting dates.

Attachments and Other Resources

Vision Statement

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AGENDA REPORT

Meeting Date: September 5, 2024

Meeting Type: Housing & Redevelopment Authority

Submitted By: Paul Bolin, Assistant 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 and remodeling advisor visits.

Attachments and Other Resources

Chart of Loans Issued and Remodeling Advisor Visits

Vision Statement

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Fridley Loan Summary Report

Activity for Period 6/16/2024 - 7/15/2024

Item 8.



Application packets requested/mailed:	This period:	1	Year-to-Date:	4
Residential Advisor Visits:	This period:	1	Year-to-Date:	18
Loans currently in process for residents in your City/Neighborhood:		51		

Closed Loans	This period:		Year-to-Date:	
FHF		Units		Units
2-4 Unit Revolving	0.00	0	0.00	0
Total	0.00	0	0.00	0
Fridley		Units		Units
		0		0
Closed End	104,553.53	4	355,191.53	13
Down Payment Assistance	0.00	0	5,000.00	1
Home Betterment Deferred	0.00	0	19,413.00	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	36,258.82	1
Senior Deferred	0.00	0	68,949.62	5
Total	104,553.53	4	484,812.97	21
Leveraged Funds	This period:	Units	Year-to-Date:	Units
CEE	17,960.00	1	17,960.00	1
Total	17,960.00	1	17,960.00	1

Types of Improvements Financed YTD	# of Projects	% of Total
Additions/Finishing off unused space	1	3.13
Air Conditioning	1	3.13
Bathrooms	4	12.50
Down Payment Assistance	1	3.13
Electrical	1	3.13
Foundations/Basement	1	3.13
Garage	2	6.25
Heating System	1	3.13
Insulation	1	3.13
Kitchens	2	6.25
Landscaping	1	3.13
Other Exterior Improvements	5	15.63
Other Interior Improvements	1	3.13
Plumbing	2	6.25
Roof	2	6.25
Sidewalks, Steps	1	3.13
Siding, Stucco, Exterior Paint	2	6.25
Thermostat	1	3.13
Windows, Doors, Storm Windows, Storr	2	6.25

Types of Properties Financed YTD	#	% of Total
Single Family Residence	20	90.91
Townhouse	1	4.55
Two to Four Unit Property	1	4.55

Item 8.