



Housing & Redevelopment Authority Regular Meeting

August 03, 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 June 1, 2023
- [3.](#) Approval of Resolution No. 2023-12, Purchase of 6421 Central Avenue (Lot 19, Block 1, Spring Valley Addition)

Informational Items

- [4.](#) 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: August 3, 2023

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 and July 2023.

Recommendation

Staff recommend the HRA approve the expenditures for the period June 1 through July 31, 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

Item 1.
Check Report

By Check Number

Date Range: 05/26/2023 - 06/29/2023

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: APBNK-HRA-APBNK-HRA						
HRA-529	KRUC, STEVEN	06/01/2023	Regular	0.00	500.00	30963
HRA-526	LISOWSKI, JOHN	06/01/2023	Regular	0.00	1,472.20	30964
hra-1601	PASSAU LANDCARE INC	06/01/2023	Regular	0.00	510.00	30965
HRA-528	SMITH, ADAM	06/01/2023	Regular	0.00	3,294.10	30966
HRA-527	STEVENSON, THOMAS	06/01/2023	Regular	0.00	1,250.00	30967
HRA-504	SULLIVAN, KRISTA	06/01/2023	Regular	0.00	2,365.88	30968
HRA-530	BODIN, JANET	06/07/2023	Regular	0.00	3,286.70	30969
hra-311	CENTER FOR ENERGY & ENVIRONMENT (CEE)	06/07/2023	Regular	0.00	157,632.01	30970
hra-1341	METRO NORTH CHAMBER OF COMMERCE	06/07/2023	Regular	0.00	454.50	30971
hra-1113	MONROE MOXNESS BERG PA	06/07/2023	Regular	0.00	1,360.00	30972
HRA-2643	ANOKA COUNTY PROPERTY RECORDS & TAXATI	06/13/2023	Regular	0.00	2,309.90	30973
hra-1201	LAND TITLE INC	06/13/2023	Regular	0.00	309.00	30974
HRA-2653	NORTH STATE ADVISERS & ASSOCIATES	06/13/2023	Regular	0.00	2,000.00	30975
HRA-437	TWIN CITIES NORTH CHAMBER OF COMMERCE	06/13/2023	Regular	0.00	475.00	30976
HRA-531	GIESE, DAVID	06/21/2023	Regular	0.00	2,950.00	30977
hra-1601	PASSAU LANDCARE INC	06/21/2023	Regular	0.00	510.00	30978
hra-1404	XCEL ENERGY	06/21/2023	Regular	0.00	22.05	30979
hra-311	CENTER FOR ENERGY & ENVIRONMENT (CEE)	06/29/2023	Regular	0.00	162,482.27	30980
HRA-533	HELMER, ANTHONY	06/29/2023	Regular	0.00	2,631.70	30981
hra-1201	LAND TITLE INC	06/29/2023	Regular	0.00	100.00	30982
hra-1601	PASSAU LANDCARE INC	06/29/2023	Regular	0.00	510.00	30983
HRA-534	PETERSON, BENJAMIN	06/29/2023	Regular	0.00	5,000.00	30984
HRA-532	VALLEY, CHRISTOPHER	06/29/2023	Regular	0.00	1,821.63	30985

Bank Code APBNK-HRA Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	23	23	0.00	353,246.94
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	23	23	0.00	353,246.94

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	23	23	0.00	353,246.94
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	23	23	0.00	353,246.94

Fund Summary

Fund	Name	Period	Amount
099	Pooled Cash - HRA	6/2023	353,246.94
			353,246.94



City of Fridley, MN

Item 1.
Check Report

By Check Number

Date Range: 06/30/2023 - 07/27/2023

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: APBNK-HRA-APBNK-HRA						
hra-1113	MONROE MOXNESS BERG PA	07/12/2023	Regular	0.00	4,631.20	30986
HRA-2653	NORTH STATE ADVISERS & ASSOCIATES	07/12/2023	Regular	0.00	2,000.00	30987
HRA-537	SOLZ, ROGER	07/12/2023	Regular	0.00	3,011.49	30988
HRA-535	WARD, STEPHEN	07/12/2023	Regular	0.00	3,235.00	30989
HRA-536	WHITNEY, DANIEL	07/12/2023	Regular	0.00	1,912.50	30990
hra-917	ALLEN, JOHN N.	07/19/2023	Regular	0.00	72,392.49	30991
HRA -2700	EG RUD & SONS INC	07/19/2023	Regular	0.00	2,893.00	30992
hra-623	FRIDLEY, CITY OF	07/19/2023	Regular	0.00	145,206.82	30993
HRA-539	GALATZ, GAIL	07/19/2023	Regular	0.00	500.00	30994
hra-1333	MEDTRONIC	07/19/2023	Regular	0.00	287,960.88	30995
HRA-438	NORTHLAND SECURITIES INC	07/19/2023	Regular	0.00	14,743.50	30996
hra-1601	PASSAU LANDCARE INC	07/19/2023	Regular	0.00	510.00	30997
hra-1703	QUICKSILVER EXPRESS COURIER	07/19/2023	Regular	0.00	49.39	30998
HRA-538	SCHROEDER, MATTHEW	07/19/2023	Regular	0.00	2,165.05	30999
hra-1404	XCEL ENERGY	07/19/2023	Regular	0.00	26.42	31000
hra-311	CENTER FOR ENERGY & ENVIRONMENT (CEE)	07/26/2023	Regular	0.00	45,786.00	31001
HRA-540	GAPINSKI, GRANT	07/26/2023	Regular	0.00	3,018.95	31002
HRA-541	KANER, ELYSE	07/26/2023	Regular	0.00	1,610.60	31003
hra-1601	PASSAU LANDCARE INC	07/26/2023	Regular	0.00	510.00	31004

Bank Code APBNK-HRA Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	25	19	0.00	592,163.29
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	25	19	0.00	592,163.29

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	25	19	0.00	592,163.29
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	25	19	0.00	592,163.29

Fund Summary

Fund	Name	Period	Amount
099	Pooled Cash - HRA	7/2023	592,163.29
			592,163.29



AGENDA REPORT

Meeting Date: August 3, 2023

Meeting Type: Housing & Redevelopment Authority

Submitted By: Paul Bolin, Assistant Executive Director

Title

Approval of the Minutes from the HRA Meeting of June 1, 2023

Background

Recommendation

Staff recommends the HRA approve the minutes from the meeting of June 1, 2023.

Attachments and Other Resources

- HRA Minutes – June 1, 2023

Vision Statement

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



Housing and Redevelopment Authority

June 1, 2023

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
Rachel Schwankl

Absent

Kyle Mulrooney

Others Present

Paul Bolin, HRA Assistant Executive Director
Vickie Johnson, Development Consultant

Action Items

1. Approval of Expenditures

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

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

2. Approval May 4, 2023, Meeting Minutes

Motion by Commissioner Brueggemeier to approve the meeting minutes of May 4, 2023 as presented. Seconded by Commissioner Schwankl.

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

3. Annual Election of Officers

Paul Bolin, HRA Assistant Director, stated that the HRA by-laws required the Commission to elect a Chair and Vice Chair each June.

Commissioner Brueggemeier nominated Elizabeth Showalter as Chair.

Chair Showalter accepted the nomination.

Commissioner Backlund nominated Troy Brueggemeier as Vice Chair.

Commissioner Brueggemeier accepted the nomination.

There were no other nominations.

Motion by Commissioner Backlund to cease nominations and cast a unanimous ballot. Seconded by Commissioner Schwankl.

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

Informational Items

4. Update on Special Legislation – Excess Increment for Housing Programs

Mr. Bolin commented that the City was awarded \$4,000,000 through the bonding bill for final design work for the Burlington Northern overpass. He estimated that the cost for construction of the project would be about \$35,000,000. He provided details on the excess increment for housing programs legislation that was adopted that would allow the City to collect excess increment from Northern Stacks TIF district for the next five years.

The Commission expressed excitement.

5. Update on Housing Programs

Mr. Bolin provided an update on the HRA loan program activity for May as well as year to date.

The Commission noted that the senior funds were fully used with eight loans being issued. Mr. Bolin noted that the funds were all committed by the end of January and there is still about \$32,000 left to close on.

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 7:13 p.m.

Respectfully submitted,

Melissa Moore
City Clerk



AGENDA REPORT

Meeting Date: August 3, 2023

Meeting Type: Housing & Redevelopment Authority

Submitted By: Paul Bolin, Assistant Executive Director

Title

Approval of Resolution No. 2023-12, Purchase of 6421 Central Avenue (Lot 19, Block 1, Spring Valley Addition)

Background

Over the past 3 years, the Authority has purchased five properties at the SE intersection of Mississippi Street and Old Central Avenue NE. At the conclusion of two years of negotiating with the property owner, an agreement has been reached to purchase 6421 Central Avenue for \$250,000. The acquisition provides an additional 1 acre of developable land and provides the additional area for right of way, allowing connection to 64th Avenue.

Recommendation

Staff recommend the approval of HRA Resolution No. 2023-12, approving the purchase agreement and authorizing the Assistant Executive Director to sign documents needed to close on the property legally described as Lot 19, Block 1, Spring Valley Addition, Anoka County, Minnesota.

Attachments and Other Resources

- Map of 6421 Central Avenue NE
- HRA Resolution No. 2023-12

Vision Statement

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



Resolution No. 2023 - 12

Approving Purchase of Lot 19, Block 1, Spring Valley Addition

Whereas, the City of Fridley and its Housing and Redevelopment Authority (Authority), has identified the area near the intersection of Mississippi Street and Old Central Avenue as a priority redevelopment area, and;

Whereas, the Authority had initiated conversations to purchase properties in the area in 2019, resulting in purchasing five adjoining parcels, and;

Whereas, Faith Construction Company, Inc. has agreed to sell the vacant parcel, Lot 19, Block 1, Spring Valley Addition, to the Authority for \$250,000.

Now, therefore be it resolved, that, the Authority approves the purchase and authorizes the Assistant Executive Director to sign documents necessary to close on Lot 19, Block 1, Spring Valley Addition.

Passed and adopted by the Housing and Redevelopment Authority in and for the City of Fridley this 3rd day of August, 2023.

Elizabeth Showalter – Chairperson

Attest:

Walter T. Wysopal – Executive Director



AGENDA REPORT

Meeting Date: August 3, 2023

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, remodeling advisor visits and Home Energy Squad Visits.

Attachments and Other Resources

- Chart of Loans Issued and 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 6/16/2023 - 7/15/2023

Item 4.



Application packets requested/mailed:	This period:	0	Year-to-Date:	5
Residential Advisor Visits:	This period:	5	Year-to-Date:	16
Loans currently in process for residents in your City/Neighborhood:		41		

Closed Loans	This period:			Year-to-Date:	
Fridley		Units			Units
		0			0
Closed End	77,507.78	2		478,180.78	18
Down Payment Assistance	5,000.00	1		15,000.00	3
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	82,507.78	3		682,841.50	30
Leveraged Funds	This period:	Units		Year-to-Date:	Units
CEE	0.00	0		17,979.00	1
MHFA FUF	86,582.00	3		159,093.00	7
Total	86,582.00	3		177,072.00	8

Types of Improvements Financed YTD	# of Projects	% of Total
Additions/Finishing off unused space	3	4.17
Air Conditioning	4	5.56
Asbestos	1	1.39
Asbestos/Vermiculite	1	1.39
Bathrooms	2	2.78
Deck	1	1.39
Down Payment Assistance	3	4.17
Driveways	3	4.17
Duct Work	1	1.39
Duct Work/Venting	1	1.39
Electrical	5	6.94
Fence	1	1.39
Flooring/Carpet/Tile	2	2.78
Foundations/Basement	1	1.39
Heating System	5	6.94
Insulation	1	1.39
Interior Painting/Repairs	3	4.17
Kitchens	3	4.17
Landscaping	3	4.17
Other Exterior Improvements	6	8.33
Other Interior Improvements	6	8.33
Plumbing	2	2.78
Roof	2	2.78
Sidewalks, Steps	1	1.39
Siding, Stucco, Exterior Paint	3	4.17
Solar-PV	2	2.78
Water Heater	2	2.78
Windows, Doors, Storm Windows, Storr	4	5.56

Types of Properties Financed YTD	#	% of Total
Single Family Residence	34	8
Townhouse	4	10.53

Item 4.