



# HOUSING & REDEVELOPMENT AUTHORITY REGULAR MEETING

February 04, 2021

7:30 PM

Fridley City Hall, 7071 University Avenue N.E.

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## AGENDA

Pursuant to Mayoral Declaration No. 20-01 and Ordinance No. 1380, the February 4, 2021 HRA meeting will be held via Zoom. If you wish to attend the meeting, please use the Zoom meeting link:

**Virtual:** <https://zoom.us/j/91226939746>. Or call 646-558-8656; webinar ID: 912 2693 9746.

### Call to Order

### Roll Call

### Action Items

1. Approval of Expenditures
2. Approval of January 7, 2021 Meeting Minutes
3. Resolution of Support - Special Legislation – Excess Northern Stacks Increment for Housing Programs

### Informational Items

4. Update on Housing Programs

### Adjournment

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The City of Fridley will not discriminate against or harass anyone in the admission or access to, or treatment, or employment in its services, program, or activities because of race, color, creed, religion, national origin, sex, disability, age, marital status, sexual orientation or status with regard to public assistance. Upon request, accommodation will be provided to allow individuals with disabilities to participate in any of Fridley's services, programs, and activities. Hearing impaired persons who need any interpreter or other persons with disabilities who require auxiliary aids should contact Roberta Collins at (763) 572-3500. (TTD/763-572-3534).



City of Fridley, MN

By Check Number

Date Range: 01/07/2021 - 02/04/2021

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
<b>Bank Code: APBNK-HRA-APBNK-HRA</b>						
hra-1703	QUICKSILVER EXPRESS COURIER	01/13/2021	Regular	0.00	56.70	30558
hra-220	BRAUN INTERTEC CORPORATION	01/13/2021	Regular	0.00	13,900.00	30559
HRA-2635	BOLTON & MENK	01/13/2021	Regular	0.00	1,996.00	30560
HRA-908	IVY PROPERTIES INC	01/13/2021	Regular	0.00	1,750.00	30561
hra-1113	MONROE MOXNESS BERG PA	01/20/2021	Regular	0.00	46,129.60	30562
hra-311	CENTER FOR ENERGY & ENVIRONMENT (CEE)	01/20/2021	Regular	0.00	200.00	30563
hra-623	FRIDLEY, CITY OF	01/20/2021	Regular	0.00	1,002.40	30564
hra-623	FRIDLEY, CITY OF	01/21/2021	Regular	0.00	3,017.56	30565
hra-220	BRAUN INTERTEC CORPORATION	01/27/2021	Regular	0.00	7,375.01	30566
hra-311	CENTER FOR ENERGY & ENVIRONMENT (CEE)	01/27/2021	Regular	0.00	12,629.50	30567
hra-1333	MEDTRONIC	01/28/2021	Regular	0.00	253,407.89	30568
HRA-2646	KIMLEY-HORN AND ASSOCIATES	01/28/2021	Regular	0.00	3,439.69	30569
hra-917	ALLEN, JOHN N.	01/28/2021	Regular	0.00	65,779.20	30570
hra-903	INTERNAL REVENUE SERVICE - PAYROLL TAXES	01/08/2021	Bank Draft	0.00	460.98	DFT0003281
hra-903	INTERNAL REVENUE SERVICE - PAYROLL TAXES	01/08/2021	Bank Draft	0.00	127.54	DFT0003282
hra-905	MINNESOTA DEPT OF REVENUE - PAYROLL TAXES	01/08/2021	Bank Draft	0.00	220.60	DFT0003283
hra-903	INTERNAL REVENUE SERVICE - PAYROLL TAXES	01/08/2021	Bank Draft	0.00	545.38	DFT0003284
hra-903	INTERNAL REVENUE SERVICE - PAYROLL TAXES	01/22/2021	Bank Draft	0.00	455.25	DFT0003301
hra-903	INTERNAL REVENUE SERVICE - PAYROLL TAXES	01/22/2021	Bank Draft	0.00	127.54	DFT0003302
hra-905	MINNESOTA DEPT OF REVENUE - PAYROLL TAXES	01/22/2021	Bank Draft	0.00	220.60	DFT0003303
hra-903	INTERNAL REVENUE SERVICE - PAYROLL TAXES	01/22/2021	Bank Draft	0.00	545.38	DFT0003304

**Bank Code APBNK-HRA Summary**

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	19	13	0.00	410,683.55
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	8	8	0.00	2,703.27
EFT's	0	0	0.00	0.00
	<b>27</b>	<b>21</b>	<b>0.00</b>	<b>413,386.82</b>

### All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	19	13	0.00	410,683.55
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	8	8	0.00	2,703.27
EFT's	0	0	0.00	0.00
	<b>27</b>	<b>21</b>	<b>0.00</b>	<b>413,386.82</b>

### Fund Summary

Fund	Name	Period	Amount
099	Pooled Cash - HRA	1/2021	413,386.82
			<b>413,386.82</b>

**CITY OF FRIDLEY  
HOUSING AND REDEVELOPMENT AUTHORITY COMMISSION  
January 7, 2021**

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**Chairperson Holm** called the Housing and Redevelopment Authority Meeting to order at 7:00 p.m.

**MEMBERS PRESENT:** William Holm

Kyle Mulrooney  
Elizabeth Showalter  
Rachel Schwankl  
Gordon Backlund

**OTHERS PRESENT:**

Paul Bolin, HRA Assistant Executive Director  
Wally Wysopal, City Manager  
Jim Casserly, Development Consultant

**ACTION ITEMS**

**1. Approval of Expenditures**

**MOTION** by Commissioner Showalter to approve the expenses as submitted. Seconded by Commissioner Schwankl.

**UPON A VOICE VOTE, ALL VOTING AYE, CHAIR HOLM DECLARED THE MOTION CARRIED UNANIMOUSLY.**

**2. Approval of December 3, 2020 Meeting Minutes**

**MOTION** by Commissioner Showalter to approve the December 3, 2020, minutes as submitted. Seconded by Commissioner Schwankl.

**UPON A VOICE VOTE, ALL VOTING AYE, CHAIR HOLM DECLARED THE MOTION CARRIED UNANIMOUSLY.**

**3. Approval of Resolution Designating Official Depositories.**

**Paul Bolin**, HRA Assistant Executive Director, stated that we are required to do this annually. Wells Fargo has been the official bank for the City and HRA for a number of years. They are responsible and easy to work with and flexible with investment management. Staff recommends approval of the resolution designating Wells Fargo as the official depository for the Authority.

**MOTION** by Commissioner Showalter to approve the Resolution designating official depositories. Seconded by Commissioner Mulrooney.

**Commissioner Backlund** commented that in three places it mentions that it will be signed by two individuals and should be three.

**Mr. Bolin** said staff would make that correction.

**UPON A VOICE VOTE, ALL VOTING AYE, CHAIR HOLM DECLARED THE MOTION CARRIED UNANIMOUSLY.**

#### **4. Approval of Resolution Designating Official Newspaper.**

**Paul Bolin**, HRA Assistant Executive Director, said that the City and HRA designate an official Newspaper. The Blaine/Spring Lake Park/Columbia Heights/Fridley Life (formerly the Fridley Focus) and the Minneapolis Star Tribune have been the official newspapers for a number of years. Both are available locally and meet the requirements found in MN Statutes. There have been issues with the Blaine/Spring Lake Park/Columbia Heights/Fridley Life publishing some items in a timely manner, so staff is recommending the designate only the Star Tribune as the official newspaper.

**MOTION** by Commissioner Showalter to approve the resolution designating official newspaper. Seconded by Commissioner Schwankl.

**UPON A VOICE VOTE, ALL VOTING AYE, CHAIRPERSON HOLM DECLARED THE MOTION CARRIED UNANIMOUSLY.**

**Commissioner Backlund** asked if it would be appropriate to have notice in the Life paper that our newspaper of record is the Star Tribune so those who may be looking in the Life would know to look in the Star Tribune.

**Chair Holm** thought something could be written up in the Fridley quarterly newsletter.

**Mr. Bolin** replied that staff will work with Dan Tienter, City Finance Director. Whatever they do for the City we will ask them to include the HRA as well.

#### **5. Approval of Changes & Additions to Housing Programs.**

**Mr. Bolin** stated that the intent of the program is to provide more incentive for Fridley's multifamily property owners to make substantial exterior and interior improvements to their rental units. Exterior improvements would include façade upgrades, parking improvements, signage, lighting and other improvements necessary to comply with applicable codes. Interior improvements would include structural, ADA upgrades, fire prevention, utility upgrades, flooring

fixtures, relocating walls, plumbing, painting and HVAC. Assistance provided by HRA would be a loan carrying 2% interest and 20-year term, up to \$50,000 and HRA to pay closing costs (CEE Fees).

The advantage of HRA loan product at 2% is that funds have no income limit, encourages reinvestment across the entire community, and provides additional affordable for correcting code issues. MHFA loans are currently ranging from 2%-3.75% depending on the term of the loan with an income limit of \$154,600. CEE will match resident with best loan for their situation. The interest rate on Manufactured Home Loan will also be lowered to 2%.

Currently the only down payment assistance available to Fridley residents is through the Minnesota Housing Finance Agency (MHFA). Down payment loans through the MHFA require that you obtain your first mortgage through them to be eligible for their interest bearing down payment loans. The intent of this new program being proposed is to provide an additional incentive for first time home buyers to move to Fridley. While no interest will be earned on the loan and no regular payments made, the Authority will eventually recover its funds to revolve back into the community.

#### Loan Terms / Eligibility

- Loan amounts up to \$5,000
- 0% annual percentage rate (APR)
- Income limit of 110% of Area Median Income (AMI) based on household size
- The loan is deferred until the property is sold, refinanced, transferred or is no longer owner-occupied
- Financing is secured by a mortgage on the property
- Closing costs apply
- Borrower must be considered a first-time homebuyer as defined by someone who hasn't owned a home within the last 3 years.
- Prior to closing the homebuyer(s) MUST attend a Home Stretch workshop or other valid homebuyers course offered through an approved counseling agency by the US Department of Housing and Urban Development (HUD).
  - 1 to 4-unit, owner occupied buildings
  - Single family, townhomes, duplexes, condominiums, and properties held in a trust are eligible

The intent of the Residential Paint Rebate Program is to eliminate blight, preserve and improve appearance of neighborhoods by providing rebates of up to \$500 for cost of materials and supplies for exterior painting of eligible homes, by low- and moderate-income families. Maximum rebate of \$500 for single family homes, up to \$350 per unit (not to exceed \$1,400) for rental properties. Eligible Applicants:

- Homeowners: Owner occupant, holding title to the property. Household Income may not exceed 110% of Area Median Income (AMI)
- Owners of Rental Property: Up to 4-unit buildings, owner must live in building and income does not exceed 110% AMI

The intent of the Front Door Grant Program is to incentivize homeowners to increase the “curb appeal” of their home (and the City) by making improvements on the street side of their home. Grants are provided to pay for a portion of the improvements. Project tasks are considered either Basic or Beautification and the Grant amount varies based on type of work being completed. Grant amount ranges from \$1,000 up to \$5,000. Eligibility:

- Owner Occupied, Homesteaded, single family / townhome / duplex / condominium
- Current on property taxes
- Property valued at less than \$400,000
- Project must be visible from street in front of home
- Work may not begin until project approval by City and HRA
- Have not received prior Front Door Grants, in the current year
- Projects must include at least one item from the Beautification Project list

The intent of the Fridley Foundations Grant is to provide financial incentives for homeowners undertaking large remodeling projects valued at \$35,000 or more. Financial incentives include a grant up to \$5,000. Program is intended to play off the Authority’s previous Fridley Foundations Remodeling Demonstration Program.

Requirements / Eligibility:

- Must be homesteaded, owner-occupied homes at least 20 years old
- No income limits for participants in this program
- Consultation with an architect or designer to discuss and help plan your remodeling ideas.

As conditions allow, (likely in 2022) the Authority can sponsor open houses to showcase improvements made by this program and inspire others to reinvest in their Fridley homes.

The Authority does have adequate resources to reliably provide a five-year program of approximately \$1M per year for these proposed changes and program additions. The resolution will be emailed separately, early next week. Staff recommends approval of the resolution adopting the changes and additions to the City’s Housing Programs.

**Chair Holm** said that the advantage of the front door program is that it is a grant rather than a loan, and not very large amounts.

**Mr. Bolin** replied that it is more like a rebate, the homeowner invests first.

**Commissioner Schwankl** asked if the senior zero percent deferred is part of the overall housing programs and if that program should be increased because it is very successful and runs out of funding every year.

**Mr. Bolin** replied that funding would be kept at \$250,000 for now.

**Chair Holm** asked if there was a waiting list for that program.

**Mr. Bolin** replied that in 2020 they ran out of funds by September and there are 2-3 seniors waiting for new funding to arrive.

**Commissioner Showalter** thought midway through next year the programs should be evaluated to see if any limits should be increased, like the senior loan programs.

**Mr. Bolin** replied that with the senior loans, we don't know when they will be paid back and to date, we have not been paid back on any of the senior loans that have been offered.

**Commissioner Schwankl** said that it makes sense why the senior program is so successful as sometimes changes need to be made in order for them to stay in their homes.

**Mr. Bolin** said that smaller loans could be made if needed. The types of improvements seniors are making are typically expensive upgrades.

**Chair Holm** noted that the main issues with the senior loans is that they are deferred, and we don't know when we would be paid back so creates a cash flow issue.

**Mr. Bolin** agreed and added that these loans are impossible to account for and plan on when we would be getting that money paid back.

**Commissioner Showalter** asked if the borrowers for the senior loans are eligible for the project grant program option.

**Jim Casserly**, Development Consultant, didn't see anything prohibiting that option.

**MOTION** by Commissioner Showalter to approve the Resolution to approve the Changes & Additions to Housing Programs. Seconded by Commissioner Backlund.

**UPON A VOICE VOTE, ALL VOTING AYE, CHAIRPERSON HOLM DECLARED THE MOTION CARRIED UNANIMOUSLY.**

## **6. Approval of Amendment to Loan Origination Agreement – CEE**

**Mr. Bolin** stated that the HRA has contracted with CEE since 1996. Program administration includes marketing, processing applications, determining eligibility and customizing loans to individual needs. CEE provides residents technical assistance on remodeling, energy conservation, and indoor air quality. CEE-HRA partnership allows residents to access other loan dollars (MHFA and Met Council). Changes to existing contract would be the administrative fee of \$2,500 annually and the term extended through 12/31/2023. Staff and residents have been pleased with CEE and staff recommends that HRA approve the contract extension and changes through 12/31/2023.

**MOTION** by Commissioner Schwankl to approve the Amendment to Loan Origination Agreement – CEE. Seconded by Commissioner Backlund.

**UPON A VOICE VOTE, ALL VOTING AYE, CHAIR HOLM DECLARED THE MOTION CARRIED UNANIMOUSLY.**



## **7. Approval of Agreement to Continue Home Energy Squad Visits - CEE**

**Mr. Bolin** stated that the CEE has partnered with the City since 2014 to provide home Energy Squad that helps residents make homes more energy efficient. The Authority has split visit costs with residents. Starting in 2021, CEE is offering two visit options to Fridley residents. The standard visit including blower door tests and infrared review of insulation will remain at \$50. The new "Energy Saver" visit, (does not include blower door test or infrared technology) will be an option for \$35. Staff recommends extending the Home Energy Squad partnership with CEE through December 31, 2023.

**MOTION** by Commissioner Schwankl to Approve the Agreement to Continue Home Energy Squad Visits – CEE. Seconded by Commissioner Backlund.

**UPON A VOICE VOTE, ALL VOTING AYE, CHAIR HOLM DECLARED THE MOTION CARRIED UNANIMOUSLY.**

### **INFORMATIONAL ITEMS**

#### **1. Housing Program Update**

**Mr. Bolin** reported there was one senior loan that closed in December making a total of 25 loans year to date. No remodel advisor visits making 10 year to date, down from 17 in 2019. Here were 45 Home Energy Squad visits for 2020, down from 59 in 2019.

### **ADJOURNMENT**

**MOTION** by Commissioner Backlund to adjourn. Seconded by Commissioner Schwankl.

**UPON A VOICE VOTE, ALL VOTING AYE, CHAIRPERSON HOLM DECLARED THE MOTION CARRIED UNANIMOUSLY AND THE MEETING ADJOURNED AT 8:07 PM.**

Respectfully submitted,

Krista Peterson  
Recording Secretary



# AGENDA REPORT

**Meeting Date:** February 4, 2021

**Meeting Type:** HRA Regular Meeting

**Submitted By:** Paul Bolin, Asst. Executive Director

## Title

Resolution of Support - Special Legislation – Excess Northern Stacks Increment for Housing Programs

## Background

The buildout of Northern Stacks TIF District (No. 20) has occurred much quicker than planned. The beneficial effects results in Tax Increment which exceeds the amount needed to repay the development bonds. State law requires any excess increment to be redistributed to the various taxing authorities when the district comes to an end. Special legislation is required to do anything different. It is estimated that, between now and 2041 when the district decertifies, TIF District No. 20 will generate approximately \$1M per year in excess increment.

The Special Legislation provides for the following:

- Applicable only to the City's TIF District No. 20.
- Allows for revenues from redevelopment tax increment district No. 20 to be available for any of the HRA revolving loan and grant programs.
- It further increases the percentage from 25% to 50% of the tax increment that can be available.
- Removes the Five-Year Rule (in which tax increment must be spent) and other requirements for expenditures and the use of revenues for the district.
- Provides that City/HRA must elect to use the Special Rules, if approved, by December 31, 2023.

## Attachments and Other Resources

- HRA Resolution of Support

## Vision Statement

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

Commissioner \_\_\_\_\_ introduced the following resolution, the reading of which was dispensed with by unanimous consent, and moved its adoption.

**HOUSING AND REDEVELOPMENT AUTHORITY  
IN AND FOR THE CITY OF FRIDLEY, MINNESOTA**

**RESOLUTION NO. 2021 - 04**

**A RESOLUTION REQUESTING APPROVAL OF SPECIAL LEGISLATION BY THE  
MINNESOTA LEGISLATURE**

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

WHEREAS, the City of Fridley (the "City") and its Authority wish to expand housing opportunities and renovate existing owner occupied and rental housing; and

WHEREAS, the City is a first ring suburb with housing constructed 50 to 70 years ago; and

WHEREAS, the Authority has established numerous loan and grant programs to address housing needs; and

WHEREAS, the City has strongly supported the Authority's housing programs, in addition is has approved (i) the maximum possible authority levy for the last 25 years, (ii) tax exempt housing bonds, (iii) housing replacement programs, and (iv) an extensive housing code enforcement program; and

WHEREAS, the Authority has approved allocating \$1.0M/year for the next five years for its housing programs; and

WHEREAS, the revenue needed for housing programs is much greater than the available resources; and

WHEREAS, the City and Authority recently sold general obligation bonds to pay tax increment revenue notes in tax increment district No. 20 (the "TIF District") making tax increment available; and

WHEREAS, the City and Authority wish to use the revenues not required for debt service and administration expense from this one TIF District to assist them with addressing their very extensive housing needs; and

WHEREAS, Exhibit A is special legislation which allows the use of tax increment from the TIF District for housing programs.

NOW, THEREFORE, the Authority requests the Legislature to approve the special legislation attached as Exhibit A.

Passed and adopted by the Board of Commissioners of the Housing and Redevelopment Authority in and for the City of Fridley, Minnesota this 4<sup>TH</sup> day of February, 2021.

The motion for the adoption of the foregoing resolution was duly seconded by Commissioner \_\_\_\_\_ and upon vote being taken thereon the following voted in favor thereof:

and the following voted against the same:

Whereupon said resolution was declared duly passed and adopted, and was signed by the Chairperson and attested to by the Executive Director.

Adopted by the Board of the Authority this 4<sup>th</sup> day of February, 2021.

\_\_\_\_\_  
WILLIAM B. HOLM - CHAIRPERSON

ATTEST:

\_\_\_\_\_  
WALTER T. WYSOPAL – EXECUTIVE DIRECTOR

CERTIFICATION

I, Walter T. Wysopal, the Executive Director of the Housing and Redevelopment Authority in and for the City of Fridley, Minnesota, do hereby certify that the foregoing is a true and correct copy of Resolution No. 2020 - 04 adopted by the Authority on the 4<sup>th</sup> day of February, 2021

\_\_\_\_\_  
WALTER T. WYSOPAL - Executive Director

**EXHIBIT A**

A bill for an act  
relating to the city of Fridley; tax increment financing district.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MINNESOTA:

Section 1. CITY OF FRIDLEY; TAX INCREMENT FINANCING DISTRICT; SPECIAL  
RULES.

(a) If the governing body of the city of Fridley or its development authority elects, then notwithstanding anything to the contrary in sections 469.176, subdivision 4j and 469.1763, subdivision 2, not more than 50 percent of the total revenue derived from tax increments paid by properties in tax increment financing district No. 20 (measured over the life of the district) may be expended on housing programs outside the tax increment financing district No. 20 including the following: (i) revolving rehab loan program; (ii) multi-family improvement loan program; (iii) mobile home improvement loan program; (iv) last resort emergency deferred loan program; (v) senior deferred loan program; (vi) down payment assistance loan program; (vii) residential major project grant program; (viii) residential paint rebate grant program; and (ix) front door grant program.

(b) The five-year rule under Minnesota Statutes, section 469.1763, subdivision 3, and the use of revenues for decertification in Minnesota Statutes, section 469.1763, subdivision 4, do not apply to tax increment financing district No. 20.

(c) The authority to make the election under this section expires on December 31, 2023.

EFFECTIVE DATE. This section is effective upon approval by the governing body of the city of Fridley and upon compliance by the city with Minnesota Statutes, section 645.021, subdivision 3.

Council Member \_\_\_\_\_ introduced the following resolution, the reading of which was dispensed with by unanimous consent and moved its adoption.

**CITY OF FRIDLEY  
COUNTY OF ANOKA  
STATE OF MINNESOTA**

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION REQUESTING APPROVAL OF SPECIAL LEGISLATION BY THE  
MINNESOTA LEGISLATURE**

BE IT RESOLVED by the City Council (“Council”) of the City of Fridley, Minnesota (“City”) as follows:

WHEREAS, the City and the Housing and Redevelopment Authority in and for the City of Fridley, Minnesota (“Authority”) wish to expand housing opportunities and renovate existing owner occupied and rental housing; and

WHEREAS, the City is a first ring suburb with housing constructed 50 to 70 years ago; and

WHEREAS, the Authority has established numerous loan and grant programs to address housing needs; and

WHEREAS, the City has strongly supported the Authority’s housing programs, in addition is has approved (i) the maximum possible authority levy for the last 25 years, (ii) tax exempt housing bonds, (iii) housing replacement programs, and (iv) an extensive housing code enforcement program; and

WHEREAS, the Authority has approved allocating \$1.0M/year for the next five years for its housing programs; and

WHEREAS, the revenue needed for housing programs is much greater than the available resources; and

WHEREAS, the City and Authority recently sold general obligation bonds to pay tax increment revenue notes in tax increment district No. 20 (the “TIF District”) making tax increment available; and

WHEREAS, the City and Authority wish to use the revenues not required for debt service and administration expense from this one TIF District to assist them with addressing their very extensive housing needs; and

NOW, THEREFORE, the Council of the City requests the Legislature to approve the special legislation attached as Exhibit A.

Adopted by the Council of the City this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

The motion for the adoption of the foregoing resolution was duly seconded by Council Member \_\_\_\_\_ and upon vote being taken thereon the following voted in favor thereof:

and the following voted against:

Whereupon said resolution was declared duly passed and adopted and was signed by the Mayor and attested to by the City Manager.

\_\_\_\_\_  
Mayor Scott J. Lund

ATTEST:

\_\_\_\_\_  
Wally T. Wysopal, City Manager

CERTIFICATION

I, \_\_\_\_\_, the \_\_\_\_\_ of the City of Fridley, County of Anoka, State of Minnesota, do hereby certify that the foregoing is a true and correct copy of Resolution No. \_\_\_\_\_ passed by the City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
[TITLE]

**EXHIBIT A**

A bill for an act  
relating to the city of Fridley; tax increment financing district.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MINNESOTA:

Section 1. CITY OF FRIDLEY; TAX INCREMENT FINANCING DISTRICT; SPECIAL  
RULES.

(a) If the governing body of the city of Fridley or its development authority elects, then notwithstanding anything to the contrary in sections 469.176, subdivision 4j and 469.1763, subdivision 2, not more than 50 percent of the total revenue derived from tax increments paid by properties in tax increment financing district No. 20 (measured over the life of the district) may be expended on housing programs outside the tax increment financing district No. 20 including the following: (i) revolving rehab loan program; (ii) multi-family improvement loan program; (iii) mobile home improvement loan program; (iv) last resort emergency deferred loan program; (v) senior deferred loan program; (vi) down payment assistance loan program; (vii) residential major project grant program; (viii) residential paint rebate grant program; and (ix) front door grant program.

(b) The five-year rule under Minnesota Statutes, section 469.1763, subdivision 3, and the use of revenues for decertification in Minnesota Statutes, section 469.1763, subdivision 4, do not apply to tax increment financing district No. 20.

(c) The authority to make the election under this section expires on December 31, 2023.

EFFECTIVE DATE. This section is effective upon approval by the governing body of the city of Fridley and upon compliance by the city with Minnesota Statutes, section 645.021, subdivision 3.





# AGENDA REPORT

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**Meeting Date:** February 4, 2021

**Meeting Type:** HRA Regular Meeting

**Submitted By:** Paul Bolin, Asst. Executive Director

## **Title**

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Update on Housing Programs

## **Background**

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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**

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- Chart of Loans Issued & Remodeling Advisor Visits
- Home Energy Squad Update

## **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 1/1/2021 - 1/31/2021

Item 4.



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

Closed Loans	This period:	Units	Year-to-Date:	Units
<b>Fridley</b>		0		0
<b>Closed End</b>	50,000.00	1	50,000.00	1
<b>Last Resort</b>	0.00	0	0.00	0
<b>Last Resort Emergency     Deferred</b>	0.00	0	0.00	0
<b>Mobile Home Closed End</b>		0		0
<b>Multi Family Exterior     Closed End</b>		0		0
<b>Senior Deferred</b>	25,000.00	1	25,000.00	1
<b>Total</b>	75,000.00	2	75,000.00	2

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

Types of Improvements Financed YTD	# of Projects	% of Total
Additions/Finishing off unused space	1	50.00
Siding, Stucco, Exterior Paint	1	50.00

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

Action Items

Hi Paul,

It looks like there will be three HES visits in January.

Thanks,

Stacy

**Stacy Boots Camp**

**Assistant Outreach Manager**

Center for Energy and Environment

612-244-2429 (office/fax)

[www.mncee.org](http://www.mncee.org)

