

April 5, 2018
HRA Meeting
Regular Meeting Agenda
7:00 p.m.

Call to order

Roll call.

Action Items

1. Approval of Expenditures
2. Approval of February 1, 2018 Meeting Minutes
3. Resolutions of Support – Grant Applications –Northern Stacks VIII
 - a) MN DEED Contamination Cleanup Grant
 - b) Metropolitan Council TBRA Grant

Informational Items

1. Housing Program Update

Adjournment



City of Fridley, MN

Check Report

By Check Number

Date Range: 03/06/2018 - 03/23/2018

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: APBNK-HRA-APBNK-HRA						
PPT: 107738	FRIDLEY HRA ICMA 401	03/09/2018	EFT	0.00	313.83	240
PPT: 307066	FRIDLEY HRA ICMA 457	03/09/2018	EFT	0.00	126.92	241
PPT: 107738	FRIDLEY HRA ICMA 401	03/23/2018	EFT	0.00	310.08	242
PPT: 307066	FRIDLEY HRA ICMA 457	03/23/2018	EFT	0.00	126.92	243
hra-623	FRIDLEY, CITY OF	03/06/2018	Regular	0.00	1,004.27	30117
hra-1113	MONROE MOXNESS BERG PA	03/21/2018	Regular	0.00	5,735.00	30118
hra-2002	TABLES AND TENTS RENTAL COMPANY	03/21/2018	Regular	0.00	3,165.00	30119
HRA-2621	JOHNSON, GREG	03/21/2018	Regular	0.00	1,495.00	30120
HRA-2622	LANDFORM PROFESSIONAL SERVICES	03/21/2018	Regular	0.00	4,577.50	30121
hra-623	FRIDLEY, CITY OF	03/21/2018	Regular	0.00	866.49	30122

Bank Code APBNK-HRA Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	14	6	0.00	16,843.26
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	4	4	0.00	877.75
	18	10	0.00	17,721.01

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	14	6	0.00	16,843.26
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	4	4	0.00	877.75
	18	10	0.00	17,721.01

Fund Summary

Fund	Name	Period	Amount
099	Pooled Cash - HRA	3/2018	17,721.01
			17,721.01

**CITY OF FRIDLEY
HOUSING AND REDEVELOPMENT AUTHORITY COMMISSION
February 1, 2018**

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

MEMBERS PRESENT: Pat Gabel
William Holm
Stephen Eggert
Kyle Mulrooney
Gordon Backlund

OTHERS PRESENT: Paul Bolin, HRA Assistant Executive Director
Wally Wysopal, City Manager
Scott Hickok, Community Development Director
Vickie Johnson, Development Consultant

Action Items:

1. Approval of Expenditures

MOTION by Commissioner Holm to approve the expenditures. Seconded by Commissioner Eggert.

Commissioner Holm asked what the payments were to Briggs and Morgan.

Paul Bolin, HRA Assistant Executive Director, replied that is for the municipal bond advising for a potential bond issue for Hyde's revenue notes; they did the work on that for the Authority.

Commissioner Holm asked what the bank drafts and checks were.

Mr. Bolin replied that the bank drafts are electronic transfers and paper checks are also issued.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIRPERSON GABEL DECLARED THE MOTION CARRIED UNANIMOUSLY

2. Approval of January 4, 2018 Meeting Minutes

MOTION by Commissioner Eggert to approve the minutes as presented. Seconded by Commissioner Backlund.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIRPERSON GABEL DECLARED THE MOTION CARRIED UNANIMOUSLY

3. Approval of Development Agreement – Locke Park Pointe

Paul Bolin, HRA Executive Assistant Director, stated that Pulte Homes was selected through the RFP process and the redevelopment contract was developed over the past month. Pulte will pay \$25K for each residential lot, construct the public improvements and in the event of default, HRA can recover the property. Staff recommends the Authority adopt the resolution authorizing the execution and delivery of the contract between the Authority and Pulte Homes.

Eric Padget, VP Pulte Homes, said that Pulte is a broad group and has other brands including Centex, and Del Webb. Pulte is a national developer/builder and builds 500 homes per year in 18 Twin Cities communities. Patio home products have not been served in quite some time. 25 patio homes are proposed on this site and the target consumer group is the 55+ age. This age group will stay in the local market, they have an active lifestyle, and want a quality product in the right location where the economic value is strong. There is a demand in Fridley for this product.

Mr. Padget noted that the homes will have 50' lots and 40' of product in front. This will be single level living with a total of 1,700-2,000 sq. ft. including 2-3 bedrooms and a two-car garage. The price will average \$300,000. Although the homes will be on a slab, homes will be able to have a basement. There are 4-5 floor plans available, some with basements and ½ story option for an additional bedroom / loft area. The architecture styles are heartland, craftsman, northern craftsman, prairie and euro country. There will be a variety of home options for this community and there will not be two houses with the same style built side by side. The homeowner's association will be professionally managed and take care of yard mowing/maintenance, snow removal of driveways/sidewalks and common landscape areas. The HOA fee is \$176 a month. There is already a great demand and a list of VIP candidates has started. Once the road restrictions come off in May the plan is to get City Council approval on the preliminary plat May 14 to close on the property and then start construction. There will be a 4-5 week grading job and 6-8 weeks of infrastructure work. Construction of the model home will start after that and will be built in about 60 days. The plan is to open in October with a model home for sale.

Commissioner Holm asked if each of the homes would have the same footprint; regardless of the architecture.

Mr. Padget replied that the square footage of the homes will range from 1,700 to 2,000, all about 40' wide. Any architecture will fit on any of the lots. The depth of the homes is what changes with the square footage.

Commissioner Holm asked where the half level loft would be located in the home.

Mr. Padget replied that it would be centrally located in the home, in the mid-peak of the roof.

Commissioner Eggert asked if Pulte would do their own selling of the homes.

Mr. Padget replied yes, internal sales consultants would be taking care of all the sales.

Commissioner Eggert asked if the homeowner's association would take care of the retaining pond or if the City would.

Mr. Padget replied that is undecided yet; it needs to be discussed with the City.

Commissioner Eggert asked about the default language and the Authority getting the property back and on page 20 where it talks about utilities in Schedule D, the language was confusing.

Vickie Johnson, Development Consultant, replied that the requirements for public utilities platting process the City will include those utilities in the plans, where they are located and installed. This will be discussed in detail through the planning process. The events of default are defined and if the redeveloper failed to follow the terms, a reverter would be written up. Once the model home has certification of occupancy, they have met the requirements.

Commissioner Eggert asked how much the public improvements would be.

Mr. Padget answered \$40,000-50,000 per lot to make public improvements, not including soft costs.

Commissioner Eggert asked how much would be recovered in the case of default.

Ms. Johnson replied that the \$50,000 item in the Authority default is if the Authority defaults and doesn't sell the property to the developer. In the event the redeveloper would fringe on the agreement, the HRA would retain the property back which would include any public improvements done by the developer.

Commissioner Backlund asked about the setbacks and sidewalks.

Mr. Padget replied that the setbacks would meet City standards of 25'-30' back. There is a plan for sidewalks along where the public utility building is located. Sidewalks will be on one side of the street only.

Commissioner Backlund asked if there would be cathedral ceilings in the larger rooms.

Mr. Padget replied that the base on the lower level is 9' and the loft will have higher ceilings; 10-12 ft. with roof pitches.

Commissioner Backlund asked if the owners were allowed to do different things that are placed on the buildings.

Mr. Padget replied that there is an architectural committee to take care of those requests. Standards are set up and if homeowners would like a modification they would send to the HOA for an architectural approval. Modifications to the landscape is fairly strict due to the maintenance of property.

Commissioner Backlund asked if homeowners could hire their own contractors.

Mr. Padget replied yes, but they would still have to pay the HOA fees.

Commissioner Eggert asked if any engineering had been done to the site on the Cities behalf.

Mr. Bolin replied that the City has done several borings on this site and provided all the information to Pulte.

Commissioner Backlund asked what the warranty was on the house.

Mr. Padget replied that quality is top priority and every home has a warranty package with a variety of warranties for different things. Warranties will be reviewed with the homeowner and is part of Pulte Homes.

Ms. Johnson noted that in Section 2.1 regarding the soils, the Authority isn't making any warranty with regard to the soil, rather Pulte will own due diligence with the soil.

Commissioner Mulrooney asked when the construction timeline would be secured.

Mr. Padget replied that Pulte is their financing bank, so they don't have to seek financing. During the feasibility process a package is presented to corporate for their approval. This will be when we will get a preliminary plat so there will be no delays.

Chairperson Gabel asked if in-floor heating was an option.

Mr. Padget replied yes, and there is no concern from customers about the heat of the floor. They will still have to dig down 4-6 feet so there will be quite a bit of foundation between the ground and the floor.

Chairperson Gabel asked if this would be a pet friendly environment.

Mr. Padget replied that pets would be allowed but restricted per City ordinance. There is no size restriction.

Commissioner Backlund asked if solar electricity was allowed.

Mr. Padget replied that it is not restricted in the HOA documents but homes that do request solar must go through an architecture review process to make that decision.

Mr. Bolin noted in the public improvement section sidewalks are included so that will need to be spelled out in that section.

MOTION by Commissioner Eggert to approve the Development Agreement for Locke Pointe Park with the addition of the sidewalks in the public improvement section. Seconded by Commissioner Backlund.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIRPERSON GABEL DECLARED THE MOTION CARRIED UNANIMOUSLY

Informational Items:

1. Housing Programs Update

Paul Bolin, HRA Executive Assistant Director, reported that there were no loans in January, one remodel advisor visit and three home energy squad visits. The Home and Garden show was this past Saturday, so we should see results from that show.

Adjournment:

MOTION by Commissioner Eggert to adjourn. Seconded by Commissioner Mulrooney.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIRPERSON GABEL DECLARED THE MOTION CARRIED UNANIMOUSLY AND THE MEETING ADJOURNED AT 8:37 P.M.

Respectfully submitted,

Krista Peterson
Recording Secretary



ACTION ITEM

HRA MEETING OF APRIL 5, 2018

DATE: March 29, 2018
TO: Wally Wysopal, City Manager
FROM: Paul Bolin, Assistant Executive HRA Director
SUBJECT: MN DEED Contamination Cleanup Grant Application

Hyde Development has requested the Authority's assistance to obtain a grant through the Minnesota Department of Employment and Economic Development's "Contamination Cleanup" grant program, for what will be known as Northern Stacks VIII. This is the building located at 5101 Industrial Boulevard, adjacent to Northern Stacks.

The building at 5101 Industrial Blvd is currently owned by All Temp Storage and leased to Murphy Trucking. Prior to being used as a warehouse, the property was owned by a printing and binding company. The binding required the use of solvents for cleaning glue from equipment and prior to stricter environmental standards, the solvent was often times dumped out the back door. The testing done on the site indicates that there is quite a bit of environmental cleanup necessary. To assist with these extraordinary costs, Hyde is seeking grants from Met Council and DEED. Additionally, Hyde will be asking the Authority to create a Soils TIF District to provide an additional \$600,000 to assist with the cleanup.

This application is seeking \$432,000 to assist in soils investigation, soil cleanup and RAP reporting. At this time, Hyde Development has a deadline of May 1st to apply for this grant. If Hyde is successful in obtaining grant and TIF funds to assist with these extraordinary cleanup costs, they anticipate closing on the property in July.

DEED's Contamination Cleanup program assists with contamination investigations and cleanup of contamination in accordance with a Minnesota Pollution Control Agency approved response action plan (RAP). This program provides funding to sites that will be redeveloped in the very near future and its goal is to clean up contamination in order to allow a site to retain and create new jobs. This project has more than proven that it can meet the goals of the program.

Staff recommends approval of the attached resolution supporting Hyde Development's application for a grant through DEED's Contamination Cleanup Grant Fund.

HRA RESOLUTION 2018 -

RESOLUTION APPROVING APPLICATION TO ENTER INTO FUNDING AGREEMENT WITH THE DEPARTMENT OF EMPLOYMENT AND ECONOMIC DEVELOPMENT (DEED) FOR GRANT ASSISTANCE FOR THE NORTHERN STACKS VIII REDEVELOPMENT

BE IT RESOLVED that the Housing and Redevelopment Authority in and for the City of Fridley (hereafter Fridley HRA) act as the legal sponsor for project contained in the Contamination Cleanup and Investigation Grant Program to be submitted on May 1, 2018 and that Assistant Executive Director is hereby authorized to apply to the Department of Employment and Economic Development for funding of this project on behalf of the Fridley HRA.

BE IT FURTHER RESOLVED that the Fridley HRA has the legal authority to apply for financial assistance, and the institutional, managerial, and financial capability to ensure adequate project administration.

BE IT FURTHER RESOLVED that the sources and amounts of the local match identified in the application are committed to the project identified.

BE IT FURTHER RESOLVED that the Fridley HRA has not violated any Federal, State or local laws pertaining to fraud, bribery, graft, kickbacks, collusion, conflict of interest or other unlawful or corrupt practice.

BE IT FURTHER RESOLVED that upon approval of its application by the state, the Fridley HRA may enter into an agreement with the State of Minnesota for the above referenced project(s), and that the Fridley HRA certifies that it will comply with all applicable laws and regulation as stated in all contract agreements.

NOW, THEREFORE BE IT FINALLY RESOLVED that the Chairperson and the Executive Director, are hereby authorized to execute such agreements as are necessary to implement the project on behalf of the applicant.

PASSED AND ADOPTED BY THE FRIDLEY HOUSING AND REDEVELOPMENT AUTHORITY IN AND FOR THE CITY OF FRIDLEY, MINNESOTA, THIS 5th DAY OF APRIL, 2018.

PATRICIA GABEL, CHAIRPERSON

WITNESSED:

WALTER T. WYSOPAL, EXECUTIVE DIRECTOR

I CERTIFY THAT the above resolution was adopted by the Housing and Redevelopment Authority in and for the City of Fridley, Minnesota on April 5, 2018.

DEB A. SKOGEN, CITY CLERK



ACTION ITEM HRA MEETING OF APRIL 5, 2018

DATE: March 28, 2018

TO: Wally Wysopal, City Manager

FROM: Paul Bolin, Assistant Executive HRA Director

SUBJECT: Met Council Tax Base Revitalization Account Grant Application

INTRODUCTION

Hyde Development has requested the Authority's assistance in obtaining another grant through the Metropolitan Council's Tax Base Revitalization Account (TBRA) grant program, for what is becoming known as Northern Stacks VIII.

At this time, Hyde Development has a deadline of May 1st to apply for funding in this Met Council grant funding cycle. Hyde is seeking a grant of \$250,000. The TBRA awards \$5M annually to clean up contaminated land for redevelopment. The goals of the program are to clean up polluted sites, increase the local tax base, add jobs and support projects that are "poised for development". This large redevelopment project meets all of the goals of the TBRA program and has received this funding for four previous phases of the project.

RECOMMENDATION

Staff recommends approval of the attached resolution supporting Hyde Development's application for a grant through the Metropolitan Council's Tax Base Revitalization Account Grant Fund.

**HRA RESOLUTION 2018 -
RESOLUTION AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION TO
THE METROPOLITAN COUNCIL FOR THE TAX BASE REVITALIZATION
ACCOUNT FOR THE REDEVELOPMENT OF NORTHERN STACKS VIII**

WHEREAS, the City of Fridley is a participant in the Livable Communities Act's Local Housing Incentives Account Program for 2018, as determined by the Metropolitan Council, and is therefore eligible to make application for funds under the Tax Base Revitalization Account (TBRA); and

WHEREAS Hyde Development has purchased the Northern Stacks VIII, formerly All Temp Storage, located at 5101 Industrial Boulevard, adjacent to the Northern Stacks Development at 4800 East River Road and has made substantial progress towards the industrial clean up and redevelopment of that property; and

WHEREAS this site at 5101 Industrial Boulevard is contaminated with pollution, and the proposed uses of the requested funds is consistent with goals of the TBRA; and

WHEREAS the Fridley Housing & Redevelopment Authority (Fridley HRA) has the legal authority to apply for financial assistance, and the institutional, managerial, and financial capability to ensure adequate project administration.

NOW, THEREFORE BE IT RESOLVED that upon approval of its application by the Metropolitan Council, the Fridley HRA may enter into an agreement with the Metropolitan Council for the above referenced project(s), and that the Fridley HRA certifies that it will comply with all applicable laws and regulation as stated in all contract agreements.

NOW, THEREFORE BE IT FURTHER RESOLVED that the Chairperson and the Executive Director, are hereby authorized to execute such agreements as are necessary to implement the project on behalf of the applicant.

PASSED AND ADOPTED BY THE FRIDLEY HOUSING AND REDEVELOPMENT AUTHORITY IN AND FOR THE CITY OF FRIDLEY, MINNESOTA, THIS 5th DAY OF APRIL, 2018.

PATRICIA GABEL, CHAIRPERSON

WITNESSED:

WALTER T. WYSOPAL, EXECUTIVE DIRECTOR

I CERTIFY THAT the above resolution was adopted by the Housing and Redevelopment Authority in and for the City of Fridley, Minnesota on April 5, 2018.

DEB A. SKOGEN, CITY CLERK

Fridley Loan Summary Report

Activity for Period 1/16/2018 - 2/15/2018



Application packets requested/mailed:	This period:	0	Year-to-Date:	0
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Residential Advisor Visits:	This period:	1	Year-to-Date:	2
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Loans currently in process for residents in your City/Neighborhood:	0
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Closed Loans	This period:			Year-to-Date:	
Fridley		Units			Units
		0			0
Closed End	29,984.00	1		29,984.00	1
Last Resort	0.00	0		0.00	0
Last Resort Emergency Deferred	0.00	0		0.00	0
Mobile Home Closed End		0			0
Total	29,984.00	1		29,984.00	1

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

Types of Improvements Financed YTD	# of Projects	% of Total
Additions/Finishing off unused space	1	100.00

Types of Properties Financed YTD	#	% of Total
Single Family Residence	1	100.00

Bolin, Paul

From: Stacy Boots Camp <sbootscamp@mncee.org>
Sent: Thursday, March 22, 2018 4:04 PM
To: Bolin, Paul
Subject: Re: 2018 Marketing and Outreach Meeting - HES and Loans

Categories: Red Category

Hi Paul,

You might very well be on spring break now, but just wanted to circle back with you about setting up a marketing meeting in the next couple weeks.

Also wanted to provide you with the monthly and YTD #s. There will be 8 visits in March, bringing the YTD to 13. So far we also have 13 more on the books for upcoming months.

Let me know if you have any questions.

Thanks,

Stacy

Stacy Boots Camp | 
Recruitment and Outreach Coordinator | 612-244-2429
Center for Energy and Environment
1754 University Ave West | St. Paul, MN 55104
(cell) 952-657-4411 | (fax) 612-244-2429 | www.mncee.org

On Wed, Mar 14, 2018 at 4:03 PM, Stacy Boots Camp <sbootscamp@mncee.org> wrote:
Hi Paul,

Would you have time in the next couple weeks to meet with Ashley and me? We'd like to get some plans in the pipeline for Fridley. If you think it makes sense to look at Raquel's and Rachel's calendars too that would make sense to us too.

Thanks,

Stacy

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