

May 7, 2020
HRA Meeting
Regular Meeting Agenda
7:00p.m.

Due to the Covid-19 Pandemic, the Fridley Housing and Redevelopment Authority meetings will be held virtually until further notice.

Public Comment Before a Meeting

If you have public comments to submit before a meeting, please send your comments to paul.bolin@fridleymn.gov or contact Paul Bolin at 763-572-3591. Public comments will be received up until noon on the day of the meeting. Comments will be compiled and delivered to the Fridley Housing and Redevelopment Authority.

Public Comment During a Meeting

During the meeting, members of the public who wish to comment may join the meeting on the Zoom webinar platform. Attendees will be able to click the "raise hand button" and alert City staff that they wish to comment. When it is time for comments, individuals will be recognized, and their microphones will be enabled, allowing them to comment.

Anyone requested to stop unacceptable behavior is expected to comply immediately. The presiding officer may take any action deemed necessary and appropriate, including immediate removal from the meeting. Any instances of harassment or intimidation will be followed up by the Fridley Public Safety Department.

Join the HRA meeting on Thursday, May 7, at 7:00 p.m. via Zoom at <https://zoom.us/j/94319118979>.

Questions? Email – paul.bolin@ridleymn.gov

Call to Order.

Roll Call.

Action Items

1. Approval of Expenditures
2. Approval of March 5, 2020 Meeting Minutes
3. Approval of Amendment to Holly Center Terms Sheet
4. Approval of HRA Loan Covid-19 Deferment Policy

Informational Items

1. Housing Program Update

Adjournment.



City of Fridley, MN

Check Report

By Check Number

Date Range: 03/11/2020 - 03/24/2020

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	03/20/2020	EFT	0.00	328.98	356
PPT: 307066	FRIDLEY HRA ICMA 457	03/20/2020	EFT	0.00	207.69	357
hra-623	FRIDLEY, CITY OF	03/18/2020	Regular	0.00	957.05	30469
hra-1113	MONROE MOXNESS BERG PA	03/24/2020	Regular	0.00	8,265.00	30470
hra-1320	MINNESOTA POLLUTION CONTROL AGENCY	03/24/2020	Regular	0.00	1,187.50	30471
hra-1410	NELSON CHEESE FACTORY	03/24/2020	Regular	0.00	55.50	30472
HRA-2646	KIMLEY-HORN AND ASSOCIATES	03/24/2020	Regular	0.00	1,775.49	30473

Bank Code APBNK-HRA Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	6	5	0.00	12,240.54
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	2	2	0.00	536.67
	8	7	0.00	12,777.21

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	6	5	0.00	12,240.54
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	2	2	0.00	536.67
	8	7	0.00	12,777.21

Fund Summary

Fund	Name	Period	Amount
099	Pooled Cash - HRA	3/2020	12,777.21
			12,777.21



City of Fridley, MN

Check Report

By Check Number

Date Range: 04/08/2020 - 04/23/2020

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	04/17/2020	EFT	0.00	328.98	360
PPT: 307066	FRIDLEY HRA ICMA 457	04/17/2020	EFT	0.00	207.69	361
hra-623	FRIDLEY, CITY OF	04/15/2020	Regular	0.00	957.05	30477
hra-1113	MONROE MOXNESS BERG PA	04/22/2020	Regular	0.00	2,495.00	30478
HRA-2653	NORTH STATE ADVISERS & ASSOCIATES	04/22/2020	Regular	0.00	3,000.00	30479
hra-311	CENTER FOR ENERGY & ENVIRONMENT	04/22/2020	Regular	0.00	900.00	30480
hra-623	FRIDLEY, CITY OF	04/22/2020	Regular	0.00	71,107.58	30481

Bank Code APBNK-HRA Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	6	5	0.00	78,459.63
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	2	2	0.00	536.67
	8	7	0.00	78,996.30

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	6	5	0.00	78,459.63
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	2	2	0.00	536.67
	8	7	0.00	78,996.30

Fund Summary

Fund	Name	Period	Amount
099	Pooled Cash - HRA	4/2020	78,996.30
			78,996.30

CITY OF FRIDLEY
HOUSING AND REDEVELOPMENT AUTHORITY COMMISSION
March 5, 2020

Chairperson Holm called the Housing and Redevelopment Authority Meeting to order at 8:40 p.m.

MEMBERS PRESENT: William Holm
Elizabeth Showalter
Rachel Schwankl
Gordon Backlund
Kyle Mulrooney

OTHERS PRESENT: Paul Bolin, HRA Assistant Executive Director

Action Items:

1. Approval of Expenditures.

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

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

2. Approval of January 2, 2020 Meeting Minutes.

MOTION by Commissioner Showalter to approve the minutes as amended. Seconded by Commissioner Schwankl.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIR HOLM DECLARED THE MINUTES APPROVED.

3. Approval of Extension to Development Agreement – Old City Hall.

Paul Bolin, HRA Assistant Executive Director, stated that this is the sixth time they are back with another amendment for IB properties to develop housing on the old City Hall site. All issues that are coming up have to do with outside problems. Because Fairview changed some things and divided up the lease, the title is taking longer than planned. This should be the last of the title issues to be resolved. MPCA is behind in giving clearance letters so that has also added time. Dry cleaner solvent was found in the soil borings and there is a small area that is above standards. Braun Intertek has taken more soil borings. This pushes everything out to mid-April before we will see any clearance letters, maybe even May. We are hoping to close May or early-June with Dunbar. Staff is requesting an extension to July 1. The developer has \$700,000 already invested

in the property before they have started to break ground. The action tonight is to approve the resolution and extending the closing date to July 1.

MOTION by Commissioner Backlund to approve the Extension to Development Agreement – Old City Hall. Seconded by Commissioner Schwankl.

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

Informational Items:

1. Northtown Rail Yard Overpass Update.

Paul Bolin, HRA Assistant Executive Director, said that the Northtown Rail Yard Overpass is referred to as the 57th Avenue Extension. This is listed in the 2030 Comprehensive Plan and this year's Comprehensive Plan. This would connect 57th Avenue over to East River Road and there are a number of reasons to do this. It will help move freight and vehicles and provide economic development advantages to local business owners. 2,500 newer jobs south of 694 can take advantage of the amenities that are there and for people living the community it creates another east/west connection. This is a \$25.0M project and we are trying to get \$3.0M from the legislature for design work. A resolution was adopted to spend up to \$800,000 from expiring TIFF districts to do some improvements and work on an acquisition. Home Depot owns part of the property that isn't buildable. Discussions have been held with property owners to the north and they see the benefits. Burlington will give a window of time for installation like they did with the train tunnel.

Chairperson Holm asked how the financing would work for the \$25.0M needed for this project.

Mr. Bolin replied that it will first be introduced into the house for \$3.0M. Senators seem fairly supportive and staff have been sending information they are requesting.

2. Housing Programs Update.

Paul Bolin, HRA Assistant Executive Director, reported that 2 loans were taken out in February making a total of 3 year to date. There was 1 remodel visit and 14 energy squad visits for a total of 27 year to date.

Adjournment:

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

UPON A VOICE VOTE, ALL VOTING AYE, CHAIR HOLM DECLARED THE MOTION CARRIED UNANIMOUSLY AND THE MEETING ADJOURNED AT 9:05.



AGENDA ITEM

HRA MEETING OF MAY 7, 2020

TO: Wally Wysopal, Executive Director of HRA
FROM: Paul Bolin, Assistant HRA Director
SUBJECT: Amendment to Term Sheet – Roers Companies

Shane LaFave of the Roers Companies, a development group specializing in housing and mixed-use projects, was able to reach an agreement on terms to purchase the Holly Center. At this time, they are expecting a closing will most likely occur in September. Roers Companies plans to demolish and replace the Holly Center with at least 260 units of rental housing and 13,000 square feet of commercial space.

In January, the Authority approved a terms sheet spelling out the responsibilities and commitments of the developer and the Authority. Because of delay, caused by the seller, the ending date of our terms sheet needs to be extended. We expect this terms sheet to only be in effect for the next couple of months, as we work to draft the actual development agreement.

Staff recommends the Authority adopt a motion amending the termination date in the terms sheet agreement so that it shall terminate on September 15, 2020.



AGENDA ITEM

HRA MEETING OF MAY 7, 2020

TO: Wally Wysopal, Executive Director of HRA
FROM: Paul Bolin, Assistant HRA Director
SUBJECT: Covid-19 Loan Deferment Policy

In response to the difficulties some Fridley families are experiencing from the Covid-19 pandemic, staff is recommending adopting a simple policy allowing deferment of loan payments for those in need. This policy is specific to the impacts from Covid-19 and supporting documents will be required.

Covid-19 Loan Deferment Policy:

The Authority will defer repayments of its senior loan and home improvement loan products for borrowers that can demonstrate the need for relief, for up to six months. During this time, interest will not accrue. The maturity date of the loan will be extended by the number of months the loan payments are deferred.

Requests for deferment will be reviewed by the Community Reinvestment Fund (CRF) then forwarded to HRA Staff for final approval. Applicants may be required to provide documents supporting their deferment request.

Staff recommends the Authority approve the proposed Covid-19 loan deferment policy. Staff is working with HRA Legal Counsel and CRF (loan portfolio managers) to develop the most straightforward application and extension documents.

**Fridley HRA
Housing Program Summary
Cover Page
May 7, 2020 HRA Meeting**

Report

Description

Loan Summary Report

Loan application activity (e.g. mailed out, in process, closed loans) for year-to-date.

Also shows the number of field appointments scheduled and completed for the Remodeling Advisor Services administered by Center for Energy and Environment.

Home Energy Squad

E-mail detailing recent activity and year to date.

At the time of printing this packet, Home Energy Squad visits have been suspended thru May 2020.

Fridley Loan Summary Report

Activity for Period 3/16/2020 - 3/15/2020



Application packets requested/mailed:	This period:	0	Year-to-Date:	2
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Residential Advisor Visits:	This period:	0	Year-to-Date:	4
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Loans currently in process for residents in your City/Neighborhood:	12
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Closed Loans	This period:		Year-to-Date:	
Fridley		Units		Units
		0		0
Closed End	0.00	0	0.00	0
Last Resort	0.00	0	0.00	0
Last Resort Emergency Deferred	0.00	0	4,500.00	1
Mobile Home Closed End		0		0
Multi Family Exterior Closed End		0		0
Senior Deferred	0.00	0	95,608.00	5
Total	0.00	0	100,108.00	6

Leveraged Funds	This period:		Year-to-Date:	
CEE		Units		Units
		0		1
MHFA FUF	0.00	0	3,872.00	1
Total	0.00	0	28,872.00	2

Types of Improvements Financed YTD	# of Projects	% of Total
Air Conditioning	1	7.14
Bathrooms	1	7.14
Driveways	1	7.14
Electrical	2	14.29
Flooring/Carpet/Tile	1	7.14
Kitchens	1	7.14
Landscaping	1	7.14
Other Exterior Improvements	1	7.14
Other Interior Improvements	1	7.14
Plumbing	1	7.14
Solar-PV	1	7.14
Windows, Doors, Storm Windows, Storr	2	14.29

Types of Properties Financed YTD	#	% of Total
Single Family Residence	8	100.00