

April 6, 2017
HRA Meeting
Regular Meeting Agenda
7:00 p.m.

Call to order

Roll call.

Action Items

1. Approval of Expenditures
2. Approval of February 2, 2017 Meeting Minutes
3. Approval of March 9, 2017 Meeting Minutes
4. Public Hearing & Approval of Land Transfer – 7011 University Avenue

Informational Items

1. Housing Program Update

Adjournment



City of Fridley, MN

Check Report

By Check Number

Date Range: 03/01/2017 - 03/24/2017

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: APBNK-HRA-APBNK-HRA						
hra-623	FRIDLEY, CITY OF	03/08/2017	Regular	0.00	64.33	29995
hra-128	ADVANTAGE SIGNS & GRAPHICS, INC.	03/10/2017	Regular	0.00	17.50	29996
hra-238	BUST OUT SOLUTIONS	03/10/2017	Regular	0.00	112.50	29997
hra-311	CENTER FOR ENERGY & ENVIRONMENT	03/10/2017	Regular	0.00	70.00	29998
hra-612	FINANCE AND COMMERCE	03/10/2017	Regular	0.00	4.00	29999
hra-623	FRIDLEY, CITY OF	03/22/2017	Regular	0.00	61.45	30000
hra-1113	MONROE MOXNESS BERG PA	03/24/2017	Regular	0.00	6,155.50	30001
hra-112	ANOKA, COUNTY OF	03/24/2017	Regular	0.00	901.76	30002

Bank Code APBNK-HRA Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	11	8	0.00	7,387.04
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
	11	8	0.00	7,387.04

Fund Summary

Fund	Name	Period	Amount
099	Pooled Cash - HRA	3/2017	7,387.04
			<hr/>
			7,387.04

**CITY OF FRIDLEY
HOUSING AND REDEVELOPMENT AUTHORITY COMMISSION
FEBRUARY 2, 2017**

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

MEMBERS PRESENT: Pat Gabel
Stephen Eggert
Gordon Backlund
William Holm

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

Action Items:

1. Approval of Expenditures

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

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

2. Approval of December 1, 2016 Meeting Minutes

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

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

3. Approval of Resolution Designating Official Depositories

Paul Bolin, HRA Assistant Executive Director, stated that the City and HRA annually designate an official bank. Wells Fargo has been the official bank for both the City and HRA for several years. They are responsive 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 Backlund to approve the resolution designating official depositories. Seconded by Commissioner Eggert.

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

4. Approval of Resolution Designating Official Newspaper

Paul Bolin, HRA Assistant Executive Director, stated that the City and HRA designate an official Newspaper. The Fridley Sun Focus News and the Minneapolis Star Tribune have been the official newspapers for several years. Both are available locally and meet the requirements found in MN Statutes. Staff recommends approval of the resolution designating these official newspapers.

MOTION by Commissioner Eggert to approve the Resolution Designating Official Newspaper. Seconded by Commissioner Backlund.

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

Informational Items:

1. Columbia Arena – Municipal Center & Development RFQ Update

Scott Hickok, Community Development Director, presented an update on the City's progress of the Municipal Center and RFQ Update. He stated that the City held the bond sale for the \$50.5M needed to construct the new municipal center on January 9th. Final design work is nearly complete and construction agreements are being drafted. reviewed details of the proposed City Civic Campus.

Mr. Hickok stated that staff released an updated Request for Qualifications (RFQ) to begin the process of selecting a development partner for private development around the new Municipal Campus. On January 13th, the RFQ was made available to developers through a notice in Finance and Commerce. RFQ's were sent out to 10 developers that requested copies. A mandatory, pre-submittal meeting was held on January 25th for those developers wanting to submit responses to the RFQ. There were eight attendees representing developers at the meeting. RFQ's are due back at noon on Friday, February 17th.

Commissioner Backlund asked how deep will the pond be.

Mr. Hickok wasn't sure but noted that there would be varying depth.

Commissioner Backlund asked if the pond would be like Centennial Lakes in Edina.

Mr. Hickok replied yes, very similar.

Commissioner Backlund asked if thermal heating and cooling would be used.

Mr. Hickok replied no, staff did look at that as an option but over the long run costs were high and the payback was not adequate to consider it.

Commissioner Eggert didn't see on the schedule when the pool would be filled with water; that may be a fun event.

Mr. Hickok replied that there will be water in this feature at all times. There will be a natural runoff from the building and hard surface to enjoy. This will be a place for events.

Commissioner Eggert thought it would fun to offer gondola rides for the grand opening. It looks like a future pavilion will be added so there is opportunity to enhance that area.

Mr. Hickok replied that is correct and a pavilion will also emphasize the community garden feature.

Commissioner Holm asked if there would be storage for things like salt and other types of material that public works uses.

Mr. Hickok replied that there will be some salt on this site; a larger salt tent will be located offsite.

Commissioner Holm asked where the fire department would do their training.

Mr. Hickok replied that there would be a training facility on the new campus.

Commissioner Holm asked if offices where residents do business in city hall would be on the first level.

Mr. Hickok replied yes; the 2nd level will have storage and council chambers.

Commissioner Holm asked if the building would have access for those with disabilities.

Mr. Hickok replied that the building would be designed in a way to keep up with technology and ADA accessible.

Commissioner Eggert asked if there was any desire to get points along the LEED system.

Mr. Hickok replied that throughout the course staff would like them to follow the LEED type design, not certification. We are working closely with Excel on the design of the building. Early projections on rebates will be around \$100,000 for the efficiency of the design.

Commissioner Backlund asked staff to keep an amphitheater in mind like Centennial Lakes for future development.

Mr. Hickok replied that there will be an amphitheater pad in place and land dedicated to add later.

Chairperson Pro Tem Gabel asked where the recycle events would be held.

Mr. Hickok replied that in the interim they may have to find a spot for these events but once this is done there are different options to consider. This is being designed to accommodate these events in the future.

2. Housing Program Update

Paul Bolin, HRA Assistant Executive Director, reported that so far this year there have been no loans or remodeling advisor visits. 2016 loans and remodeling advisor visits were up substantially from 2015.

Adjournment:

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

UPON A VOICE VOTE, ALL VOTING AYE, CHAIRPERSON PRO TEM GABEL DECLARED THE MOTION CARRIED UNANIMOUSLY AND THE MEETING ADJOURNED AT 7:48 P.M.

Respectfully Submitted,

Krista Peterson
Recording Secretary
City of Fridley

**CITY OF FRIDLEY
HOUSING AND REDEVELOPMENT AUTHORITY COMMISSION
SPECIAL MEETING OF MARCH 9, 2017**

Call to Order

Chair Pro Tem Gabel called the meeting to order at 7:30 p.m.

Roll Call

MEMBERS PRESENT: Pat Gabel, Chair
Bill Holm
Gordon Backlund
Kyle Mulroney
Stephen Eggert

MEMBERS ABSENT: None

OTHERS PRESENT: Paul Bolin, Assistant Executive Director Fridley HRA
Scott Hickok, Community Development Director

Action Items:

1. Motion Authorizing Staff to Negotiate a Development Agreement for Locke Park Pointe.

Paul Bolin, Assistant Executive Director Fridley HRA, presented information on the RFQ process that resulted in four proposals by developers interested in developing the private portion of Locke Park Pointe.

Paul Bolin indicated that after the four candidate groups were interviewed, two candidate groups were selected for further consideration and a second interview by staff. Upon second interview, one group clearly shone above the others. The candidate not recommended would have clearly waited to decide what to develop east of the future public works facility and indicated that they would prefer to not install the entire parkway, until they knew what they were going to do to provide a development east of the public works facility. The strategy could have left the City with an incomplete Parkway and in search of a new developer in the future to complete the development east of the new public works facility. Flaherty and Collins on the other hand, appeared to be more global in their approach to developing the site and spoke of all areas, including the area east of public works as they contemplated the future development on this site.

Paul Bolin continued by indicating that Flaherty and Collins have been encouraged by the success of the Cielo Development and would seek to work to build an amenity rich series of buildings that would make for an attractive development and possibly provide yet a higher end housing product, as a housing option in Fridley.

Paul Bolin indicated that staff was impressed with the fact that this group would be looking at the entire site as a unified development, that they saw the Civic campus and pond amenity as a great complex to build upon, and that they see the ultimate development being specifically designed for the setting, not a one size fits all solution.

Commissioners Backlund, Eggert, and Chair Pro Tem Gabel, each spoke of touring the Flex and Grow housing product proposed by the Dominion Group and asked how the Flaherty Collins Group's solution for the detached home portion of the site would compete. A general discussion ensued regarding their tours.

Paul Bolin responded that the individual homes would likely be built by a developer such a Pulte Homes, who have expressed strong interest in the site.

Paul Bolin concluded his discussion by indicating that 2700 on University is an apartment project that had just been completed by the Flaherty Collins Group and that it would be available for them to tour if they would like. He indicated that that is a development with some ground floor commercial and that the Flaherty Group have not ruled out office and/or restaurant for this site. They will evaluate all options and indicated that they would like their first building to be a grand entrance into the remainder of the site.

A discussion by the Commissioners ensued regarding the concepts, the developer responses at the interview, Pulte Homes, and possibilities of a restaurant.

MOTION by Commissioner Eggert to Authorize staff to negotiate a redevelopment agreement with Flaherty and Collins Properties for the development of Locke Park Pointe. Seconded by Commissioner Holm.

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

Adjournment:

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

UPON A VOICE VOTE ALL VOTING AYE, CHAIRPERSON PRO TEM GABEL DECLARED THE MOTION CARRIED UNANIMOUSLY AND THE MEETING ADJOURNED AT 8:02 P.M.

Respectfully Submitted,

Scott J. Hickok
Community Development Director

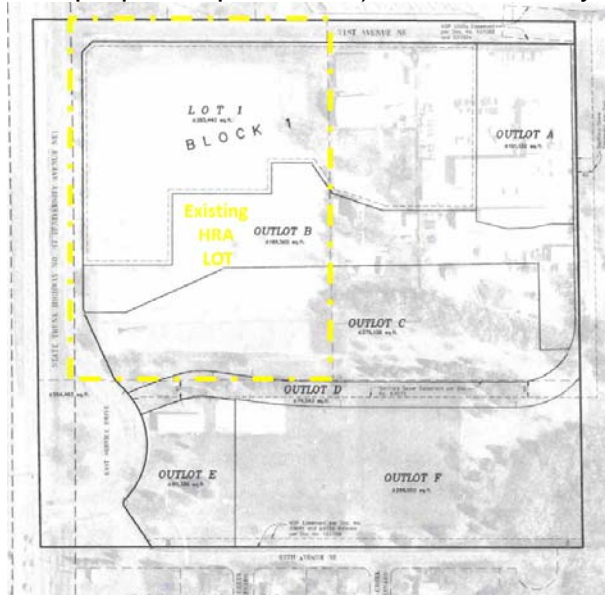


ACTION ITEM HRA MEETING OF APRIL 6, 2017

DATE: March 28, 2017
TO: Wally Wysopal, Executive Director of HRA
FROM: Paul Bolin, Assistant HRA Director
SUBJECT: Transfer Property to City for Platting Purposes

As the redevelopment of the former Columbia Arena site continues to move forward on two different fronts, the new City Hall and the surrounding private development, the HRA is an active partner in both projects. The Authority currently owns the land that the new City Hall will be built on, and the City currently owns the land that will accommodate the private development.

In order to create the lots and legal descriptions to facilitate the new construction and allow future transfer of lands, the City is undertaking a re-plat of the entire site. The new plat will carve out the lots needed for City Hall, the stormwater pond amenity, the proposed parkway, and the areas for private development. To simplify the platting, staff recommends the Authority transfer title of the Columbia Arena parcel to the City. The new plat will then allow the City to transfer Outlot's A, C & F (shown on the proposed plat below) to the Authority for redevelopment.



It should be noted that the City's bond advisors have stated that the bond proceeds can only be spent on City owned land. In order to facilitate breaking ground in May, the City must have title to the former Columbia Arena parcel. The City Council is scheduled to take action on April 24th to formally accept the property.

Recommendation

Staff recommends that the Authority approve the attached resolution authorizing transfer of the parcel to the City.

**HOUSING AND REDEVELOPMENT AUTHORITY
IN AND FOR THE
CITY OF FRIDLEY
COUNTY OF ANOKA
STATE OF MINNESOTA**

RESOLUTION NO. 2017-

**A RESOLUTION REGARDING THE
TRANSFER OF HRA PROPERTY
TO THE CITY OF FRIDLEY**

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

Section 1. Recitals.

1.01. It has been proposed that the Authority convey property (Parcel Identification Number 11-30-24-34-0002; Street Address: 7011 University Avenue N.E.) (the "Authority Property") to the City of Fridley, Minnesota (the "City") in order to combine the Authority Property with parcels owned by the City to allow platting and future development.

1.02 The Authority has performed all the actions required by law for the transfer of the Authority Property to the City.

Section 2. Findings.

2.01. The Authority acquired the Authority Property in 2014.

2.02. The City intends to record a plat to be named "Locke Park Pointe" (the "Plat") which is attached and which includes the Authority Property described as Parcel A in the legal description of the Plat. The City owns the balance of the property in the Plat described in the legal description as Parcels B and C.

2.03 After recording the Plat, the City is to convey those parcels on the Plat described as Outlots A, C and F to the Authority for redevelopment (the "Redevelopment Parcels").

Section 3. Authorizations.

3.01. The Chairperson and the Executive Director are hereby authorized to execute all documents convenient and necessary for the transfer of the Authority Property to the City and the transfer of the Redevelopment Parcels from the City to the Authority.

Adopted by the Board of the Authority this 6th day of April, 2017.

Chairperson

ATTEST:

Executive Director

MMB: 4830-6730-1190

NORTHCO BUSINESS PARK

NORTHCO BUSINESS PARK 3RD ADDITION

71ST AVENUE NE

NSP Utility Easement
per Doc. No. 107089
and 537004

LOT 1
±385,442 sq.ft.
BLOCK 1

OUTLOT A
±101,132 sq.ft.

OUTLOT B
±189,505 sq.ft.

OUTLOT C
±273,125 sq.ft.

OUTLOT D
±74,543 sq.ft.

Sanitary Sewer Easement per Doc.
No. 67073

STATE TRUNK HIGHWAY NO. 17 (UNIVERSITY AVENUE NE)

±264,483 sq.ft.

EAST SERVICE DRIVE

OUTLOT E
±80,336 sq.ft.

OUTLOT F
±288,050 sq.ft.

69TH AVENUE NE

HOLIDAY

HILLS

NICE CREEK
BOULEVARD

2ND

HOLIDAY

NICE CREEK
BOULEVARD

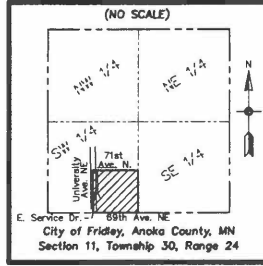
HILLS

NSP Easement per Doc. No.
35641 and partial Release
per Doc. No. 123759

Sanitary Sewer
No. 67073 per Doc.

LOCKE PARK POINTE

VICINITY MAP



LEGAL DESCRIPTION

PARCEL DESCRIPTION: (Per Exhibit A of Schedule A of Title Commitment No. 530839, with a commitment date of November 13, 2015 at 8:00 A.M., prepared by First American Title Insurance Company, Issued by its Agent, Land Title, Inc.)

Parcel A:

The Southeast One Quarter (SE 1/4) of the Southwest One Quarter (SW 1/4) except the East Six Hundred (600) feet thereof, except the South Four Hundred (400) feet thereof and except the North Fifty (50) feet lying West of the East One Hundred fifty (150) feet thereof, Section Eleven (11), Township Thirty (30) North, Range Twenty-four (24) West, Anoka County, Minnesota.

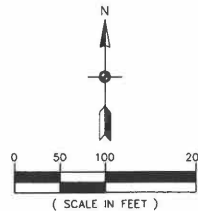
Parcel B:

The East Six Hundred (600) feet of the Southeast Quarter of the Southwest Quarter (SE 1/4 of SW 1/4) of Section Eleven (11), Township Thirty (30), Range Twenty-four (24), except the north Fifty (50) feet thereof, and except the South Four Hundred (400) feet thereof, Anoka County, Minnesota.

Parcel C:

The South Four Hundred (400) feet of the Southeast One Quarter of the Southwest One Quarter (SE 1/4 of SW 1/4), Section Eleven (11), Township Thirty (30) North, Range Twenty-four (24) West, Anoka County, Minnesota.

Torrens Property
Certificate of Title No(s): 128445 (Parcel A), 40123 (Parcel B) and 24650 (Parcel C/covers additional property)
Anoka County, Minnesota



ENVIRONMENTAL · ENGINEERING · SURVEYING
3890 Pleasant Ridge Drive NE,
Suite 100, Blaine, MN 55449
Phone: 763-489-7900 Fax: 763-489-7959

LAYOUT EXHIBIT

**CITY OF FRIDLEY & HOUSING AND
REDEVELOPMENT AUTHORITY IN
AND FOR THE CITY OF
FRIDLEY, MINNESOTA PROPERTY**
Fridley, Minnesota

LOCKE PARK POINTE
6431 University Avenue N
Fridley, MN 55432

REVISIONS

1.	
2.	
3.	
4.	
5.	
6.	

DRAWN BY: JAB
ISSUE DATE: 3/2/2017
FILE NO: 196

PRELIMINARY

1 of 1

**Fridley HRA
Housing Program Summary
Cover Page
April 6, 2017 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.

Fridley Loan Summary Report

Activity for Period 2/11/17 - 3/10/17



Application packets requested/mailed:	This period:	0	Year-to-Date:	0
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Residential Advisor Visits:	This period:	0	Year-to-Date:	0
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Loans currently in process for residents in your City/Neighborhood:	4
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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		0.00	0
Mobile Home Closed End	0.00	0		0.00	0
Total	0.00	0		0.00	0

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

Types of Improvements Financed YTD	# of Projects	% of Total

Types of Properties Financed YTD	#	% of Total