

NOVEMBER 1, 2018
HRA Meeting
Regular Meeting Agenda
7:00 p.m.

Call to order

Roll call.

Action Items

1. Approval of Expenditures
2. Approval of September 6, 2018 Meeting Minutes
3. Approval of 2019 HRA Regular Meeting Dates
4. Approval of Preliminary 2019 HRA Budget

Informational Items

1. CEE Housing Programs Update

Adjournment



City of Fridley, MN

Check Report

By Check Number

Date Range: 10/04/2018 - 10/18/2018

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	10/05/2018	EFT	0.00	313.83	272
PPT: 307066	FRIDLEY HRA ICMA 457	10/05/2018	EFT	0.00	126.92	273
hra-623	FRIDLEY, CITY OF	10/17/2018	Regular	0.00	866.49	30216
hra-1113	MONROE MOXNESS BERG PA	10/18/2018	Regular	0.00	7,925.55	30217
hra-1601	PASSAU LANDCARE INC.	10/18/2018	Regular	0.00	690.00	30218
HRA-2633	TERRACON CONSULTANTS	10/18/2018	Regular	0.00	5,336.00	30219
HRA-2636	PETERSON COMPANIES INC	10/18/2018	Regular	0.00	156,057.27	30220
hra-311	CENTER FOR ENERGY & ENVIRONMENT	10/18/2018	Regular	0.00	550.00	30221
hra-623	FRIDLEY, CITY OF	10/18/2018	Regular	0.00	59,878.03	30222

Bank Code APBNK-HRA Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	9	7	0.00	231,303.34
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	440.75
	11	9	0.00	231,744.09

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	9	7	0.00	231,303.34
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	440.75
	11	9	0.00	231,744.09

Fund Summary

Fund	Name	Period	Amount
099	Pooled Cash - HRA	10/2018	231,744.09
			231,744.09

**CITY OF FRIDLEY
HOUSING AND REDEVELOPMENT AUTHORITY COMMISSION
September 6, 2018**

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

MEMBERS PRESENT: William Holm
Stephen Eggert
Kyle Mulrooney
Gordon Backlund

MEMBERS ABSENT: Pat Gabel

OTHERS PRESENT: Paul Bolin, HRA Assistant Executive Director
Wally Wysopal, City Manager
Jim Casserly, Development Consultant
Vickie Johnson, Development Consultant

Action Items:

1. Approval of Expenditures

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

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

2. Approval of August 2, 2018 Meeting Minutes

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

UPON A VOICE VOTE, ALL VOTING AYE, CHAIRPERSON PRO TEM EGGERT DECLARED THE MINUTES APPROVED

3. Approval of 2018 Levy

Paul Bolin, HRA Assistant Executive Director, stated that the levy amount statutes allow .0185% of estimated market value. The 2019 levy is \$517,805 and the impact on a \$150,000 is \$28 a year. \$208,000 is the current average value of a home in Fridley. A business will pay \$185 per \$1.0M in value. Staff recommends approval of consenting to the HRA tax levy to provide HRA the ability to fund ongoing and future redevelopment and home improvement

efforts. Council will act on this on September 10, 2018 and the levy will be certified and delivered to the County by September 14, 2018.

Chairperson Pro Tem Eggert thought that .0185% has been consistent for a number of years.

Mr. Bolin replied that there was an increase 10-11 years ago and it was slightly lower before that.

Commissioner Holm noted that the levy goes a longways to improving values in Fridley and increasing total revenue. It is well worth the money and home owners benefit from this through increased revenue and environment within the city.

MOTION by Commissioner Backlund to approve the 2018 Levy Amounts. Seconded by Commissioner Mulrooney.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIRPERSON PRO TEM EGGERT DELCARED THE MOTION CARRIED UNANIMOUSLY

4. Approval Phase 2 Builder for Locke Park Pointe

Paul Bolin, HRA Executive Assistant Director, stated that over the past two years, HRA and City Staff have met with more than a dozen builders/developers. Three of the groups, Pulte, Centra Homes and Lennar, seemed most capable to help create housing that is marketable in the community and complementary to the new Municipal Campus. Early this spring Council and HRA reviewed a proposal from the Pulte Group. The consensus of the group was that the proposal lacked green space, that the homes created a canyon-like effect and that there was an excessive use of colors on the buildings. The lack of enthusiasm for the Pulte product led to staff meeting with additional builders.

Mr. Bolin said that during the June 18th Council and HRA work session, Centra Homes and Lennar were given an opportunity to share their vision and housing products for the site. Centra, a smaller builder, had a less defined vision and stressed their ability to be flexible in delivering the City's vision. Lennar had a more detailed plan and specific products that they would build on site. The presentations created more questions than they answered. It was decided that a list of specific questions would be provided to Pulte, Lennar and Centra. Each group was given until the end of July to provide answers to questions, updated site layouts and elevations/pictures of how the products could look from across the pond.

Mr. Bolin said that both Pulte and Lennar provided that additional information requested. Centra Homes chose to withdraw from the process. Staff was disappointed with Pulte's updated proposal. While they did reduce the density of the Phase 2 area, from 88 to 51 units, they did not provide any vision for the remaining area of the site. Architecturally, the only real difference from their original proposal was to remove a story from the buildings. They did not address the concerns over the excessive use of colors and they intend only to use one townhome design for this project. Staff was pleased with Lennar's updated proposal. Lennar proposed two townhome products, totaling 72 units, including the former Public Works site. The Lennar products uses

mixes of materials and architectural features to provide interest and variety to their designs. Buildings are finished in specific color patterns to provide a uniform appearance to the development. The buildings are finished with DP siding, rather than vinyl.

Mr. Bolin stated that the Lennar group seemed most qualified to deliver a product that will be timeless and complementary to how the new Municipal Center. If staff is authorized to begin negotiating a redevelopment contract with Lennar, we will work with them to further refine the public spaces on their development site. All Fridley residents and visitors should feel like they are a “City” trail when traversin the site. Their proposed site plan, showing a separation between the homes and trail of 24’-60’ is a good starting point.

Mr. Bolin noted that because of Pulte’s disappointing submittal, staff determined that they are not a need to hold on a joint (HRA/City Council) meeting to hear from both developers. Staff gave an informational update to the City Council on August 27, to share the Lennar proposal with them and receive their feedback on the proposal. There was concurrence that Lennar is the group to work with on the private development. Comments centered on keeping public ownership of the waterfront trail and the park/vacant land just west of the proposed development. Staff recommends that the Authority approve a motion authorizing staff to negotiate a development agreement with Lennar for the remainder of the land available for private housing development.

Commissioner Holm asked if there was one homeowners association for the entire development.

Steve Ach, Lennar, replied that there could be different association dues. The park and trail are for public use and there will be an enhancement to define the edge between the public and private space. There will be a sense of separation that will be inviting for everyone.

Commissioner Backlund asked about parking and where it would be located.

Mr. Bolin replied that there would be some limited parking on Locke Parkway.

Mr. Ach added that there will be guest parking spaces on site. The driveways are 22’ long with two car garages so 4 cars could park on the driveway.

Chairperson Pro Tem Eggert asked what the view would be looking from the trails to the townhomes.

Mr. Ach replied that the landscaping would not block the buildings but add dimension and texture to soften the buildings. It will be pleasing to the public eye. The buildings will have stonework on the front with hardboard siding. There will be a few different color selections and a fence will be around the patios.

Chairperson Pro Tem Eggert thought that the price points with different concepts offers a lot of options for people to select from.

Mr. Ach said that there are a lot of different features. They will survey the customers to find out what is important to them.

Chairperson Pro Tem Eggert asked about the timeline and schedule.

Mr. Ach replied that they will start to negotiate the contract then the due diligence process. Construction would be scheduled to start first thing this spring.

Mr. Bolin added that the parkway will be installed as the first road this fall to help compact soil during winter and finish paving in the spring.

Mr. Ach said that will be helpful as they want to start model building on the west side. This would allow access to the site to start construction.

Mr. Bolin replied that there would be access to the west and the gravel will compacted and usable for construction.

Mr. Ach added that the goal is to have models ready in the fall of 2019. The development will take 2 ½ to 3 years to complete.

MOTION by Commissioner Holm to approve Lennar as the Phase two builder for Locke Park Pointe. Seconded by Commissioner Mulrooney.

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

Informational Items:

1. Housing Programs Update

Paul Bolin, HRA Executive Assistant Director, reported that one loan was closed in August making eight year to date. This number should go up later this month as they roll out the senior deferred loan product. The remodel advisor had five visits in August making 12 year to date. The home energy squad had three visits in August making a total of 36 year to date.

Adjournment:

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

UPON A VOICE VOTE, ALL VOTING AYE, CHAIRPERSON PRO TEM EGGERT DECLARED THE MOTION CARRIED UNANIMOUSLY AND THE MEETING ADJOURNED AT 7:38 P.M.



ACTION ITEM
HRA REGULAR MEETING
NOVEMBER 1, 2018

Date: October 23, 2018
To: Wally Wysopal, Executive Director
From: Paul Bolin, Assistant Executive HRA Director
Subject: 2019 HRA Meeting Dates

Below are the suggested meeting dates for 2019. Staff recommends approval of these dates.

January 3, 2019
February 7, 2019
March 7, 2019
April 4, 2019
May 2, 2019
June 6, 2019
July 11, 2019* (2nd Thursday, as 1st Thursday is July 4th)
August 1, 2019
September 5, 2019
October 3, 2019
November 7, 2019
December 5, 2019



ACTION ITEM
HRA REGULAR MEETING
NOVEMBER 1, 2018

Date: October 26, 2018
To: Wally Wysopal, Executive Director
From: Daniel Tienter, Finance Director
Paul Bolin, Asst. Executive HRA Director
Subject: Proposed Budget for 2019

On Thursday night, staff will present a draft of the 2019 budget for the HRA to review. Paul Bolin will be available to answer any questions that the Commissioners may have on the proposed budget. Staff will take the HRA's input and recommendations from this review and use it to develop a final version for consideration at the December 6, 2018 HRA meeting.

The budget includes the General Fund and Housing Loan Program Fund. The General Fund covers the bulk of the administrative and overhead costs of the HRA. It's also used to provide internal loans to tax increment development projects. The Housing Loan Program Fund covers the housing related programs and services (e.g., CEE programs).

Also included are the projected fund balances for the Tax Increment Financing (TIF) Funds. These funds all had budgets established when the districts were created and do not require an annual budget.

Staff recommends approval of the proposed budget. Commission comments and suggestions will be incorporated into a final budget which will be presented for approval on December 6, 2018.

**Fridley Housing & Redevelopment Authority
Proposed 2019 Budget**

Account Description	2016 Actual	2017 Actual	2018 Budget	2018 Revised	2019 Budget
001 - General Fund					
Beginning Fund Balance As of January 1	9,479,020	10,328,115	10,791,509	10,791,509	14,569,241
Revenues					
City Revenues					
Tax Levy	395,955	398,330	477,000	447,023	473,168
	395,955	398,330	477,000	447,023	473,168
Other Miscellaneous Revenue					
Development Grants <i>(Deed & Met Council)</i>	2,670,406	2,573,362	100,000	-	-
Interest on Investment Earnings	42,134	42,674	39,700	23,642	26,520
Rent and Royalties <i>(Fairview-parking lot rental)</i>	9,600	9,600	9,600	9,600	-
Loan interest	696,911	232,411	241,200	249,275	273,296
Sale of Real Estate <i>(Medtronic Land Repay/Sherman Sale)</i>	117,537	118,260	120,800	117,343	617,600
Miscellaneous Revenues <i>(TIF Admin Fees)</i>	127,038	187,011	156,200	217,680	347,553
	3,663,626	3,163,318	667,500	617,540	1,264,969
Total Revenues - General Fund	4,059,581	3,561,648	1,144,500	1,064,563	1,738,137
Expenditures					
Salaries and Benefits					
Full Time	128,690	130,886	133,000	133,000	137,000
Part Time/Temporary	13,567	17,791	15,900	15,900	16,100
	142,257	148,677	148,900	148,900	153,100
Supplies and Materials					
Operating Supplies	86	140	200	200	200
Purchased Services					
Professional Services <i>(Krass Monroe, Ehlers, Sevenich)</i>	103,126	82,491	96,000	96,000	100,000
Insurance - Non Personnel <i>(Allocation)</i>	4,393	5,928	6,000	6,000	6,200
Administration Charges <i>(Allocation)</i>	218,000	218,000	226,800	226,800	255,869
Dues and Subscriptions <i>(NAHRO, AICP)</i>	1,335	1,454	3,000	3,000	3,100
Transportation <i>(Mileage Reimbursement)</i>	8	8	600	600	600
Conferences/Seminars/Training	3,676	1,156	2,000	2,000	2,100
Advertising	702	611	1,000	1,000	1,000
Printing and Binding <i>(Allocation)</i>	137	69	800	800	800
Communication <i>(Allocation)</i>	482	677	800	800	800
Services Contracted	9,805	8,182	8,000	8,000	8,200
Miscellaneous Other Services & Charges	315	195	500	500	500
	341,979	318,770	345,500	345,500	379,169
Capital Outlay					
Payments to Other Gov'ts <i>(Solid Waste Fees/ Col. Arena)</i>	1,262	902	2,500	(2,714,425)	2,600
Land, Building, Demo <i>(Columbia Arena)</i>	-	-	-	(593,344)	-
Improvements other than Building	-	-	-	-	-
Transfer Out to other funds	-	-	-	-	-
	1,262	902	2,500	(3,307,769)	2,600
Developer Assistance					
Hyde Development Outside Grant Funds	2,670,406	2,573,362	100,000	100,000	-
Debt Service					
Interest <i>(Columbia Arena Loan from City)</i>	54,496	56,403	58,300	-	-
Total Expenditures - General Fund	3,210,486	3,098,254	655,400	(2,713,169)	535,069
Net Income - General Fund	849,095	463,394	489,100	3,777,732	1,203,068
Projected Ending Fund Balance As of Dec. 31	10,328,115	10,791,509	11,280,609	14,569,241	15,772,309

**Fridley Housing & Redevelopment Authority
Proposed 2019 Budget**

Account Description	2016 Actual	2017 Actual	2018 Budget	2018 Revised	2019 Budget
020 - Housing Loan Programs					
Beginning Fund Balance As of January 1	3,013,847	3,013,537	3,036,988	3,036,988	2,911,939
Revenues					
Other Miscellaneous Revenue					
Interest on Investment Earnings	17,395	18,789	17,400	9,664	9,486
Interest on Mortgages <i>(Pool 0, 1, 2)</i>	34,756	40,372	33,300	40,372	40,372
Miscellaneous Revenue <i>(H & G Show)</i>	21,345	19,815	21,400	19,815	19,815
	<u>73,496</u>	<u>78,976</u>	<u>72,100</u>	<u>69,851</u>	<u>69,673</u>
Total Revenues - Housing Programs	73,496	78,976	72,100	69,851	69,673
Expenditures					
Supplies and Materials					
Operating Supplies	222	225	200	200	200
Purchased Services					
Professional Services <i>(Castle Vision - Home Show)</i>	24,938	12,427	26,700	26,700	1,000
Advertising <i>(Clear Channel - Home Show)</i>	4,935	8,346	7,500	75,000	2,000
Services Contracted <i>(CEE, Home Energy Visits, etc.)</i>	20,440	20,060	30,000	30,000	20,000
Charges/Rentals <i>(NSC/Cenaiko - Home Show)</i>	11,370	8,220	13,000	13,000	1,000
Uncollectible Accounts	11,901	6,246	-	-	-
Capital Outlay <i>(Senior Housing Loans)</i>	-	-	-	50,000	250,000
	<u>73,584</u>	<u>55,300</u>	<u>77,200</u>	<u>194,700</u>	<u>274,000</u>
Other Financing Uses					
Transfer Out to General Fund	-	-	-	-	-
Total Expenditures - Housing Programs	73,806	55,525	77,400	194,900	274,200
Net Income - Housing Programs	(310)	23,451	(5,300)	(125,049)	(204,527)
Projected Ending Fund Balance As of Dec. 31	3,013,537	3,036,988	3,031,688	2,911,939	2,707,412

**Fridley Housing & Redevelopment Authority
Proposed 2019 Budget**

Account Description	2016 Actual	2017 Actual	2018 Budget	2018 Revised	2019 Budget
045 - Lake Pointe (1985-2025)					
TIF # 6					
Beginning Fund Balance As of January 1 (Estimate)	(385,927)	(357,041)	(328,370)	(328,370)	(297,717)
Revenues					
Tax Levy	591,895	593,077	595,382	586,715	588,001
Interest on Investment Earnings	3	21	1,086	1,317	1,317
Total Revenues - Lake Pointe	591,898	593,098	596,468	588,032	589,318
Expenditures					
Professional Services/Administration Fees	34,044	30,066	29,769	29,336	29,400
Services Contracted (Non-prof)	-	-	-	-	-
Payments to Other Gov'ts	-	2,135	-	-	-
Developer Assistance-Medtronic Paygo TIF	528,968	532,225	535,844	528,043	529,201
Total Expenditures - Lake Pointe	563,012	564,427	565,613	557,379	558,601
Net Income - Lake Pointe	28,886	28,672	30,855	30,653	30,717
Projected Ending Fund Balance As of Dec. 31	(357,041)	(328,370)	(297,515)	(297,717)	(267,000)
047 - University/Osborne (1992-2018)					
TIF # 11					
Beginning Fund Balance As of January 1 (Estimate)	263,093	309,609	358,246	358,246	407,273
Revenues					
Tax Levy	50,540	52,405	52,479	52,479	-
Interest on Investment Earnings	2,241	2,510	1,796	1,796	-
Total Revenues - University/Osborne	52,781	54,915	54,275	54,275	-
Expenditures					
Professional Services/Administrative Fees	6,265	6,279	5,248	5,248	-
Transfer Out to other Funds	-	-	-	-	-
Capital Outlay	-	-	-	-	407,273
Total Expenditures - University/Osborne	6,265	6,279	5,248	5,248	407,273
Net Income - University/Osborne	46,516	48,637	49,027	49,027	(407,273)
Projected Ending Fund Balance As of Dec. 31	309,609	358,246	407,273	407,273	-

**Fridley Housing & Redevelopment Authority
Proposed 2019 Budget**

Account Description	2016 Actual	2017 Actual	2018 Budget	2018 Revised	2019 Budget
048 - McGlynn (1992-2019)					
TIF # 12					
Beginning Fund Balance As of January 1 (Estimate)	118,949	145,801	188,135	188,135	226,971
Revenues					
Tax Levy	29,970	46,861	42,101	42,101	51,212
Interest on Investment Earnings	1,004	1,160	948	945	1,139
Total Revenues - McGlynn	30,974	48,021	43,049	43,046	52,351
Expenditures					
Professional Services/Administrative Fees	4,122	5,687	4,210	4,210	5,121
Capital Outlay	-	-	-	-	274,201
Total Expenditures - McGlynn	4,122	5,687	4,210	4,210	279,322
Net Income - McGlynn	26,852	42,334	38,839	38,836	(226,971)
Projected Ending Fund Balance As of Dec. 31	145,801	188,135	226,974	226,971	-
049 - Satellite Lane Apts (1995-2023)					
TIF # 13					
Beginning Fund Balance As of January 1 (Estimate)	136,952	171,990	210,198	210,198	251,229
Revenues					
Tax Levy	38,976	42,214	41,983	44,417	46,176
Interest on Investment Earnings	1,151	1,344	1,055	1,056	1,261
Total Revenues - Satellite	40,127	43,558	43,038	45,473	47,437
Expenditures					
Professional Services/Administrative Fees	5,089	5,350	4,198	4,442	4,618
Capital Outlay	-	-	-	-	294,048
Total Expenditures - Satellite	5,089	5,350	4,198	4,442	298,666
Net Income - Satellite	35,038	38,208	38,840	41,031	(251,229)
Projected Ending Fund Balance As of Dec. 31	171,990	210,198	249,038	251,229	-

**Fridley Housing & Redevelopment Authority
Proposed 2019 Budget**

Account Description	2016 Actual	2017 Actual	2018 Budget	2018 Revised	2019 Budget
051 - Gateway East (2001-2028)					
TIF # 17					
Beginning Fund Balance As of January 1 (Estimate)	(381,950)	(352,673)	(319,553)	(319,553)	(282,568)
Revenues					
Tax Levy	30,357	34,144	37,639	36,919	38,544
Interest on Investment Earnings	167	166	51	66	64
Transfer In from Other Funds	-	-	-	-	-
Total Revenues - Gateway East	30,524	34,310	37,690	36,985	38,608
Expenditures					
Professional Services & Other Charges	1,247	1,190	-	-	-
Total Expenditures - Gateway East	1,247	1,190	-	-	-
Net Income - Gateway East	29,277	33,120	37,690	36,985	38,608
Projected Ending Fund Balance As of Dec. 31	(352,673)	(319,553)	(281,863)	(282,568)	(243,960)
052 - Gateway West (2005-2032)					
TIF # 18					
Beginning Fund Balance As of January 1 (Estimate)	(409,030)	(388,193)	(359,976)	(359,976)	(329,010)
Revenues					
Tax Levy	20,868	28,746	30,810	30,962	32,373
Sale of Misc Property	-	-	-	-	-
Interest on Investment Earnings	392	321	61	4	6
Transfer In from Other Funds	-	-	-	-	-
Total Revenues - Gateway West	21,260	29,067	30,871	30,966	32,379
Expenditures					
Professional Services / Administrative Fees	423	746	-	-	-
Services Contracted (<i>Mowing Contract</i>)	-	-	-	-	-
Payments to Other Governments (<i>Property Tax/S</i>)	-	103	-	-	-
Total Expenditures - Gateway West	423	850	-	-	-
Net Income - Gateway West	20,837	28,217	30,871	30,966	32,379
Projected Ending Fund Balance As of Dec. 31	(388,193)	(359,976)	(329,105)	(329,010)	(296,631)

**Fridley Housing & Redevelopment Authority
Proposed 2019 Budget**

Account Description	2016 Actual	2017 Actual	2018 Budget	2018 Revised	2019 Budget
053 - Main Street (2009-2034)					
TIF # 19					
Beginning Fund Balance As of January 1 (Estimate)	(4,656)	(5,041)	(5,543)	(5,543)	(5,304)
Revenues					
Tax Levy	109,078	119,239	120,970	120,970	139,207
Interest on Investment Earnings	50	46	219	239	239
Total Revenues - TIF #19	109,128	119,285	121,189	121,209	139,446
Expenditures					
Professional Services	11,774	12,733	12,097	12,097	13,921
Payments to Other Agencies	-	-	-	-	-
Capital Outlay (<i>Pay as you go</i>) - <i>Devt Assistance</i>	97,739	107,054	108,873	108,873	125,286
Total Expenditures - TIF #19	109,513	119,787	120,970	120,970	139,207
Net Income - TIF #19	(385)	(502)	219	239	239
Projected Ending Fund Balance As of Dec. 31	(5,041)	(5,543)	(5,324)	(5,304)	(5,065)
054 - Gateway Northeast (2017-2042)					
TIF # 21					
Beginning Fund Balance As of January 1 (Estimate)	(3,198,327)	(3,824,922)	(3,835,202)	(3,835,202)	(3,988,884)
Revenues					
Tax Levy	-	150,982	232,955	232,375	430,606
Interest on Investment Earnings	1,537	1,585	169	40	42
Miscellaneous	-	-	-	-	-
Transfer in from Other Fund	-	-	-	-	-
Total Revenues - Gateway NorthEast	1,537	152,567	233,124	232,415	430,648
Expenditures					
Professional Services/Administrative Fees	7,627	7,957	23,295	23,238	43,061
Other Services/Charges (<i>Site Improvement - Pre</i>)	-	-	209,659	209,138	-
Other Services/Charges (<i>Pymts to Other Govt - 1</i>)	-	544	-	-	-
Interest Expense	620,505	154,347	160,514	153,721	159,868
Transfer Out to other Funds	-	-	-	-	-
Total Expenditures - Gateway Northeast	628,132	162,847	393,468	386,097	202,929
Net Income - Gateway Northeast	(626,595)	(10,280)	(160,344)	(153,682)	227,719
Projected Ending Fund Balance As of Dec. 31	(3,824,922)	(3,835,202)	(3,995,546)	(3,988,884)	(3,761,165)

**Fridley Housing & Redevelopment Authority
Proposed 2019 Budget**

Account Description	2016 Actual	2017 Actual	2018 Budget	2018 Revised	2019 Budget
055 - BAE - Superfund Site TIF #20					
Beginning Fund Balance As of January 1 (Estimate)	(48,410)	(78,783)	(99,201)	(99,201)	(98,124)
Revenues					
Tax Levy	392,264	710,491	862,872	839,436	1,732,456
Interest on Investment Earnings	(92)	-	452	1,077	1,082
Total Revenues - BAE	392,172	710,491	863,324	840,513	1,733,538
Expenditures					
Professional Services/Administrative Fees	71,194	89,622	86,287	83,944	173,246
Other Services/Charges	1,410	-	-	-	-
Other Services/Charges (Pymts to Other Govt - T	-	2,558	-	-	-
Interest Expense	-	-	-	-	-
Developer Assistance	349,941	638,728	776,585	755,492	1,559,210
Total Expenditures - BAE	422,545	730,909	862,872	839,436	1,732,456
Net Income - BAE	(30,373)	(20,418)	452	1,077	1,082
Projected Ending Fund Balance As of Dec. 31	(78,783)	(99,201)	(98,749)	(98,124)	(97,042)
056 - BAE - Hazardous Subdistrict TIF # 20a					
Beginning Fund Balance As of January 1 (Estimate)	(1,312,372)	(2,211,649)	(2,730,108)	(2,730,108)	(3,240,796)
Revenues					
Tax Levy	346,167	332,122	325,024	333,458	325,024
Interest on Investment Earnings	(1,386)	-	-	-	-
Total Revenues - BAE - Hazardous Subdistrict	344,781	332,122	325,024	333,458	325,024
Expenditures					
Professional Services/Administrative Fees	35,975	36,118	32,502	33,346	32,502
Other Services/Charges	-	-	-	-	-
Other Services/Charges (Pymts to Other Govt - T	1,247	1,196	-	-	-
Interest Expense	76,406	78,064	120,224	95,554	113,430
Developer Assistance - (HRA HSS Grant)	1,130,430	735,204	-	715,246	-
Total Expenditures - BAE - Hazardous Subdistrict	1,244,058	850,581	152,726	844,146	145,932
Net Income - BAE - Hazardous Subdistrict	(899,277)	(518,459)	172,298	(510,688)	179,092
Projected Ending Fund Balance As of Dec. 31	(2,211,649)	(2,730,108)	(2,557,810)	(3,240,796)	(3,061,704)

**Fridley Housing & Redevelopment Authority
Proposed 2019 Budget**

Account Description	2016 Actual	2017 Actual	2018 Budget	2018 Revised	2019 Budget
057 - Northstar Station					
TIF # 22					
Beginning Fund Balance As of January 1 (Estimate)	(315)	(10,848)	131,447	131,447	264,925
Revenues					
Tax Levy	-	182,802	158,385	147,557	290,196
Interest on Investment Earnings	(35)	22	658	677	1,345
Transfer In from other Funds	-	-	-	-	-
Total Revenues - Northstar Station	(35)	182,824	159,043	148,234	291,541
Expenditures					
Professional Services/Administrative Fees	10,498	40,529	15,838	14,756	29,020
Other Services/Charges	-	-	-	-	-
Other Services/Charges (Pymts to Other Govt - T	-	-	-	-	-
Capital Outlay	-	-	-	-	-
Total Expenditures - Northstar Station	10,498	40,529	15,838	14,756	29,020
Net Income - Northstar Station	(10,533)	142,295	143,205	133,478	262,521
Projected Ending Fund Balance As of Dec. 31	(10,848)	131,447	274,652	264,925	527,446

058 - Locke Point Park					
TIF # 23					
Beginning Fund Balance As of January 1 (Estimate)	-	-	(87,919)	(87,919)	(3,043,950)
Revenues					
Tax Levy	-	-	-	-	-
Sale of Real Estate	-	-	-	646,753	720,000
Interest on Investment Earnings	-	-	-	4	-
Transfer In from other Funds	-	-	-	-	-
Total Revenues	-	-	-	646,757	720,000
Expenditures					
Acquisition of Real Estate	-	-	-	1,214,425	-
Professional Services/Administrative Fees	-	60,723	-	-	-
Other Services/Charges (Site Improvement - Pre)	-	-	-	788,363	-
Other Services/Charges	-	27,196	-	-	-
Other Services/Charges (Pymts to Other Govt - Taxes)	-	-	-	-	-
Interest Expense	-	-	-	-	120,353
Capital Outlay	-	-	-	1,600,000	1,400,000
Total Expenditures	-	87,919	-	3,602,788	1,520,353
Net Income	-	(87,919)	-	(2,956,031)	(800,353)
Projected Ending Fund Balance As of Dec. 31	-	(87,919)	(87,919)	(3,043,950)	(3,844,303)

**Fridley Housing & Redevelopment Authority
Proposed 2019 Budget**

Account Description	2016 Actual	2017 Actual	2018 Budget	2018 Revised	2019 Budget
059 - N.Stacks 8					
TIF # 24					
Beginning Fund Balance As of January 1 (Estimate)	-	-	-	-	-
Revenues					
Tax Levy	-	-	-	-	-
Interest on Investment Earnings	-	-	-	-	-
Transfer In from other Funds	-	-	-	-	-
Total Revenues	-	-	-	-	-
Expenditures					
Professional Services/Administrative Fees	-	-	-	-	-
Other Services/Charges	-	-	-	-	-
Other Services/Charges (Pymts to Other Govt - T	-	-	-	-	-
Capital Outlay	-	-	-	-	-
Total Expenditures	-	-	-	-	-
Net Income	-	-	-	-	-
Projected Ending Fund Balance As of Dec. 31	-	-	-	-	-
065 - Housing Replacement (1997-2029) Scattered Site					
Beginning Fund Balance As of January 1 (Estimate)	153,881	178,529	213,484	213,484	243,964
Revenues					
Tax Levy	30,162	37,398	32,677	32,677	32,677
Interest on Investment Earnings	1,263	1,460	1,089	1,071	1,223
Sale of Misc Property	-	1,000	-	-	-
Miscellaneous Revenues	-	-	-	-	-
Total Revenues - Housing Replacement	31,425	39,858	33,766	33,748	33,900
Expenditures					
Professional Services/Administrative Fees	6,777	4,903	3,268	3,268	3,268
Other Charges	-	-	-	-	-
Services Contracted (<i>Mowing Contract</i>)	-	-	-	-	-
Other Services & Charges/Pymts to other govts -	-	-	-	-	-
Capital Outlay / Building (Home Demolitions)	-	-	-	-	-
Transfer to Other Funds (General Fund)	-	-	-	-	-
Total Expenditures - Housing Replacement	6,777	4,903	3,268	3,268	3,268
Net Income - Housing Replacement	24,648	34,955	30,498	30,480	30,632
Projected Ending Fund Balance As of Dec. 31	178,529	213,484	243,982	243,964	274,596

**Fridley Housing & Redevelopment Authority
2018 Estimated Fund Balances for All Funds**

Fund Description	2018 Estimated Ending Fund Balance	2019 Estimated Revenues	2019 Estimated Expenditures	2019 Estimated Ending Fund Balance
001 - General Fund	\$ 14,569,241	\$ 1,738,137	\$ 535,069	\$ 15,772,309
Special Revenue Fund				
020 - Housing Loan Programs	\$ 2,911,939	\$ 69,673	\$ 274,200	\$ 2,707,412
Capital Projects Funds				
045 - Lake Pointe (1985-2025)	\$ (297,717)	\$ 589,318	\$ 558,601	\$ (267,000)
047 - University/Osborne (1992-2018)	407,273	-	407,273	-
048 - McGlynn (1992-2019)	226,971	52,351	279,322	-
049 - Satellite Lane Apts (1995-2023)	251,229	47,437	298,666	-
051 - Gateway East (2001-2028)	(282,568)	38,608	-	(243,960)
052 - Gateway West (2005-2032)	(329,010)	32,379	-	(296,631)
053 - Main Street (2009-2034)	(5,304)	139,446	139,207	(5,065)
054 - Gateway Northeast (2017-2042)	(3,988,884)	430,648	202,929	(3,761,165)
055 - BAE - Superfund Site	(98,124)	1,733,538	1,732,456	(97,042)
056 - BAE - Hazardous Subdistrict	(3,240,796)	325,024	145,932	(3,061,704)
057 - Northstar Station	264,925	291,541	29,020	527,446
058 - Locke Point Park	(3,043,950)	720,000	1,520,353	(3,844,303)
059 - N.Stacks 8	-	-	-	-
065 - Housing Replacement (1997-2029) Scattered	243,964	33,900	3,268	274,596
Total Capital Projects Funds	\$ (9,891,991)	\$ 4,434,190	\$ 5,317,026	\$ (10,774,827)
Total All Funds	\$ 7,589,189	\$ 6,242,000	\$ 6,126,295	\$ 7,704,894

**Fridley Housing & Redevelopment Authority
2018 Estimated Fund Balances for All Funds**

Fund Description	2018 Estimated Ending Fund Balance	2019 Estimated Revenues	2019 Estimated Expenditures	2019 Estimated Ending Fund Balance
001 - General Fund	<u>\$ 14,569,241</u>	<u>\$ 1,738,137</u>	<u>\$ 535,069</u>	<u>\$ 15,772,309</u>
Special Revenue Fund				
020 - Housing Loan Programs	<u>\$ 2,911,939</u>	<u>\$ 69,673</u>	<u>\$ 274,200</u>	<u>\$ 2,707,412</u>
Capital Projects Funds				
045 - Lake Pointe (1985-2025)	\$ (297,717)	\$ 589,318	\$ 558,601	\$ (267,000)
047 - University/Osborne (1992-2018)	407,273	-	407,273	-
048 - McGlynn (1992-2019)	226,971	52,351	279,322	-
049 - Satellite Lane Apts (1995-2023)	251,229	47,437	298,666	-
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054 - Gateway Northeast (2017-2042)	(3,988,884)	430,648	202,929	(3,761,165)
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056 - BAE - Hazardous Subdistrict	(3,240,796)	325,024	145,932	(3,061,704)
057 - Northstar Station	264,925	291,541	29,020	527,446
058 - Locke Point Park	(3,043,950)	720,000	1,520,353	(3,844,303)
059 - N.Stacks 8	-	-	-	-
065 - Housing Replacement (1997-2029) Scattered	243,964	33,900	3,268	274,596
Total Capital Projects Funds	<u>\$ (9,891,991)</u>	<u>\$ 4,434,190</u>	<u>\$ 5,317,026</u>	<u>\$ (10,774,827)</u>
Total All Funds	<u>\$ 7,589,189</u>	<u>\$ 6,242,000</u>	<u>\$ 6,126,295</u>	<u>\$ 7,704,894</u>

**Fridley HRA
Housing Program Summary
Cover Page
November 1, 2018 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 9/16/2018 - 10/15/2018



Application packets requested/mailed:	This period:	12	Year-to-Date:	18
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Residential Advisor Visits:	This period:	5	Year-to-Date:	17
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Loans currently in process for residents in your City/Neighborhood:	20
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Closed Loans	This period:		Year-to-Date:	Units
Fridley		Units		Units
		0		0
Closed End	16,527.12	1	189,129.12	8
Last Resort	0.00	0	0.00	0
Last Resort Emergency Deferred	0.00	0	2,120.00	1
Mobile Home Closed End		0		0
Senior Deferred	25,000.00	1	25,000.00	1
Total	41,527.12	2	216,249.12	10

Leveraged Funds	This period:		Year-to-Date:	Units
CEE		Units		Units
		0		1
MHFA FUF	10,500.00	1	22,752.00	2
Total	10,500.00	1	42,752.00	3

Types of Improvements Financed YTD	# of Projects	% of Total
Additions/Finishing off unused space	2	7.69
Air Conditioning	2	7.69
Driveways	3	11.54
Electrical	1	3.85
Fence	1	3.85
Flooring/Carpet/Tile	1	3.85
Heating System	2	7.69
Insulation	1	3.85
Kitchens	2	7.69
Lighting	2	7.69
Other Exterior Improvements	1	3.85
Other Interior Improvements	3	11.54
Roof	1	3.85
Water Heater	1	3.85
Windows, Doors, Storm Windows, Storr	3	11.54

Types of Properties Financed YTD	#	% of Total
Commercial - Non-residential	3	18.75
Single Family Residence	13	81.25

Bolin, Paul

From: Stacy Boots Camp <sbootscamp@mncee.org>
Sent: Thursday, September 27, 2018 5:03 PM
To: Bolin, Paul
Subject: HES visit numbers_September

Hi Paul,

Here are the numbers for the month:
0 in September, 39 YTD, and 6 more scheduled for the rest of the year so far.

Let me know if you have any questions.

Thanks,

Stacy

Stacy Boots Camp | 
Assistant Outreach Manager | 612-244-2429
Center for Energy and Environment
1754 University Ave West | St. Paul, MN 55104
www.mncee.org

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