

August 1, 2019
HRA Meeting
Regular Meeting Agenda
7:00 p.m.

Call to order

Roll call.

Action Items

1. Approval of Expenditures
2. Approval of July 11, 2019 Meeting Minutes
3. Award of Locke Parkway Street Lighting Project
4. Approval of Amendment to Parking Lease Agreement – Fairview (Old City Hall)
5. Approval of Amendment to Development Contract – 6431 University Ave. NE

Adjournment



City of Fridley, MN

Check Report

By Check Number

Date Range: 07/15/2019 - 07/23/2019

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: APBNK-HRA-APBNK-HRA						
hra-1113	MONROE MOXNESS BERG PA	07/23/2019	Regular	0.00	9,529.15	30339
hra-1601	PASSAU LANDCARE INC.	07/23/2019	Regular	0.00	700.00	30340
hra-1901	SHORT ELLIOT & HENDRICKSON	07/23/2019	Regular	0.00	488.37	30341
HRA-2622	LANDFORM PROFESSIONAL SERVICES	07/23/2019	Regular	0.00	458.35	30342
HRA-2633	TERRACON CONSULTANTS	07/23/2019	Regular	0.00	4,500.00	30343
HRA-2635	BOLTON & MENK	07/23/2019	Regular	0.00	7,802.50	30344
hra-311	CENTER FOR ENERGY & ENVIRONMENT	07/23/2019	Regular	0.00	1,425.00	30345
hra-1333	MEDTRONIC	07/23/2019	Regular	0.00	263,046.87	30346
hra-917	ALLEN, JOHN N.	07/23/2019	Regular	0.00	63,829.65	30347

Bank Code APBNK-HRA Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	10	9	0.00	351,779.89
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
	10	9	0.00	351,779.89

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	10	9	0.00	351,779.89
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
	10	9	0.00	351,779.89

Fund Summary

Fund	Name	Period	Amount
099	Pooled Cash - HRA	7/2019	351,779.89
			351,779.89

**CITY OF FRIDLEY
HOUSING AND REDEVELOPMENT AUTHORITY COMMISSION
July 11, 2019**

Chairperson Holm called the Housing and Redevelopment Authority Meeting to order at 8:10 p.m.

MEMBERS PRESENT: William Holm
Elizabeth Showalter
Dave Ostwald
Gordon Backlund

MEMBERS ABSENT: Kyle Mulrooney

OTHERS PRESENT: Paul Bolin, HRA Assistant Executive Director
Jim Casserly, Development Consultant
Greg Johnson, Development Consultant

Action Items:

MOTION by Commissioner Showalter to add the following items to the agenda.

- Approval of May 2, 2019 HRA Meeting Minutes
- Approval of a Temporary Construction Easement
- Amendment to the Lennar Agreement

Seconded by Commissioner Backlund.

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

1. Approval of Expenditures

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

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

2. Approval of June 6, 2019 Meeting Minutes

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

Commissioner Backlund noted a correction on page 2 toward the bottom to take out one of the "motions".

UPON A VOICE VOTE, ALL VOTING AYE, CHAIRPERSON HOLM DECLARED THE MINUTES APPROVED AS AMENDED.

3. Approval of Amendment to Sherman Agreement – Fridley Station Village

Paul Bolin, Assistant Executive Director, stated that in May of 2018 the Authority signed a contract with Sherman Associates to construct 107 senior units, 72 mixed income units and 95 market rate units. In April of 2019 the Authority amended dates to address increases costs, increase in units and delays. The proposed amendment is to adjust the dates in the contract due to further delays from ACRRA and Sherman's IRS Code 1031 regarding the sale of another property. Staff anticipates closing with Sherman in early August. Demolition and reconstruction of the parking and ponding would start immediately. Staff recommends approval of the amendment to the Sherman development contract.

MOTION by Commissioner Ostwald to approve the minutes as presented. Seconded by Commissioner Showalter.

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

4. Approval of May 2, 2019 Meeting Minutes

MOTION by Commissioner Showalter to approve the May 2, 2019 meeting minutes as presented. Seconded by Commissioner Ostwald.

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

5. Approval of a Temporary Construction Easement

Paul Bolin, Assistant Executive Director, stated that Sherman will be demolishing and reconstructing parking, on HRA owned property leased to Metro Transit. The lot is being constructed to Metro Transit specifications and paid for by Sherman. A temporary construction easement is drafted to protect and indemnify the HRA. Staff recommends approval of the temporary construction easement.

Chairperson Holm asked if Sherman owned the property adjacent to the property.

Mr. Bolin replied yes, they will own it. This will happen after the closing and they will own the property. The HRA will continue to own where the parking will go and Sherman will own the rest of the property. The easement won't go into effect until we close on the property.

MOTION by Commissioner Showalter to approve the temporary construction easement. Seconded by Commissioner Ostwald.

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

6. Amendment to the Lennar Agreement

Paul Bolin, Assistant Executive Director, said that in December of 2018 the Authority signed a contract with US Home Corp. (Lennar Homes) to build 72 townhomes. In June of 2019 the Authority amended the agreement to address environmental concerns. The proposed amendment is to address timing to the plat and closing. Adjustments to the boundaries in this new plat require additional action. The City will transfer the property to the HRA to facilitate the filing of the plat. This will be transferred through an ordinance; on August 27 the property will transfer to the HRA and Lennar is seeking to close the week of July 22. The proposed amendment allows the closing to stay on schedule. Staff recommends the Authority to approve the attached resolution to adopt this amendment to the development contract with Lennar Homes.

MOTION by Commissioner Backlund to approve the amendment to the Lennar Agreement. Seconded by Commissioner Showalter.

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

Informational Items:

1. Housing Programs Update

Paul Bolin, Assistant Executive Director, reported that in June 2 senior loans and one other loan was closed making a total of 9 year to date. The Remodel Advisor Visits had four in June making 12 year to date. There were no home energy squad visits to update this month. Those numbers will be brought to the August meeting.

Adjournment:

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

UPON A VOICE VOTE, ALL VOTING AYE, CHAIRPERSON HOLM DECLARED THE MOTION CARRIED UNANIMOUSLY AND THE MEETING ADJOURNED AT 8:35 PM.



AGENDA ITEM HRA MEETING OF AUGUST 1, 2019

TO: Paul Bolin, Assistant Executive Director – HRA

FROM: Jon Lennander, Assistant City Engineer
Nic Schmidt, Civil Engineer

DATE: July 24, 2019

SUBJECT: Award of Locke Parkway Street Lighting Project 2019-522

On Thursday, July 11th at 10:00 AM, sealed bids were opened for the Locke Parkway Street Lighting Project 2019-522. Four responsive bids were received.

The City of Fridley's Locke Parkway and new roundabout are central features of the Fridley Civic Campus. The recently completed parkway provides access to the new Pulte patio homes and the greatly anticipated Lennar development. One of the final components of the corridor is installation of the street lighting. This portion of work was not included in the original parkway construction contract. As noted above, the lighting project was advertised for public bid.

The low responsive bid was received from Parsons Electric, LLC of Minneapolis, MN in the amount of \$227,652.00. This is under the final engineer's estimate of \$246,375.00. We believe the bids received were very competitive and will deliver the project with the requisite quality specified in the bid documents. Please refer to the attached tabulation summarizing the bids received. The City of Fridley has worked with Parsons Electric in the past and we believe the contractor is capable of performing this work and completing the project on time.

The Locke Parkway Lighting Project will be paid with Fridley Housing Redevelopment Authority funds. All work under the project must meet the City's prevailing wage requirements. Substantial completion is set for November 29, 2019.

Staff recommends the HRA Board ***move to receive the bids per the attached bid tabulation and award the Locke Parkway Street Lighting Project 2019-522 to Parsons Electric, LLC of Minneapolis, MN in the amount of \$227,652.00.*** If the Board approves, staff will notify the contractor of the award and issue a notice to proceed to the contractor upon receipt of acceptable submittals.

NS/nrs
Attachments

**CITY OF FRIDLEY
2019 LOCKE PARKWAY LIGHTING PROJECT NO. 19-522
ENGINEER'S ESTIMATE
BID TABULATION
LETTING: 7/11/19 10:00 AM**



Note: numbers in red are corrected for mathematical errors in bid provided

SEQ.	DESCRIPTION	UNITS	EST. QTY	ENGINEERS ESTIMATE		PARSONS ELECTRIC, LLC MINNEAPOLIS, MN 55432		CHOICE ELECTRIC SHAKOPEE, MN 55379		EGAN COMPANY BROOKLYN PARK, MN 55428		GRANITE LEDGE ELECTRICAL CONTRACTORS, INC. FORESTON, MN 56330	
				UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
BID ITEMS													
1	Mobilization	LS	1		\$ -	\$ 2,943.00	\$ 2,943.00	\$ 29,000.00	\$ 29,000.00	\$ 25,440.00	\$ 25,440.00	\$ 7,526.36	\$ 7,526.36
2	Lighting Unit Type Special	EA	13	\$ 5,600.00	\$ 72,800.00	\$ 5,224.38	\$ 67,917.00	\$ 4,230.77	\$ 55,000.00	\$ 5,350.00	\$ 69,550.00	\$ 5,903.00	\$ 76,739.00
3	Lighting Unit Type Special 1	EA	19	\$ 3,800.00	\$ 72,200.00	\$ 3,389.37	\$ 64,398.00	\$ 3,657.89	\$ 69,500.00	\$ 3,510.00	\$ 66,890.00	\$ 3,780.97	\$ 71,838.43
4	Light Foundation Design E Modified	EA	32	\$ 900.00	\$ 28,800.00	\$ 1,043.16	\$ 33,381.00	\$ 906.25	\$ 29,000.00	\$ 875.00	\$ 28,000.00	\$ 990.12	\$ 31,683.84
5	Service Cabinet	EA	1	\$ 6,400.00	\$ 6,400.00	\$ 12,229.00	\$ 12,229.00	\$ 7,200.00	\$ 7,200.00	\$ 5,400.00	\$ 5,400.00	\$ 7,265.30	\$ 7,265.30
6	Service Equipment	EA	1	\$ 3,500.00	\$ 3,500.00	\$ 3,726.00	\$ 3,726.00	\$ 8,000.00	\$ 8,000.00	\$ 3,315.00	\$ 3,315.00	\$ 6,547.03	\$ 6,547.03
7	Equipment Pad	EA	1	\$ 1,400.00	\$ 1,400.00	\$ 1,167.00	\$ 1,167.00	\$ 2,400.00	\$ 2,400.00	\$ 1,200.00	\$ 1,200.00	\$ 1,057.96	\$ 1,057.96
8	Handhole	EA	4	\$ 925.00	\$ 3,700.00	\$ 569.75	\$ 2,279.00	\$ 500.00	\$ 2,000.00	\$ 725.00	\$ 2,900.00	\$ 1,352.40	\$ 5,409.60
9	1-1/2" Non-metallic Conduit	LF	2,850	\$ 5.50	\$ 15,675.00	\$ 3.96	\$ 11,275.00	\$ 3.95	\$ 11,257.00	\$ 4.00	\$ 11,400.00	\$ 5.72	\$ 16,302.00
10	1-1/2" Non-metallic Conduit (Directional Bore)	LF	575	\$ 20.00	\$ 11,500.00	\$ 12.15	\$ 6,985.00	\$ 12.25	\$ 7,043.00	\$ 14.00	\$ 8,050.00	\$ 13.51	\$ 7,768.25
11	2" Non-metallic Conduit	LF	50	\$ 6.00	\$ 300.00	\$ 6.06	\$ 303.00	\$ 40.00	\$ 2,000.00	\$ 6.50	\$ 325.00	\$ 6.47	\$ 323.50
12	2" Non-metallic Conduit (Directional Bore)	LF	200	\$ 24.00	\$ 4,800.00	\$ 12.65	\$ 2,530.00	\$ 12.25	\$ 2,450.00	\$ 17.00	\$ 3,400.00	\$ 17.44	\$ 3,488.00
13	3" Non-metallic Conduit (Directional Bore)	LF	150	\$ 31.00	\$ 4,650.00	\$ 25.30	\$ 3,795.00	\$ 9.33	\$ 1,400.00	\$ 17.00	\$ 2,550.00	\$ 19.89	\$ 2,983.50
14	Underground Wire 1/C 6 AWG	LF	7,800	\$ 1.55	\$ 12,090.00	\$ 1.48	\$ 11,582.00	\$ 1.54	\$ 12,000.00	\$ 1.50	\$ 11,700.00	\$ 1.40	\$ 10,920.00
15	Underground Wire 1/C 8 AWG	LF	3,900	\$ 1.40	\$ 5,460.00	\$ 0.31	\$ 1,193.00	\$ 1.21	\$ 4,700.00	\$ 1.35	\$ 5,265.00	\$ 0.96	\$ 3,744.00
16	Underground Wire 1/c 12 AWG	LF	3,100	\$ 1.00	\$ 3,100.00	\$ 0.63	\$ 1,948.00	\$ 0.68	\$ 2,100.00	\$ 1.15	\$ 3,565.00	\$ 0.97	\$ 3,007.00
TOTAL BID AMOUNT				\$	246,375.00	\$	227,652.00	\$	245,050.00	\$	248,750.00	\$	256,603.77



HRA AGENDA ITEM

Date: 7/26/2019

To: Wally Wysopal, Executive Director

From: Paul Bolin, Assistant Executive Director

RE: Fairview – Amendment to Parking Lease

In the early 1980's, as the City was looking to revitalize and redevelop the property around the old City Hall, it agreed to retain ownership of the majority of the parking and lease the parking areas back to the new neighbors. The City leased parking to the Target building north of City Hall and to the two Columbia Park Medical buildings to the south of City Hall. The leases were appealing to the new neighbors as they did not pay property taxes and did not pay for any maintenance of the parking lots.

As we were nearing the original demolition and closing date with the Dunbar/Amcon group, Fairview purchased the two buildings south of City Hall. While the former owners did not have any issues with demolishing the ramp, Fairview wanted to reserve the parking rights that were contained in the lease. Fairview and Dunbar/Amcon are close to having an agreement that works for Fairview and allows the Authority to proceed with demolishing the ramp. Along with the agreement between Fairview and Dunbar/Amcon, we are working with Fairview on a lease amendment that will allow the Authority to move forward with demolition. We anticipate having the agreement and revised lease early next week and will make it available prior to next week's meeting.

HRA AGENDA ITEM



Date: 7/26/2019

To: Wally Wysopal, Executive Director

From: Paul Bolin, Assistant Executive Director

RE: Old City Hall – 3rd Amendment to Development Contract

At the time of packet preparation, we are drawing close to having all of the details worked out between Fairview and Dunbar/Amcon regarding the demolition of the parking deck. As Fairview took ownership of the 2 buildings south of the old City Hall, this past month, there are a number of issues we are sorting through that may impact timing of our closing with Steve Dunbar and his group.

We anticipate resolving a number of these issues in the next few days and will provide an update of any changes necessary to the contract prior to Thursday's meeting.