

DECEMBER 5, 2019
HRA Meeting
Regular Meeting Agenda
7:00 p.m.

Call to order

Roll call.

Action Items

1. Approval of Expenditures
2. Approval of October 3, 2019 Meeting Minutes
3. Approval of 2020 HRA Regular Meeting Dates
4. Approval of 2020 HRA Budget
5. Approval of HRA / Northern Stacks TIF Bond Issue
6. Approval of Resolution Designating Expenses, Northstar TIF Funds 12 & 13
7. Approval of Amendment to Sherman Fridley Station Village Agreement
8. Approval of Amendment to Dunbar Fridley Senior Building Agreement

Informational Items

1. CEE Housing Programs Update

Adjournment



City of Fridley, MN

Check Report

By Check Number

Date Range: 10/23/2019 - 11/05/2019

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	11/01/2019	EFT	0.00	323.13	334
PPT: 307066	FRIDLEY HRA ICMA 457	11/01/2019	EFT	0.00	184.62	335
hra-623	FRIDLEY, CITY OF	10/30/2019	Regular	0.00	1,120.74	30405
hra-1601	PASSAU LANDCARE INC.	11/04/2019	Regular	0.00	700.00	30406
HRA-2635	BOLTON & MENK	11/04/2019	Regular	0.00	1,235.00	30407
HRA-2647	MINNEAPOLIS CONCRETE PRODUCTS	11/04/2019	Regular	0.00	1,980.00	30408
HRA-2649	PARSONS ELECTRIC	11/04/2019	Regular	0.00	1,047.96	30409
HRA-2650	GB LEAD SERVICES LLC	11/04/2019	Regular	0.00	27,520.00	30410
hra-623	FRIDLEY, CITY OF	11/04/2019	Regular	0.00	2,104.95	30411

Bank Code APBNK-HRA Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	14	7	0.00	35,708.65
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	507.75
	16	9	0.00	36,216.40

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	14	7	0.00	35,708.65
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	507.75
	16	9	0.00	36,216.40

Fund Summary

Fund	Name	Period	Amount
099	Pooled Cash - HRA	10/2019	1,120.74
099	Pooled Cash - HRA	11/2019	35,095.66
			36,216.40



City of Fridley, MN

Check Report

By Check Number

Date Range: 10/18/2019 - 10/22/2019

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	10/18/2019	EFT	0.00	319.38	332
PPT: 307066	FRIDLEY HRA ICMA 457	10/18/2019	EFT	0.00	184.62	333
hra-1113	MONROE MOXNESS BERG PA	10/22/2019	Regular	0.00	26,286.36	30399
hra-1901	SHORT ELLIOT & HENDRICKSON	10/22/2019	Regular	0.00	1,437.04	30400
hra-311	CENTER FOR ENERGY & ENVIRONMENT	10/22/2019	Regular	0.00	29,548.49	30401
hra-501	E.C.M. PUBLISHERS INC	10/22/2019	Regular	0.00	168.76	30402
hra-505	EHLERS & ASSOCIATES, INC	10/22/2019	Regular	0.00	1,820.00	30403
hra-623	FRIDLEY, CITY OF	10/22/2019	Regular	0.00	2,112.67	30404

Bank Code APBNK-HRA Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	9	6	0.00	61,373.32
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	504.00
	11	8	0.00	61,877.32

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	9	6	0.00	61,373.32
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	504.00
	11	8	0.00	61,877.32

Fund Summary

Fund	Name	Period	Amount
099	Pooled Cash - HRA	10/2019	61,877.32
			61,877.32

**CITY OF FRIDLEY
HOUSING AND REDEVELOPMENT AUTHORITY COMMISSION
October 3, 2019**

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

MEMBERS PRESENT: William Holm
Elizabeth Showalter
Gordon Backlund

MEMBERS ABSENT: Kyle Mulrooney

OTHERS PRESENT: Paul Bolin, HRA Assistant Executive Director
Wally Wysopal, City Manager

Action Items:

1. Approval of Expenditures

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

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

2. Approval of September 5, 2019 Meeting Minutes

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

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

3. Public Hearing – Lot Sale – 6209 Baker Avenue NE

MOTION by Commissioner Backlund to open the public hearing. Seconded by Commissioner Showalter.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIRPERSON HOLM DECLARED THE MOTION CARRIED AND THE PUBLIC HEARING OPENED AT 7:02 P.M.

Paul Bolin, Assistant Executive Director, stated that Tollberg Homes has submitted a lot reservation agreement for purchasing the property located at 6209 Baker Avenue. The Authority acquired the property through a tax forfeiture and demolished the home in late August. Tollberg

Homes is a custom home builder located in Anoka. They have previously participated in the Authority's Housing Replacement Program, constructing three new homes in over the past few years. They have been easy to work with and build a quality home. Prior to closing, they will submit plans meeting the criteria of the program. Staff recommends holding a public hearing and approving the attached resolution, authorizing the sale of 6209 Baker Avenue to Tollberg Homes in the amount of \$55,000.

MOTION by Commissioner Backlund to close the public hearing. Seconded by Commissioner Showalter.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIRPERSON HOLM DECLARED THE MOTION CARRIED AND THE PUBLIC HEARING CLOSED AT 7:06 P.M.

MOTION by Commissioner Showalter to approve the sale of 6209 Baker Avenue NE. Seconded by Commissioner Backlund.

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

4. Public Hearing – Lot Sale – 4733 2 ½ Street NE

MOTION by Commissioner Backlund to open the public hearing. Seconded by Commissioner Showalter.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIRPERSON HOLM DECLARED THE MOTION CARRIED AND THE PUBLIC HEARING OPENED AT 7:06.

Paul Bolin, Assistant Executive Director, stated that JB Hoffman Homes has submitted a lot reservation agreement for purchasing the property located at 4733 2 ½ Street. The Authority acquired the property through a tax forfeiture and demolished the home in late August. JB Hoffman Homes is a custom homebuilder located in Champlin. JB Hoffman has done quite a bit of work in Fridley but are first time participants in the Housing Replacement Program. The City's building inspectors have nothing but good things to say about the quality of the work done by Mr. Hoffman and his crew. Prior to closing, they will submit plans meeting the criteria of the program. Staff recommends holding a public hearing and approving the attached resolution, authorizing the sale of 4733 2 ½ Street to JB Hoffman Homes in the amount of 45,000.

Chairperson Holm asked if there was any special considerations due to the lot size.

Mr. Bolin replied that the lots can be as narrow as 50' and this lot is 73' wide, almost 9800 sq. ft. in size.

MOTION by Commissioner Backlund to close the public hearing. Seconded by Commissioner Showalter.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIRPERSON HOLM DECLARED THE MOTION CARRIED AND THE PUBLIC HEARING CLOSED AT 7:09 P.M.

MOTION by Commissioner Showalter to approve the sale of 4733 2 ½ Street NE. Seconded by Commissioner Backlund.

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

5. Resolution / Third Amendment – Extend Closing Deadline – Fridley Station Village

Paul Bolin, HRA Assistant Executive Director, stated that the closing was delayed by the sale of IRS Code 1031 property. Sales proceeds are needed to fund construction and closing is anticipated in the next month. Staff recommends approval of the third amendment to the development contract.

Shane LaFave, Sherman Associates, said that Monday they had a meeting with the City of St. Paul and were surprised that the city requested additional information above and beyond what was reasonable. They met with a Councilmember who agreed that information isn't needed. There is a proposal on the table for the city and they are concerned if they were audited and they were not in compliance. We agreed to indemnify the city from that, and Sherman Associates guarantee to take on that payment on behalf of the city. They meet next Wednesday and if everyone is in agreement, they will close on that transaction followed by the closing on this property to start construction next week. This has taken longer than anticipated but seems like this will now happen in the next few weeks.

Commissioner Showalter asked how this was affecting the interaction with Metro Transit and the loss of the use of the parking lot.

Mr. LaFave replied that they are not thrilled but will be happier when we are under construction.

Mr. Bolin added that people can still access the rail from this side as the sidewalk is still open, the parking is what has been taken away. Metro Transit made the decision that once it was closed they wouldn't open it until the new parking lot was ready.

MOTION by Commissioner Backlund to approve resolution / third amendment to extend the closing deadline for the Fridley Station Village contract. Seconded by Commissioner Showalter.

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

Informational Items

1. Housing Loan Program Update

Paul Bolin, HRA Assistant Executive Director, reported that in September one senior loan was closed making a total of 15 loans year to date. The Remodel Advisor Visits didn't have any so there is a total of 14 year to date and Home Energy Squad had 5 visits for a total of 34 year to date. They are doing more visits in Fridley than what gets reported to the Authority. There are some low income and health department programs that pay for these energy squad visits and those are not reported to us. There are 17 on the schedule between now and the end of the year.

Mr. Bolin said that the old city hall demolition is close to complete. Most of the erosion control measures are in place. They have finished abating the lead and the fencing around the site will be gone in the coming weeks. There were two old tanks on the site, one fuel/oil and the other diesel. Those have been removed and were filled with sand previously. There was no leakage from the tanks.

Wally Wysopal, City Manager, recognized Paul for his attention to detail on these projects. He has kept on top of it and working with people to make things happen. We have dedicated staff working on these projects to make a difference for the city.

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 7:27 PM.



HRA AGENDA ITEM

Date: 11/27/2019

To: Wally Wysopal, Executive Director

From: Paul Bolin, Assistant Executive Director

RE: HRA Meeting Dates 2020

Below are the suggested meeting dates for 2020. Staff recommends approval of these dates.

January 2, 2020

February 6, 2020

March 5, 2020

April 2, 2020

May 7, 2020

June 4, 2020

July 2, 2020

August 6, 2020

September 3, 2020

October 1, 2020

November 5, 2020

December 3, 2020



HRA AGENDA ITEM

Date: 11/27/2019

To: Wally Wysopal, Executive Director

From: Paul Bolin, Assistant Executive Director
Daniel Tienter, Finance Director

RE: HRA 2020 Budget

On Thursday night, staff will present the 2020 budget for the HRA to review and approve. Paul Bolin and Dane Tienter will be available to answer any questions that the Commissioners may have on the proposed budget.

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.

**Fridley Housing & Redevelopment Authority
2020 Budget**

Account Description	2017 Actual	2018 Actual	2019 Budget	2019 Revised	2020 Budget
001 - General Fund					
Beginning Fund Balance As of January 1	10,328,115	10,791,511	12,771,911	12,771,911	15,514,855
Revenues					
Tax Revenues					
Property Tax Levy	398,330	475,725	473,168	473,168	528,164
	398,330	475,725	473,168	473,168	528,164
Other Miscellaneous Revenue					
Development Grants <i>(Deed & Met Council)</i>	2,573,362	1,319,187	-	-	-
Interest on Investment Earnings	42,674	87,403	26,520	26,520	27,000
Rent and Royalties <i>(Fairview-parking lot rental)</i>	9,600	9,600	-	-	-
Loan interest	232,411	249,218	273,296	273,296	230,900
Sale of Real Estate <i>(Medtronic Land Repay)</i>	118,260	1,217,015	617,600	617,600	124,800
Transfer in from Other Fund	-	-	-	-	-
Miscellaneous Revenues <i>(TIF Admin Fees)</i>	187,011	386,541	347,553	347,553	1,117,400
	3,163,318	3,268,964	1,264,969	1,264,969	1,500,100
Other Finance Sources					
Transfer In from Other Funds	-	-	-	-	-
Transfer In from City of Fridley	-	-	-	-	-
Total Revenues - General Fund	3,561,648	3,744,689	1,738,137	1,738,137	2,028,264
Expenditures					
Salaries and Benefits					
Full Time	130,886	145,109	137,000	137,000	141,100
Part Time/Temporary	17,791	6,469	16,100	16,100	16,100
	148,677	151,578	153,100	153,100	157,200
Supplies and Materials					
Operating Supplies	140	-	200	200	250
Purchased Services					
Professional Services	82,491	50,035	100,000	100,000	100,000
Insurance - Non Personnel <i>(Allocation)</i>	5,928	4,368	6,200	6,200	500
Administration Charges <i>(Allocation)</i>	218,000	226,800	255,869	255,869	276,500
Dues and Subscriptions <i>(NAHRO, AICP)</i>	1,454	1,364	3,100	3,100	3,200
Transportation <i>(Mileage Reimbursement)</i>	8	131	600	600	600
Conferences/Seminars/Training	1,156	2,336	2,100	2,100	2,200
Advertising	611	367	1,000	1,000	1,000
Printing and Binding <i>(Allocation)</i>	69	17	800	800	800
Communication <i>(Allocation)</i>	677	709	800	800	800
Services Contracted	8,182	6,244	8,200	8,200	8,400
Miscellaneous Other Services & Charges	195	450	500	500	500
	318,770	292,821	379,169	379,169	394,500
Capital Outlay					
Payments to Other Governments	902	703	2,600	2,600	2,700
Land, Building, Demolition	-	-	-	-	-
Improvements other than Building	-	-	-	-	-
Transfer Out to other funds	-	-	-	-	-
	902	703	2,600	2,600	2,700
Developer Assistance					
Hyde Development Outside Grant Funds	2,573,362	1,319,187	-	-	-
Debt Service					

**Fridley Housing & Redevelopment Authority
2020 Budget**

Account Description	2017 Actual	2018 Actual	2019 Budget	2019 Revised	2020 Budget
Loan from City (Civic Campus Development)	56,403	-	30,775	(1,539,876)	-
Total Expenditures - General Fund	3,098,254	1,764,289	565,844	(1,004,807)	554,650
Net Income - General Fund	463,394	1,980,400	1,172,293	2,742,944	1,473,614
Projected Ending Fund Balance As of Dec. 31	10,791,511	12,771,911	13,944,204	15,514,855	16,988,469

**Fridley Housing & Redevelopment Authority
2020 Budget**

Account Description	2017 Actual	2018 Actual	2019 Budget	2019 Revised	2020 Budget
020 - Housing Loan Programs					
Beginning Fund Balance As of January 1	3,013,537	3,036,988	3,070,461	3,070,461	2,849,297
Revenues					
Other Miscellaneous Revenue					
Intergovernmental - Federal (2011 Tornado)	-	-	-	-	-
Intergovernmental - State (2011 Tornado)	-	-	-	-	-
Interest on Investment Earnings	18,789	33,436	9,486	8,803	7,598
Interest on Mortgages	40,372	43,540	40,372	43,540	43,540
Miscellaneous Revenue (H & G Show)	19,815	5,589	19,815	5,587	5,587
	<u>78,976</u>	<u>82,565</u>	<u>69,673</u>	<u>57,930</u>	<u>56,725</u>
Total Revenues - Housing Programs	78,976	82,565	69,673	57,930	56,725
Expenditures					
Supplies and Materials					
Operating Supplies	225	537	200	200	200
Purchased Services					
Professional Services (Castle Vision - Home Show)	12,427	295	1,000	1,000	1,000
Dues & Subscriptions		1,600			
Advertising (Clear Channel - Home Show)	8,346	6,518	2,000	2,000	2,000
Printing and Binding (Advantage Sign - Home Show)	-	-	-	-	-
Utility Services	-	-	-	-	-
Services Contracted (CEE, Home Energy Visits, etc.)	20,060	24,719	20,000	44,894	44,894
Charges/Rentals (NSC/Cenaiko - Home Show)	8,220	4,692	1,000	1,000	1,000
Payments to other govts (Taxes on Home Remodeling)					
Uncollectible Accounts	6,246	10,731			
Capital Outlay (Senior Housing Loans)	-	-	250,000	230,000	220,000
	<u>55,300</u>	<u>48,555</u>	<u>274,000</u>	<u>278,894</u>	<u>268,894</u>
Other Financing Uses					
Transfer Out to General Fund	-	-	-	-	-
Total Expenditures - Housing Programs	55,525	49,092	274,200	279,094	269,094
Net Income - Housing Programs	23,451	33,473	(204,527)	(221,164)	(212,369)
Projected Ending Fund Balance As of Dec. 31	3,036,988	3,070,461	2,865,934	2,849,297	2,636,928

**Fridley Housing & Redevelopment Authority
2020 Budget**

Account Description	2017 Actual	2018 Actual	2019 Budget	2019 Revised	2020 Budget
045 - Lake Pointe (1985-2025)					
TIF # 6					
Beginning Fund Balance As of January 1 (Est.)	(357,041)	(328,370)	(298,893)	(298,893)	(267,718)
Revenues					
Tax Levy	593,077	588,851	588,001	594,370	623,902
Interest on Investment Earnings	21	631	1,317	1,457	1,455
Total Revenues - Lake Pointe	593,098	589,482	589,318	595,827	625,357
Expenditures					
Professional Services/Administration Fees	30,066	29,832	29,400	29,719	31,195
Services Contracted (Non-prof)	-	-	-	-	-
Payments to Other Gov'ts	2,135	2,120	-	-	-
Developer Assistance-Medtronic Paygo TIF	532,225	528,053	529,201	534,933	561,513
Total Expenditures - Lake Pointe	564,427	560,005	558,601	564,652	592,708
Net Income - Lake Pointe	28,672	29,477	30,717	31,175	32,649
Projected Ending Fund Balance As of Dec. 31	(328,370)	(298,893)	(268,176)	(267,718)	(235,069)

047 - University/Osborne (1992-2018)

TIF # 11					
Beginning Fund Balance As of January 1 (Est.)	309,608	358,245	411,176	411,176	111,176
Revenues					
Tax Levy	52,405	52,638	-	-	-
Interest on Investment Earnings	2,510	5,927	-	-	-
Total Revenues - University/Osborne	54,915	58,565	-	-	-
Expenditures					
Professional Services/Administrative Fees	6,279	5,634	-	-	-
Transfer Out to other Funds	-	-	-	-	-
Capital Outlay	-	-	407,273	300,000	111,176
Total Expenditures - University/Osborne	6,279	5,634	407,273	300,000	111,176
Net Income - University/Osborne	48,637	52,931	(407,273)	(300,000)	(111,176)
Projected Ending Fund Balance As of Dec. 31	358,245	411,176	3,904	111,176	-

**Fridley Housing & Redevelopment Authority
2020 Budget**

Account Description	2017 Actual	2018 Actual	2019 Budget	2019 Revised	2020 Budget
048 - McGlynn (1992-2019)					
TIF # 12					
Beginning Fund Balance As of January 1 (Est.)	145,802	188,136	228,282	228,282	275,688
Revenues					
Tax Levy	46,861	42,257	51,212	51,401	-
Interest on Investment Earnings	1,160	3,063	1,139	1,145	1,382
Total Revenues - McGlynn	48,021	45,320	52,351	52,546	1,382
Expenditures					
Professional Services/Administrative Fees	5,687	5,174	5,121	5,140	-
Capital Outlay	-	-	274,201	-	277,070
Total Expenditures - McGlynn	5,687	5,174	279,322	5,140	277,070
Net Income - McGlynn	42,334	40,146	(226,971)	47,406	(275,688)
Projected Ending Fund Balance As of Dec. 31	188,136	228,282	1,311	275,688	-
049 - Satellite Lane Apts (1995-2023)					
TIF # 13					
Beginning Fund Balance As of January 1 (Est.)	171,990	210,198	251,201	251,201	299,180
Revenues					
Tax Levy	42,214	42,905	46,176	46,718	49,558
Interest on Investment Earnings	1,344	3,475	1,261	1,261	1,501
Total Revenues - Satellite	43,558	46,380	47,437	47,979	51,059
Expenditures					
Professional Services/Administrative Fees	5,350	5,377	4,618	-	-
Capital Outlay	-	-	294,048	-	350,239
Total Expenditures - Satellite	5,350	5,377	298,666	-	350,239
Net Income - Satellite	38,208	41,003	(251,229)	47,979	(299,180)
Projected Ending Fund Balance As of Dec. 31	210,198	251,201	(28)	299,180	-

**Fridley Housing & Redevelopment Authority
2020 Budget**

Account Description	2017 Actual	2018 Actual	2019 Budget	2019 Revised	2020 Budget
051 - Gateway East (2001-2028)					
TIF # 17					
Beginning Fund Balance As of January 1 (Est.)	(352,674)	(319,554)	(283,345)	(283,345)	(245,439)
Revenues					
Tax Levy	34,144	36,998	38,544	37,813	42,933
Interest on Investment Earnings	166	365	64	93	93
Transfer In from Other Funds	-	-	-	-	-
Total Revenues - Gateway East	34,310	37,363	38,608	37,906	43,026
Expenditures					
Professional Services & Other Charges	1,190	1,154	-	-	-
Total Expenditures - Gateway East	1,190	1,154	-	-	-
Net Income - Gateway East	33,120	36,209	38,608	37,906	43,026
Projected Ending Fund Balance As of Dec. 31	(319,554)	(283,345)	(244,737)	(245,439)	(202,413)
052 - Gateway West (2005-2032)					
TIF # 18					
Beginning Fund Balance As of January 1 (Est.)	(388,193)	(359,975)	(329,846)	(329,846)	(295,372)
Revenues					
Tax Levy	28,746	31,073	32,373	34,469	36,019
Sale of Misc Property	-	-	-	-	-
Interest on Investment Earnings	321	256	6	5	5
Transfer In from Other Funds	-	-	-	-	-
Total Revenues - Gateway West	29,067	31,329	32,379	34,474	36,024
Expenditures					
Professional Services / Administrative Fees	746	1,088	-	-	-
Services Contracted (<i>Mowing Contract</i>)	-	-	-	-	-
Payments to Other Governments (<i>Property Tax/S</i>)	103	112	-	-	-
Total Expenditures - Gateway West	850	1,200	-	-	-
Net Income - Gateway West	28,217	30,129	32,379	34,474	36,024
Projected Ending Fund Balance As of Dec. 31	(359,975)	(329,846)	(297,467)	(295,372)	(259,348)

**Fridley Housing & Redevelopment Authority
2020 Budget**

Account Description	2017 Actual	2018 Actual	2019 Budget	2019 Revised	2020 Budget
053 - Main Street (2009-2034)					
TIF # 19					
Beginning Fund Balance As of January 1 (Est.)	(5,041)	(5,543)	(5,837)	(5,837)	(5,597)
Revenues					
Tax Levy	119,239	121,245	139,207	139,207	146,176
Interest on Investment Earnings	46	68	239	240	241
Total Revenues - TIF #19	119,285	121,313	139,446	139,447	146,417
Expenditures					
Professional Services	12,733	12,924	13,921	13,921	5,510
Professional Services / Administrative Fees	-	-	-	-	-
Capital Outlay (<i>Pay as you go</i>) - <i>Devt Assistance</i>	107,054	108,683	125,286	125,286	131,558
Total Expenditures - TIF #19	119,787	121,607	139,207	139,207	137,068
Net Income - TIF #19	(502)	(294)	239	240	9,349
Projected Ending Fund Balance As of Dec. 31	(5,543)	(5,837)	(5,598)	(5,597)	3,752
054 - Gateway Northeast (2017-2042)					
TIF # 21					
Beginning Fund Balance As of January 1 (Est.)	(3,824,922)	(3,835,204)	(3,772,757)	(3,772,757)	(3,099,773)
Revenues					
Tax Levy	150,982	231,711	430,606	412,360	522,448
Interest on Investment Earnings	1,585	1,256	42	2	1
Miscellaneous	-	-	-	-	-
Transfer in from Other Fund	-	-	-	452,928	-
Total Revenues - Gateway NorthEast	152,567	232,967	430,648	865,290	522,449
Expenditures					
Professional Services/Administrative Fees	7,957	15,965	43,061	41,236	52,245
Other Services/Charges (<i>Site Improvement - Prep</i>)	-	-	-	-	-
Other Services/Charges (<i>Pymts to Other Govt - T</i>)	544	834	-	-	-
Interest Expense	154,347	153,721	159,868	151,070	124,150
Transfer Out to other Funds	-	-	-	-	-
Total Expenditures - Gateway Northeast	162,847	170,520	202,929	192,306	176,395
Net Income - Gateway Northeast	(10,280)	62,447	227,719	672,984	346,054
Projected Ending Fund Balance As of Dec. 31	(3,835,204)	(3,772,757)	(3,545,038)	(3,099,773)	(2,753,719)

**Fridley Housing & Redevelopment Authority
2020 Budget**

Account Description	2017 Actual	2018 Actual	2019 Budget	2019 Revised	2020 Budget
055 - BAE - Superfund Site TIF #20					
Beginning Fund Balance As of January 1 (Est.)	(78,783)	(99,202)	(161,229)	(161,229)	265,236
Revenues					
Tax Levy	710,491	845,138	1,732,456	1,747,407	2,330,709
Interest on Investment Earnings	-	-	1,082	1,070	4,353
Net Developer Contribution	-	-	-	-	15,670,400
Total Revenues - BAE	710,491	845,138	1,733,538	1,748,477	18,005,462
Expenditures					
Professional Services/Administrative Fees	89,622	146,741	173,246	174,741	233,070
Other Services/Charges	-	30	-	-	-
Other Services/Charges (Pymts to Other Govt - T	2,558	3,043	-	-	-
Interest Expense	-	-	-	-	-
Debt Service	-	-	-	-	1,241,133
Developer Assistance	638,728	757,351	1,559,210	1,147,271	15,440,204
Total Expenditures - BAE	730,909	907,165	1,732,456	1,322,012	16,914,407
Net Income - BAE	(20,418)	(62,027)	1,082	426,465	1,091,055
Projected Ending Fund Balance As of Dec. 31	(99,202)	(161,229)	(160,147)	265,236	1,356,291

**056 - BAE - Hazardous Subdistrict
TIF # 20a**

Beginning Fund Balance As of January 1 (Est.)	(2,211,649)	(2,730,110)	(3,018,755)	(3,018,755)	(3,049,016)
Revenues					
Tax Levy	332,122	328,665	325,024	337,070	325,024
Interest on Investment Earnings	-	-	-	-	-
Total Revenues - BAE - Hazardous Subdistrict	332,122	328,665	325,024	337,070	325,024
Expenditures					
Professional Services/Administrative Fees	36,118	33,352	32,502	33,707	32,502
Other Services/Charges	-	-	-	-	-
Other Services/Charges (Pymts to Other Govt - T	1,196	1,183	-	-	-
Interest Expense	78,064	95,497	113,430	105,656	106,716
Developer Assistance - (HRA HSS Grant)	735,204	487,278	-	227,968	-
Total Expenditures - BAE - Hazardous Subdistrict	850,581	617,310	145,932	367,331	139,218
Net Income - BAE - Hazardous Subdistrict	(518,459)	(288,645)	179,092	(30,261)	185,806
Projected Ending Fund Balance As of Dec. 31	(2,730,110)	(3,018,755)	(2,839,663)	(3,049,016)	(2,863,210)

**Fridley Housing & Redevelopment Authority
2020 Budget**

Account Description	2017 Actual	2018 Actual	2019 Budget	2019 Revised	2020 Budget
057 - Northstar Station					
TIF # 22					
Beginning Fund Balance As of January 1 (Est.)	(10,848)	131,447	215,278	215,278	1,566,868
Revenues					
Tax Levy	182,802	178,062	290,196	389,440	-
Interest on Investment Earnings	22	1,642	1,345	1,094	-
Transfer In from other Funds	-	-	-	-	-
Sale/Lease	-	-	-	1,000,000	-
Total Revenues - Northstar Station	182,824	179,704	291,541	1,390,534	-
Expenditures					
Professional Services/Administrative Fees	40,529	68,990	29,020	38,944	-
Other Services/Charges	-	26,242	-	-	-
Other Services/Charges (Pymts to Other Govt - T	-	641	-	-	-
Capital Outlay	-	-	-	-	-
Total Expenditures - Northstar Station	40,529	95,873	29,020	38,944	-
Net Income - Northstar Station	142,295	83,831	262,521	1,351,590	-
Projected Ending Fund Balance As of Dec. 31	131,447	215,278	477,799	1,566,868	1,566,868

058 - Locke Point Park
TIF # 23

Beginning Fund Balance As of January 1 (Est.)	-	(87,920)	(1,182,371)	(1,182,371)	(3,603,509)
Revenues					
Tax Levy	-	-	-	-	1,485
Sale of Real Estate	-	-	720,000	468,072	-
Interest on Investment Earnings	-	-	-	-	-
Transfer In from other Funds (City-Fund 601)	-	189,000	-	646,753	-
Total Revenues	-	189,000	720,000	1,114,825	1,485
Expenditures					
Acquisition of Real Estate	-	-	-	2,214,425	-
Professional Services/Administrative Fees	60,723	46,924	-	-	148
Other Services/Charges (Site Improvement - Prep	-	1,236,418	-	-	-
Other Services/Charges	27,196	109	-	-	-
Other Services/Charges (Pymts to Other Govt - Taxes)	-	-	-	-	-
Interest Expense	-	-	120,353	44,188	141,033
Debt Service	-	-	-	32,006	32,007
Capital Outlay	-	-	1,400,000	1,245,344	-
Total Expenditures	87,919	1,283,451	1,520,353	3,535,963	173,188
Net Income	(87,919)	(1,094,451)	(800,353)	(2,421,138)	(171,703)
Projected Ending Fund Balance As of Dec. 31	(87,920)	(1,182,371)	(1,982,724)	(3,603,509)	(3,775,212)

**Fridley Housing & Redevelopment Authority
2020 Budget**

Account Description	2017 Actual	2018 Actual	2019 Budget	2019 Revised	2020 Budget
059 - N.Stacks 8					
TIF # 24					
Beginning Fund Balance As of January 1 (Est.)	-	-	(9,299)	(9,299)	8,653
Revenues					
Tax Levy	-	-	-	19,947	-
Interest on Investment Earnings	-	-	-	-	90
Transfer In from other Funds	-	-	-	-	-
Total Revenues	-	-	-	19,947	90
Expenditures					
Professional Services/Administrative Fees	-	9,091	-	1,995	-
Other Services/Charges	-	208	-	-	-
Other Services/Charges (Pymts to Other Govt - T	-	-	-	-	-
Debt Service	-	-	-	-	-
Capital Outlay	-	-	-	-	-
Total Expenditures	-	9,299	-	1,995	-
Net Income	-	(9,299)	-	17,952	90
Projected Ending Fund Balance As of Dec. 31	-	(9,299)	(9,299)	8,653	8,743

065 - Housing Replacement (1997-2029) Scattered Site

Beginning Fund Balance As of January 1 (Est.)	178,529	213,484	222,245	222,245	135,416
Revenues					
Tax Levy	37,398	44,605	32,677	43,470	44,294
Interest on Investment Earnings	1,460	3,340	1,223	1,115	680
Sale of Misc Property	1,000	116,496	-	100,000	-
Miscellaneous Revenues	-	-	-	-	-
Total Revenues - Housing Replacement	39,858	164,441	33,900	144,585	44,974
Expenditures					
Professional Services/Administrative Fees	4,903	72,761	3,268	4,348	4,428
Other Charges	-	1,507	-	-	-
Services Contracted (<i>Mowing Contract</i>)	-	4,015	-	-	-
Other Services & Charges/Pymts to other govts -	-	161	-	-	-
Capital Outlay & Land (Home Demolitions)	-	77,236	-	227,066	-
Transfer to Other Funds (General Fund)	-	-	-	-	-
Total Expenditures - Housing Replacement	4,903	155,680	3,268	231,414	4,428
Net Income - Housing Replacement	34,955	8,761	30,632	(86,829)	40,546
Projected Ending Fund Balance As of Dec. 31	213,484	222,245	252,877	135,416	175,962

HRA AGENDA ITEM



Date: 11/27/2019

To: Wally Wysopal, Executive Director

From: Paul Bolin, Assistant Executive Director

RE: Northern Stacks Bond Issue – TIF Revenue Pledge

In July the Authority held a work session to discuss the potential of the Authority issuing TIF revenue bonds to “take out” the \$15.8M TIF Note issued for the Northern Stacks project. Additional research and meetings with City staff, bond counsel and the City’s financial advisor indicated that it was more advantageous for all parties to have the City issue General Obligation Bonds. The Authority will pledge TIF revenue and the City will guarantee the bond payments in the event there was a shortfall in TIF revenue. Because the project increased approximately 10 fold, from \$12M to \$112M, we are confident the increment will not only cover the bond payments, but may also fund additional projects.

City issued GO bonds provide investors with more security and comfort, thus leading to a lower interest rate. The existing TIF Note, has the Authority paying 4.69% in interest. The GO bond will lower the interest paid to less than 2.5%.

The attached TIF Revenue Pledge has been reviewed and approved by the City’s Bond Counsel and the Authority’s Attorney. Approval will allow the City to move forward with the bond sales. Staff recommends approval of the attached pledge agreement.

EXTRACT OF MINUTES OF A MEETING OF THE BOARD OF
COMMISSIONERS OF THE HOUSING AND REDEVELOPMENT AUTHORITY
OF THE CITY OF FRIDLEY, MINNESOTA

HELD: December 5, 2019

Pursuant to due call and notice thereof, a regular or special meeting of the Board of Commissioners of the Housing and Redevelopment Authority of the City of Fridley, Minnesota, was duly held at the _____ in said City on December 5, 2019, at _____ o'clock P.M.

The following members were present:

and the following were absent:

Member _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. _____

RESOLUTION AUTHORIZING EXECUTION
OF TAX INCREMENT PLEDGE AGREEMENT

A. WHEREAS, the Housing and Redevelopment Authority of the City of Fridley, Minnesota ("Authority"), has undertaken a redevelopment project (the "Project") within Redevelopment Project No. 1 and in connection therewith the Authority has issued a Limited Increment Note dated March 28, 2019 in the original principal amount of \$15,775,000 (the "Outstanding Note"); and

B. WHEREAS, on December 9, 2019, the City Council proposes to adopt a resolution authorizing the issuance and sale of \$10,000,000 General Obligation Tax Increment Bonds, Series 2019A and General Obligation Tax Increment Bonds, Series 2020A in an amount not to exceed \$5,215,000 (collectively, the "Bonds"), of the City, which will be used to prepay the Outstanding Note; and

C. WHEREAS, it is necessary and expedient that the Authority and the City enter into a Tax Increment Pledge Agreement securing the Bonds; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing and Redevelopment Authority of the City of Fridley, Minnesota, as follows:

1. Authorization to Execute. The Tax Increment Pledge Agreement, a form of which agreement is now on file in the office of the Authority, is hereby approved in

substantially the form submitted to the Authority and the Chair and Executive Director are authorized and directed to execute the same on behalf of the Authority.

2. Filing. The Executive Director is directed to file a fully executed copy of the Tax Increment Pledge Agreement with the Director of Anoka County Property Records and Taxation's Office pursuant to Minnesota Statutes, Section 469.178, Subdivision 2.

The motion for the adoption of the foregoing resolution was duly seconded by member _____ and, after full discussion thereof and upon a vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

Whereupon said resolution was declared duly passed and adopted.

STATE OF MINNESOTA
COUNTY OF ANOKA
CITY OF FRIDLEY

I, the undersigned, being the duly qualified and acting Executive Director of the Housing and Redevelopment Authority of the City of Fridley, Minnesota, DO HEREBY CERTIFY that I have carefully compared the attached and foregoing extract of minutes of a meeting of the Board of Commissioners of said Authority held on the date indicated therein with the original thereof on file in my office, and the same is a full, true and complete transcript therefrom insofar as the same relates to a resolution authorizing execution of a Tax Increment Pledge Agreement.

WITNESS my hand as Executive Director on _____, 2019.

Executive Director

TAX INCREMENT PLEDGE AGREEMENT

THIS AGREEMENT, entered into as of the 5th day of December, 2019, by and between the City of Fridley, a Minnesota municipal corporation, herein called the "City", and the Housing and Redevelopment Authority of the City of Fridley, a public body, corporate and politic, created and existing under the provisions of Minnesota Statutes, Sections 469.001 to 469.047, herein called the "Authority", witnesseth that:

A. WHEREAS, attached hereto as Exhibit A are resolutions entitled "Resolution Providing for the Issuance and Sale of \$10,000,000 General Obligation Tax Increment Bonds, Series 2019A, Pledging for the Security Thereof Tax Increments", and "Resolution Providing for the Issuance and Sale of General Obligation Tax Increment Bonds, Series 2020A, Pledging for the Security Thereof Tax Increments called herein the "Authorizing Resolutions", which resolutions are proposed to be adopted by the City Council on December 9, 2019 and which authorize the issuance of \$10,000,000 General Obligation Tax Increment Bonds, Series 2019A, and General Obligation Tax Increment Bonds, Series 2020 in an amount not to exceed \$5,215,000 (the "Bonds") of the City, which will be used for the purpose of providing money to prepay the outstanding Limited Revenue Tax Increment Note dated March 28, 2019 of the Authority. Tax Increments derived from the Tax Increment District No. 20 (the "Tax Increments") are pledged to the payment of the Bonds pursuant to Minnesota Statutes, Section 469.174, and this Tax Increment Pledge Agreement; and

NOW, THEREFORE, BE IT RESOLVED the City and the Authority, each in consideration of the mutual covenants and agreements herein contained, covenant and agree as follows:

1. Pledge of Tax Increments to the Bonds Coverage Test. The Authority hereby pledges to the payment of the Bonds Tax Increments in an amount sufficient to pay 105% of the principal and interest to become due each year on the Bonds.
2. Pledge of Tax Increments to the City. The Authority hereby pledges to the City Tax Increments to be received by the Authority in 2020 in an amount equal to one-half of the average annual principal and interest on the Bonds. The City agrees to apply such Tax Increments, if remaining and not previously applied to debt service on the Bonds, to the final debt service payments on the Bonds.
3. Remittance; Segregation; Reservation of Rights. All pledged Tax Increments shall be remitted directly to the City and the City, acting as agent of the Authority, shall segregate all tax increments so received in a special account on its official books and records.
4. Filing; Computation; Collection and Segregation. An executed copy of this Agreement shall be filed with the Director of Anoka County Property Records and Taxation's Office and shall constitute the request and authorization of the Authority and the City to the Director to compute, collect and segregate Tax Increments described in 1 above in accordance with the provisions of this Agreement and of Minnesota Statutes, Section 469.177, and to remit the same to the City acting as agent of the Authority.

IN WITNESS WHEREOF, the City and the Authority have caused this Agreement to be duly executed on their behalf and the seal of the City to be hereunto affixed, and such signatures and seal to be attested, as of the day and year first above written.

CITY OF FRIDLEY, MINNESOTA

By _____
Mayor

ATTEST:

Manager

HOUSING AND REDEVELOPMENT
AUTHORITY OF THE CITY
OF FRIDLEY, MINNESOTA

(SEAL)

By _____
Chair

ATTEST:

Executive Director

TAX INCREMENT PLEDGE AGREEMENT relating to \$_____ General Obligation Tax Increment Bonds, Series 2019A and General Obligation Tax Increment Bonds, Series 2020A.

EXHIBIT A
Authorizing Resolutions

HRA AGENDA ITEM



Date: 11/27/2019

To: Wally Wysopal, Executive Director

From: Paul Bolin, Assistant Executive Director

RE: Approval of Resolution Designating Expenses: Northstar TIF Funds 12 & 13

The 2008 legislative sessions gave the City of Fridley the ability to create a Transit TIF District and to pool tax increment from 3 existing districts, 11, 12 and 13, to pay for public improvements in and around the Northstar Station Area. Last year, TIF District 11 expired. This year TIF District 12 expires. TIF District 13 will expire in 2023. The Authority needs and has planned to use the fund balances in these districts for the costs described below.

As the City continues to work on a bridge over the BNSF RR tracks, connecting Main Street to East River Road at 57th Avenue, there are substantial costs that the Authority will incur. The attached resolution will allow the Authority to spend these funds on right of way acquisition, engineering & design work as well as preliminary street and utility work that will be needed to move the project forward. The City is actively seeking other sources for the actual construction of the overpass from County, State and Federal sources.

Staff recommends approval of the attached resolution authorizing funds from TIF Districts 12 & 13 to be spent on the right of way acquisitions, engineering, design, street and utility improvements in the Northstar TIF District.

**HOUSING AND REDEVELOPMENT AUTHORITY
IN AND FOR THE CITY OF FRIDLEY, MINNESOTA**

**COUNTY OF ANOKA
STATE OF MINNESOTA**

HRA RESOLUTION NO. 2019-_____

**A RESOLUTION AUTHORIZING EXPENDITURES FROM TIF DISTRICTS
NOS. 12 AND 13 FOR UTILITY IMPROVEMENTS**

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

WHEREAS, Laws of Minnesota 2008, Chapter 366, Article 5, Section 23 (the "Special Law") allows for the expenditure of tax increment from TIF Districts Nos. 12 and 13 in the Northstar Transit Station District No. 22 (the "Northstar District"); and

WHEREAS, a bridge over the BNSF tracks at 57th Avenue, located within the Northstar District will improve access ("Improved Access") to the Northstar Station and various utility improvements including sidewalks, curbs, gutters and additional signal lights (the "Utility Improvements") are necessary for redevelopment in the Northstar District; and

WHEREAS, the Utility Improvements and Improved Access to the Northstar Station are eligible expenditures as allowed by the Special Law.

NOW, THEREFORE, Be It Resolved that the Authority will incur costs for Improved Access and Utility Improvements in an amount not to exceed \$800,000 which shall be paid from tax increment generated, and to be generated, from TIF District Nos. 12 and 13 and on December 31, of each year commencing with the year 2019, the balance in TIF District No. 12 and 13 shall be transferred to the Northstar TIF District.

PASSED AND ADOPTED BY THE HOUSING AND REDEVELOPMENT AUTHORITY IN AND FOR THE CITY OF FRIDLEY THIS 5th DAY OF DECEMBER, 2019.

_____, Chairman

ATTEST:

Walter T. Wysopal, Executive Director

HRA ACTION ITEM



Date: 11/27/2019

To: Wally Wysopal, Executive Director

From: Paul Bolin, Assistant Executive Director

RE: Resolution Amending Agreement – Sherman Associates – Station Village

After a number of delays, the HRA closed on the Sherman project on October 31st. Sherman wasted no time in starting construction on the site. The development agreement required them to rebuild and reopen the Northstar Rail parking lot as soon as possible. Sherman is very close to having the lot ready to open but will need until the spring to put all of the final touches in place.

To date the curb, gutters, first lift of asphalt and striping are in place. Sherman will be placing temporary lighting in the lot so that it can reopen the week of December 2nd. The attached amendment to the agreement recognizes that the permanent lighting will be installed in late December and that the final lift of asphalt, striping and signage will be completed in the spring.

Staff recommends the Authority adopt the resolution and agreement extending the date for finishing the Northstar parking lot.

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

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING EXECUTION AND DELIVERY OF A FOURTH
AMENDMENT TO THE RESTATED CONTRACT FOR PRIVATE
REDEVELOPMENT BY AND BETWEEN THE HOUSING AND REDEVELOPMENT
AUTHORITY IN AND FOR THE CITY OF FRIDLEY MINNESOTA AND SHERMAN
ASSOCIATES DEVELOPMENT LLC**

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 enter into a Fourth Amendment to the Restated Contract for Private Redevelopment (the "Fourth Amendment") with Sherman Associates Development LLC, a Minnesota limited liability company (the "Redeveloper").

Section 2. Findings.

2.01. The Board hereby finds that the Fourth Amendment promotes the objectives as outlined in its Development Program established pursuant to Minnesota Statutes, Section 469.001 *et seq.*

2.02. The Board hereby finds that it has approved and executed a Restated Contract for Private Redevelopment between the Authority and the Redeveloper dated as of April 4, 2019, a First Amendment dated as of July 11, 2019 and a Second Amendment dated as of September 5, 2019, and a Third Amendment dated as of October 3, 2019.

Section 3. Authorizations.

3.01. The President and the Executive Director (the "Officers") are hereby authorized to execute and deliver the Fourth Amendment to the Contract when the following conditions are met:

1. Substantial conformance of a Fourth Amendment to the Fourth Amendment presented to the Authority as of this date with such additions and modifications as the Officers may deem desirable or necessary as evidenced by the execution thereof.

Adopted by the Board of the Authority this _____ day of _____, 2019.

Chairperson

ATTEST:

Executive Director

MMB: 4833-0775-3390, v. 1

Execution: December 5, 2019

FOURTH AMENDMENT

TO THE

RESTATED CONTRACT

FOR

PRIVATE REDEVELOPMENT

By and Between the

HOUSING AND REDEVELOPMENT AUTHORITY

In and For

THE CITY OF FRIDLEY, MINNESOTA

And

SHERMAN ASSOCIATES DEVELOPMENT LLC

This document was drafted by:

**James Casserly, Esq.
Monroe Moxness Berg PA
7760 France Ave South, Suite 700
Minneapolis, Minnesota 55435
952-885-1296**

**FOURTH AMENDMENT
TO THE
RESTATED CONTRACT FOR PRIVATE REDEVELOPMENT**

THIS FOURTH AMENDMENT is made on or as of this 5th day of December, 2019, by and between the Housing and Redevelopment Authority in and for the City of Fridley, Minnesota (the "Authority") and Sherman Associates Development LLC, a Minnesota limited liability company (the "Redeveloper").

WITNESSETH:

WHEREAS, the Authority and the Redeveloper entered into a Restated Contract for Private Redevelopment dated as of April 4, 2019 a First Amendment dated as of July 11, 2019 ("First Amendment"), a Second Amendment dated as of September 5, 2019 ("Second Amendment") and a Third Amendment dated as of October 3, 2019 ("Third Amendment"), (collectively, the "Contract") (Capitalized terms not defined in this Agreement are defined in the Contract); and

WHEREAS, the Redeveloper is performing all of its obligations required by the Contract; and

WHEREAS, the Authority is performing its obligations in accordance with the Contract; and

WHEREAS, the Authority and Redeveloper desire to amend the Contract to further the purposes set forth therein;

NOW, THEREFORE, in consideration of the premises and the mutual obligations of the parties hereto, the parties hereby agree as follows:

Section 1. Metro Transit Lot. The Metro Transit Lot described in item 2 of the Site Improvements shall be able to open for use on or before December 5, 2019. The Redeveloper shall have completed the (i) first lift of asphalt, (ii) stripping, (iii) curbing, and (iv) Temporary Lighting meeting the approval of Metro Transit. Redeveloper shall have until May 1, 2020 to complete (i) the permanent lighting, (ii) the final lift of asphalt, (iii) stripping, and (iv) signage.

Section 2. Agreement Supersedes Contract. The terms and conditions contained in this Fourth Amendment shall supersede any conflicting provisions contained in the Contract.

IN WITNESS WHEREOF, the Authority has caused this Fourth Amendment to the Restated Contract for Private Redevelopment to be duly executed in its name and behalf

and the Redeveloper has executed this Fourth Amendment to Contract for Private Redevelopment on or as of the date first above written.

[Signature Pages Follow]



HRA AGENDA ITEM

Date: 11/27/2019

To: Wally Wysopal, Executive Director

From: Paul Bolin, Assistant Executive Director

RE: Old City Hall – 5th Amendment to Development Contract

Due to several unforeseen delays, mainly caused by Columbia Partners selling their property to Fairview, Steve Dunbar has asked for an extension of the closing date on the old City Hall property until March 1, 2019. As we were ready to start demolition, Fairview came forward with a number of concerns related to the potential impact on the parking available to them. This issue was eventually addressed when the developer put \$300,000 in an escrow account to provide future parking if needed.

Most recently, Fairview had environmental work done on some of the parking area that they will be gifted, by the developer, after our closing. The work revealed some low levels of dry cleaner solvents. The developer and Fairview are working through the issue with the MPCA, but it has delayed our closing.

The developer is committed to this project and already has \$700,000 invested into development expenses.

Staff Recommendation:

Staff recommends the Authority approve the attached resolution to adopt this Fifth Amendment to the development contract with Fridley Investments, LLC.

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

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING EXECUTION AND DELIVERY OF A FIFTH
AMENDMENT TO THE CONTRACT FOR PRIVATE REDEVELOPMENT BY AND
BETWEEN THE HOUSING AND REDEVELOPMENT AUTHORITY IN AND FOR
THE CITY OF FRIDLEY MINNESOTA AND FRIDLEY INVESTMENTS LLC**

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 enter into a Fifth Amendment to the Contract for Private Redevelopment (the "Fifth Amendment") with Fridley Investments LLC, a Minnesota limited liability company (the "Redeveloper").

Section 2. Findings.

2.01. The Board hereby finds that the Fifth Amendment promotes the objectives as outlined in its Development Program established pursuant to Minnesota Statutes, Section 469.001 *et seq.*

2.02. The Board hereby finds that it has approved and executed a Contract for Private Redevelopment between the Authority and the Redeveloper dated as of January 3, 2019, a First Amendment to that Contract dated as of April 4, 2019, a Second Amendment to that Contract dated as of June 6, 2019, a Third Amendment to that Contract dated as of June 10, 2019, and a Fourth Amendment to that Contract dated as of August 1, 2019.

Section 3. Authorizations.

3.01. The President and the Executive Director (the "Officers") are hereby authorized to execute and deliver the Fifth Amendment to the Contract when the following condition is met:

Substantial conformance of a Fifth Amendment to the Fifth Amendment presented to the Authority as of this date with such additions and modifications as the Officers may deem desirable or necessary as

evidenced by the execution thereof.

Adopted by the Board of the Authority this _____ day of _____, 2019.

Chairman

ATTEST:

Executive Director

4816-6128-8622, v. 1

Execution: December 5, 2019

FIFTH AMENDMENT

TO THE

CONTRACT

FOR

PRIVATE REDEVELOPMENT

By and Between the

HOUSING AND REDEVELOPMENT AUTHORITY

In and For

THE CITY OF FRIDLEY, MINNESOTA

And

FRIDLEY INVESTMENTS LLC

This document was drafted by:

**James Casserly, Esq.
Monroe Moxness Berg PA
7760 France Ave South, Suite 700
Minneapolis, Minnesota 55435
952-885-1296**

**FIFTH AMENDMENT
TO THE
CONTRACT FOR PRIVATE REDEVELOPMENT**

THIS FIFTH AMENDMENT is made on or as of this 5th day of December, 2019, by and between the Housing and Redevelopment Authority in and for the City of Fridley, Minnesota (the "Authority") and Fridley Investments LLC, a Minnesota limited liability company (the "Redeveloper").

WITNESSETH:

WHEREAS, the Authority and the Redeveloper entered into a Contract for Private Redevelopment dated as of January 3, 2019, a First Amendment to the Contract dated as of April 4, 2019, a Second Amendment to the Contract dated as of June 6, 2019, a Third Amendment to the Contract dated as of June 10, 2019, and a Fourth Amendment to Contract dated as of August 1, 2019 (collectively, the "Contract") (Capitalized terms not defined in this Agreement are defined in the Contract); and

WHEREAS, the Redeveloper is performing all of its obligations in accordance with the Contract; and

WHEREAS, the Authority is performing its obligations in accordance with the Contract; and

WHEREAS, the Authority and Redeveloper desire to amend the Contract to further the purposes set forth therein;

NOW, THEREFORE, in consideration of the premises and the mutual obligations of the parties hereto, the parties hereby agree as follows:

Section 1. Closing Date. The Closing Date of December 5, 2019 in Section 1 of the Fourth Amendment is hereby changed to March 1, 2020.

Section 2. Reimbursable Expenses. Assuming proof of payment, the Reimbursable Expenses defined in Section 2 of the Second Amendment as of December 5, 2019 are \$41,688.55.

Section 3. Agreement Supersedes Contract. The terms and conditions contained in this Fifth Amendment shall supersede any conflicting provisions contained in the Contract.

IN WITNESS WHEREOF, the Authority has caused this Fifth Amendment to the Contract for Private Redevelopment to be duly executed in its name and behalf and the Redeveloper has executed this Fifth Amendment to Contract for Private Redevelopment on or as of the date first above written.

[Signature Pages Follow]

HOUSING AND REDEVELOPMENT AUTHORITY IN
AND FOR THE CITY OF FRIDLEY, MINNESOTA

By _____

Its _____

By _____

Its _____

STATE OF MINNESOTA)
)ss
COUNTY OF _____)

On this _____ day of _____, 2019 before me, a notary public, personally appeared _____ and _____ to me personally known who by me duly sworn, did say that they are the _____ and _____ respectively, of the Housing and Redevelopment Authority in and for the City of Fridley, Minnesota, and acknowledged the foregoing instrument on behalf of said Authority.

Notary Public

Authority Signature Page
Fifth Amendment to Contract for Private Redevelopment

FRIDLEY INVESTMENTS LLC

By _____

Its _____

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

On this ____ day of _____, 2019 before me, a notary public, personally appeared _____ of Fridley Investments LLC, a Minnesota limited liability company, and acknowledged the foregoing instrument on behalf of said company.

Notary Public

Redeveloper Signature Page
Fifth Amendment to Contract for Private Redevelopment

**Fridley HRA
Housing Program Summary
Cover Page
December 5, 2019 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 10/16/2019 - 11/15/2019



Application packets requested/mailed:	This period:	0	Year-to-Date:	13
Residential Advisor Visits:	This period:	1	Year-to-Date:	17
Loans currently in process for residents in your City/Neighborhood:	23			

Closed Loans	This period:		Year-to-Date:	
Fridley		Units		Units
		0		0
Closed End	0.00	0	99,161.70	6
Last Resort	0.00	0	0.00	0
Last Resort Emergency Deferred	0.00	0	15,044.20	2
Mobile Home Closed End		0		0
Multi Family Exterior Closed End		0		0
Senior Deferred	0.00	0	198,642.60	10
Total	0.00	0	312,848.50	18

Leveraged Funds	This period:		Year-to-Date:	
MHFA FUF		Units		Units
		2		6
Total	31,770.00	2	138,796.00	6

Types of Improvements Financed YTD	# of Projects	% of Total
Additions/Finishing off unused space	1	2.17
Air Conditioning	2	4.35
Bathrooms	2	4.35
Driveways	5	10.87
Electrical	4	8.70
Fence	2	4.35
Flooring/Carpet/Tile	3	6.52
Foundations/Basement	1	2.17
Garage	2	4.35
Heating System	1	2.17
Kitchens	1	2.17
Landscaping	2	4.35
Other Exterior Improvements	10	21.74
Other Interior Improvements	3	6.52
Plumbing	2	4.35
Roof	1	2.17
Windows, Doors, Storm Windows, Storm	4	8.70

Types of Properties Financed YTD	#	% of Total
Single Family Residence	23	100.00

Bolin, Paul

From: Stacy Boots Camp <sbootscamp@mncee.org>
Sent: Tuesday, November 26, 2019 12:37 PM
To: Jim Hasnik
Cc: Bolin, Paul
Subject: Re: Fridley Monthly Updates

Hi Paul,

In October there were 7 visits, 6 in November, bringing the YTD to 47 that the HRA is subsidizing. Looks like we currently have 11 more on the schedule through the end of the year.

*There have been more visits in the City, but the HRA is not paying for them - LI, Health Department or another program.

Thanks and have a Happy Thanksgiving,

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

On Tue, Nov 26, 2019 at 10:40 AM Jim Hasnik <jhasnik@mncee.org> wrote:
Here you go. Sorry about that. We didn't do any Fridley loans last month, but 2 MHFA.

Jim Hasnik | 
Director of Lending Services | 612-335-5885 |
Center for Energy and Environment
212 Third Avenue North, Suite 560 | Minneapolis, MN 55401
(fax) 612-335-5885 | www.mnlendingcenter.org

On Tue, Nov 26, 2019 at 10:30 AM Bolin, Paul <Paul.Bolin@fridleymn.gov> wrote:

Jim & Stacy,

Can I get your monthly updates and YTD totals when you have a chance? My HRA packet goes out tomorrow. Thanks.

Sincerely,

Paul Bolin, AICP

Assistant Executive Director

City of Fridley | Housing & Redevelopment Authority

Direct: 763-572-3591

7071 University Ave. N.E., Fridley, MN 55432

Paul.Bolin@Fridleymn.gov | FridleyMN.gov



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