

**CITY OF FRIDLEY
HOUSING AND REDEVELOPMENT AUTHORITY COMMISSION
February 13, 2019**

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

MEMBERS PRESENT: William Holm
Elizabeth Showalter
Dave Ostwald

MEMBERS ABSENT: Gordon Backlund
Kyle Mulrooney

OTHERS PRESENT: Paul Bolin, HRA Assistant Executive Director

Action Items:

1. Approval of Expenditures

This item was removed from the Agenda.

2. Approval of January 3, 2019 Meeting Minutes

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

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

3. Election of Officers

MOTION by Commissioner Ostwald to nominate William Holm as Chair. Seconded by Commissioner Showalter.

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

MOTION by Commissioner Showalter to nominate Commissioner Mulrooney as Vice Chair. Seconded by Commissioner Ostwald.

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

4. Approval of Cooperation Agreement – Metro Transit - Northstar

Paul Bolin, HRA Assistant Executive Director, said that in 2008 a long term lease was negotiated with Metro Transit to provide access and parking for the station. Rather than define the lease geographically, the lease was designed to accommodate future development and was premised on continuing to provide 330 parking stalls. After being approached by Sherman Associates to develop a mix of market rate, senior and mixed income housing on the site, staff began discussions with Metro Transit staff to amend the lease. These conversations started in February of 2017 and due to a number of staff changes on their end, things have moved very slowly and caused Sherman to miss the 2018 construction season. This has led to a larger funding gap for their mixed income project. Staff will present more information on the gap and a potential solution at the March HRA meeting.

Mr. Bolin noted that one positive item that came from Metro Transit's delay, is that a study of the train stations parking needs was completed resulting in a reduced number of parking stalls. Based on the study, Metro Transit lowered the number of parking stalls required from 330 down to 80 stalls, providing additional land area for redevelopment. The Cooperation Agreement will allow the Authority to move forward with the Sherman development. The agreement terminates the existing lease, allowing Sherman to build their development and reconstruct a smaller parking area for Metro Transit. Staff recommends the Authority to approve the cooperation agreement with the Metropolitan Council. The agreement will allow Sherman development to move forward to ensure the reconstruction of the Northstar Parking lot is built to Metro Transit's specifications.

Commissioner Showalter asked if there would be 80 stalls between the two sides.

Mr. Bolin replied that the 80 stalls would be on the property that the HRA owns. 224 parking stalls would still be maintained on the other side. They anticipate changing that sometime down the road. There is a group within Met Council taking a look at the train stations and reducing parking at some of their sites.

Commissioner Holm noted that traffic isn't what we had anticipated at the train station but it fits with the plans to develop this site.

MOTION by Commissioner Ostwald to approve the Cooperation Agreement with Metro Transit. Seconded by Commissioner Showalter.

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

Informational Items:

1. CEE Housing Programs Update

Paul Bolin, HRA Assistant Executive Director, said that residents should receive a postcard in the mail or information on social media about the City's upcoming community workshops to focus on community perceptions about University Avenue and Highway 65 corridor. Community members can come share thoughts about what they like or don't like about what is

happening along those corridors. This is a series of four workshops being led by Gretchen Nichols and Barbara Ray. The first meeting is February 21 from 6-8 at City Hall in the main entry in the Fire Room. Meetings will be every two weeks; March 7, March 21 and April 4th. The times conflict with the HRA Meetings so the March and April meetings will start at 8:15.

Mr. Bolin reported that in January three loans were closed, there were no remodel visits and six energy squad visits.

Adjournment:

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

UPON A VOICE VOTE, ALL VOTING AYE, CHAIRPERSON PRO TEM EGGERT DECLARED THE MOTION CARRIED UNANIMOUSLY AND THE MEETING ADJOURNED AT 7:18 P.M.

Respectfully submitted,

Krista Peterson
Recording Secretary