

**CITY OF FRIDLEY
HOUSING AND REDEVELOPMENT AUTHORITY COMMISSION
January 7, 2016**

Call to Order:

Chairperson Commers called the HRA Meeting to order at 7:00 p.m.

Roll Call:

MEMBERS PRESENT: Lawrence Commers
Pat Gabel
William Holm
Gordon Backlund

MEMBERS ABSENT: Stephen Eggert

OTHERS PRESENT: Paul Bolin, HRA Assistant Executive Director
Wally Wysopal, City Manager
Jim Casserly, Development Consultant
Jacquel Nissen, HRA Intern

ACTION ITEMS:

1. APPROVAL OF EXPENDITURES

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

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

2. APPROVAL OF DECEMBER 3, 2015 MEETING MINUTES

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

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

3. APPROVAL OF RESOLUTION DESIGNATING OFFICIAL DEPOSITORIES

MOTION by Commissioner Gabel to approve the Resolution Designating Official Depositories. Seconded by Commissioner Backlund.

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

4. APPROVAL OF RESOLUTION DESIGNATING OFFICIAL NEWSPAPER

MOTION by Commissioner Holm to approve the Resolution Designating Official Newspaper of Fridley Sun Focus and Minneapolis Star Tribune. Seconded by Commissioner Gabel.

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

5. APPROVAL OF RESOLUTION MODIFYING REDEVELOPMENT PLAN FOR REDEVELOPMENT PROJECT NO. 1

Paul Bolin, HRA Assistant Executive Director, stated that HRA has been reviewing the current loan programs. Currently there lacks a program to assist small business with expansions or improvements. Staff have participated in Business Retention Visits and identified a need/desire for a loan program to assist with building expansions, machinery, code corrections (ADA, etc.). This would keep and increase job base and add value and correct problems.

Mr. Bolin said that the HRA has the ability to provide assistance to businesses. For consistency, HRA would want to provide loans in the “Redevelopment Project Area” adding missing commercial and industrial properties and adding the Columbia Arena site (anticipating development). The Statute requires the Planning Commission Review of changes to the “Redevelopment Project Area” and that the change is consistent with the Comp Plan.

Mr. Bolin said that staff recommends the Authority approve a resolution, adjusting the boundary of the Redevelopment Project Area. This item was approved by the Planning Commission on December 16, 2015. A Public Hearing and final action is set to take place at the City Council on Monday January 25, 2016.

Chairperson Commers asked if by putting the Columbia Arena into the project area if it would have an affect in the future if that area was a TIF district.

Mr. Bolin replied that the TIF district would need to be put into the project area.

Jim Casserly, Development Consultant, added that a tax increment district can only be created in a project area.

MOTION by Commissioner Holm to approve the Resolution Modifying Redevelopment Plan for Redevelopment Project No. 1. Seconded by Commissioner Gabel.

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

INFORMATIONAL ITEMS

1. BUSINESS RETENTION & EXPANSION UPDATE – 2015 REVIEW

Jacqueline Nissen, HRA Intern, reported that according to our local Fire Marshall, Fridley has approximately 400 businesses. According to MN (DEED) data the businesses are broken out as follows:

- Manufacturing-41.4%
- Trade, Transportation and Utilities-22.2%
- Education and Health Services-18.1%
- Professional and Business Services-7.8%
- Leisure and Hospitality-4.3%
- Financial-2.6%
- Public Administration 1.2%
- Other Businesses-2.4%

Businesses like Fridley because:

- Great Infrastructure:
 - Interstate 694, Highway 65 and University Avenue (Hwy 47)
 - BNSF Rail
 - Northstar commuter rail
- Close Proximity to Minneapolis/St. Paul
- More “Businesses Friendly”
- Close-knit Community (small enough to make a difference, large enough for a lasting economy)

Ms. Nissen shared the comparison of average current for lease listings in Minneapolis and Fridley.

	Fridley	Minneapolis
Industrial	\$5.38 sq ft/year	\$6.15 sq ft/year
Office	\$8.98 sq ft/year	\$19.25 sq ft/year
Retail	\$12.33 sq ft/year	\$18.16 sq ft/year

Currently Fridley employers are struggling to find employees and the hardest to fill are labor intensive jobs and retail jobs.

Ms. Nissen noted that other concerns from Businesses include the need for financing improvements to older buildings in our Community, Illegal Dumping in dumpsters, Theft & Graffiti, Outdoor Screening of outdoor storage, Expansion, confused about regulations, Parking lot striping, and some businesses feel as though they don’t have a voice. Staff has done the following to address some of the concerns:

- Changed the electronic sign code to allow messages to be changed as frequently as 8 seconds versus the previous 45 seconds.
- Featuring businesses on our Community Development Journal Cable TV Show
- Addressing crime issues by direct intervention with police department
- Opened up businesses potential for expansion
- Created an informative quarterly e-newsletter to our businesses

Ms. Nissen said to help with the employee search, Fridley will hold a Job Fair in April. Fridley’s businesses make many products that have an impact on the world such as:

- Boring Machine***-Airplane counsel surrounds, and pistons for Airbus planes.
- APG Cash Drawer***-Cash drawers for majority of businesses worldwide.

Brooklyn Tool-Makes parts that contribute to the dairy breeding industry.

ConAgra Foods-Makes food, found in 99% of household homes. Brands include: Hunts, Hebrew National, Slim Jim, Reddi Whip, Blue Bonnet, and 42 more.

Copart-Online car auctioneer for insurance companies totaled cars.

ECO Finishing-Specialty metal finishing of nuts, bolts, and more.

Hydraulic Specialty-Hydraulic Power units that are in markets among many different industries.

International Paper-Manufactures paper, cardboard, and other products that are used all over the world.

Metal-Tek-One of the largest induction hardening capacities in the upper mid-west

Talco-Powder coats medical devices, airplane parts, and much more.

Twin City EDM-Dental instruments and much more.

RAO Manufacturing-Make tops for propane tanks and air compressor tanks.

Ms. Nissen said that staff will continue Developing the Partnership with CMDC to offer financial assistance programs to our businesses. Staff will meet with the rest of our businesses, make return visits to businesses we have already visited, keep businesses “in the loop” with our quarterly Business Newsletter and continue the open communication with businesses

Commissioner Gabel asked about the business newsletter and if the Authority could have a copy in their packet.

Paul Bolin, HRA Assistant Executive Director, replied that the newsletter is in electronic form and could be emailed to the Authority.

Commissioner Holm asked of the 400 businesses how many were visited.

Ms. Nissen replied about 130-150 businesses.

Commissioner Gabel asked how staff decided where to start.

Ms. Nissen replied that businesses were picked randomly to get through a broad spectrum. A survey was sent out to the businesses and the surveys that came back were the first ones to visit.

Commissioner Gabel noted that it seemed the responses that have been received have been positive.

Ms. Nissen replied that some of the businesses that didn't respond, were very busy or already have a good connection with the city.

Wally Wysopal, City Manager, noted that the business retention program is very time consuming and it takes a persistent personality to continue to try to get in the door with businesses. The visits have been productive.

Chairperson Commers thanked everyone for their assistance in program.

2. HOUSING PROGRAM UPDATE

Paul Bolin, HRA Assistant Executive Director, reported that in December one loan was issued making 7 year to date; there were a total of three remodeling advisor visits this year and both programs are down from last year. There were eight home energy squad visits making 135 for the year which was up a little from last year. CEE will meet with staff next week to plan for 2016 advertising campaigns. The Home and Garden show is coming up Saturday, February 6th from 9-3. All 65 vendor spaces are filled for this event.

Jim Casserly, Development Consultant, distributed paperwork explaining the project area that expanded that was already approved this evening. This paperwork will go into the planning document.

Chairperson Commers asked if this would be attached to the resolution.

Mr. Casserly replied no; there is nothing to add and the resolution was adopted. This paperwork will go to City Council.

Commissioner Holm noted that the approval of the depository attached resolution isn't quite accurate as it stated that the bank shall be signed by the following 2 individuals; but it should read that it *shall be signed by two of the following individuals*.

MOTION by Commissioner Backlund to incorporate and amend the resolution to reflect that *two of the three individuals shall have signature authority*. Seconded by Commissioner Gabel.

Mr. Wysopal announced that Finance Director, Darin Nelson, has resigned from the City of Fridley and has taken a job with the City of Shakopee. The city is in the process of finding a replacement.

ADJOURNMENT

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

UPON A VOICE VOTE, ALL VOTING AYE, CHAIRPERSON COMMERS DECLARED THE MOTION CARRIED AND THE MEETING ADJOURNED AT 7:33 P.M.

Respectfully Submitted,

Krista Peterson
Recording Secretary