



HOUSING AND REDEVELOPMENT AUTHORITY AGENDA
Tuesday, September 3, 2024
Immediately Following Regular City Council Meeting
Coon Rapids City Center
Council Chambers

Call to Order

Roll Call

Approval of Minutes of Previous Meeting

1. Approve Minutes of August 20, 2024

New Business

2. HRA Preliminary Tax Levy

Other Business

Adjourn



HRA Regular

1.

Meeting Date: 09/03/2024

Subject: Approve Minutes of August 20, 2024

From: Joan Lenzmeier, City Clerk

INTRODUCTION

DISCUSSION

RECOMMENDATION

Attachments

August 20, 2024

HOUSING AND REDEVELOPMENT AUTHORITY MEETING OF AUGUST 20, 2024

A meeting of the Coon Rapids Housing and Redevelopment Authority was called to order at 6:50 p.m. on August 20, 2024, in the Council Chambers.

Members Present: Chair Jerry Koch, Brad Greskowiak, Kari Rehrauer, Sean Novack, Jennifer Geisler

Members Absent: Brian Armstrong and Pat Carlson

CALL TO ORDER

Chair Koch called the meeting to order at 6:50 p.m.

ROLL CALL

Armstrong and Carlson absent.

APPROVAL OF MINUTES OF PREVIOUS MEETING

1. Approve Minutes of January 16, 2024

MOTION BY COMMISSIONER GEISLER, SECONDED BY REHRAUER TO APPROVE THE JANUARY 16, 2024, MINUTES. THE MOTION PASSED UNANIMOUSLY.

2. Approve Minutes of June 4, 2020

MOTION BY COMMISSIONER REHRAUER, SECONDED BY GEISLER TO APPROVE THE JUNE 4, 2024, MINUTES. THE MOTION PASSED UNANIMOUSLY.

NEW BUSINESS

3. Consider Lender Subordination Agreement, IDC Automatic

The staff report was shared.

Commissioner Greskowiak asked if there were any changes to the terms of the loan being proposed. Community Development Director Brown indicated that the terms of the loan will remain the same.

Housing and Redevelopment Authority Minutes

August 20, 2024

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MOTION BY COMMISSIONER REHRAUER, SECONDED BY COMMISSIONER GEISLER TO APPROVE LENDER SUBORDINATION AGREEMENT. THE MOTION PASSED UNANIMOUSLY.

OTHER BUSINESS

None.

ADJOURN

MOTION BY COMMISSIONER GEISLER, SECONDED BY COMMISSIONER REHRAUER, TO ADJOURN THE AUGUST 20, 2024 MEETING AT 6:55 P.M. THE MOTION PASSED UNANIMOUSLY.

Approval Attestation:

Joan Lenzmeier, City Clerk



HRA Regular

2.

Meeting Date: 09/03/2024

Subject: HRA Preliminary Tax Levy

From: Ashley Hansen, Finance Director

INTRODUCTION

The Housing and Redevelopment Authority in and for the City of Coon Rapids (HRA) should approve the preliminary tax levy for 2025.

DISCUSSION

The budget for the HRA is included in the 2025 City Budget as the Housing and Redevelopment Fund. Because the HRA is considered to be a separate entity, a preliminary tax levy needs to be adopted by the HRA. There is no truth in taxation hearing required for special districts.

RECOMMENDATION

Staff recommends adoption of Resolution HRA 24-1 setting the Preliminary HRA tax levy for taxes payable in 2025.

Attachments

Resolution HRA 24-1 Establishing Preliminary HRA Levy

RESOLUTION HRA NO. 24-1

RESOLUTION ESTABLISHING THE 2025 PRELIMINARY HRA TAX LEVY

WHEREAS, the Housing and Redevelopment Authority Fund is included as a part of the City of Coon Rapids budget; and

WHEREAS, a preliminary levy of \$725,000 for the HRA was included in the 2025 Budget; and

WHEREAS, Minnesota Statute 469.033, Subdivision 6, limits the amount an HRA can levy to .0185 percent of taxable market value which this levy is within; and

NOW, THEREFORE, BE IT RESOLVED that the Coon Rapids Housing and Redevelopment Authority hereby adopts the Preliminary Tax levy for taxes payable in 2025 for the Housing and Redevelopment Authority.

Adopted by the Coon Rapids HRA this 3rd day of September, 2024.

Jerry Koch, Chair

ATTEST:

Jennifer Geisler, Secretary