

**ST. LOUIS COUNTY
HOUSING AND REDEVELOPMENT AUTHORITY**

AGENDA

**September 12, 2023
9:35 a.m.**

1. Call to Order
2. Approve Minutes of May 23, 2023 Meeting
3. HRA 2024 Budget and Property Tax Levy (23-03)

Adjourn:

**ST. LOUIS COUNTY HOUSING AND REDEVELOPMENT AUTHORITY (HRA)
PROCEEDINGS**

Tuesday, May 23, 2023

The St. Louis County Housing and Redevelopment Authority (HRA) meeting was called to order at 10:25 a.m., at the Grand Lake Town Hall, Twig, Minnesota, with the following members present: Commissioners Annie Harala, Patrick Boyle, Ashley Grimm, Paul McDonald, Keith Musolf, Mike Jugovich and Chair Keith Nelson - 7 Absent: None - 0.

Commissioner Harala, supported by Commissioner Musolf, moved to approve the minutes from the January 3, 2023, HRA meeting. The motion passed; seven yeas, zero nays.

Commissioner Nelson, supported by Commissioner McDonald, moved that the St. Louis County Housing and Redevelopment Authority (HRA) Board appoint Brian Fritsinger as Interim Executive Director, effective May 23, 2023. The motion passed; seven yeas, zero nays. HRA Resolution No. 23-02.

HRA RESOLUTION No. 23-02

RESOLVED, That the St. Louis County Housing and Redevelopment Authority Board makes the following appointment, effective May 23, 2023:

Interim Executive Director, Brian Fritsinger

Unanimously adopted May 23, 2023.

At 10:30 a.m., May 23, 2023, Commissioner Boyle, supported by Commissioner Jugovich, moved to adjourn the meeting. The motion passed; seven yeas, zero nays.

Keith Nelson, Chair of the St. Louis County HRA

Phil Chapman, Deputy Auditor/Clerk of the St. Louis County HRA

St. Louis County Housing Redevelopment Authority
Board of Commissioners
Request for HRA Board Action 23 – 03

From: Brian Fritsinger, Deputy Administrator/
Interim HRA Executive Director
Date: September 12, 2023
Reviewed by: Kevin Z. Gray, County Administrator
Attachments: yes no

ITEM: St. Louis County HRA 2024 Budget and Property Tax Levy

Background/Overview:

The St. Louis County Housing and Redevelopment Authority (HRA) was created in 1988 in accordance with Minnesota Statutes and has the same powers as a municipal HRA. Its primary operational territory includes all of St. Louis County except where municipal HRAs are established. The County HRA may also operate in communities with a municipal HRA through invitation by the local jurisdiction. There are 11 other HRAs in St. Louis County: Aurora, Biwabik, Chisholm, Cook, Duluth, Ely, Eveleth, Gilbert, Hibbing, Mountain Iron, and Virginia.

The County’s Planning and Community Development Department provides staffing to the county HRA and coordinates HRA projects and activities. The HRA objectives include maintaining and expanding affordable housing opportunities, strengthening communities through redevelopment and revitalization activities, and maximizing financial resources.

Policy Objectives:

Administer Minn. Stat. § 469, Economic Development-Housing and Redevelopment Authorities and Minn. Stat. § 275.065 which requires all special taxing districts to certify a proposed property tax levy to the County Auditor on or before September 30, 2023. The HRA has exercised the authority to levy since 1990.

Fiscal/Budget Impacts/Funding Source/FTE Considerations:

There will be a levy impact on property owners within the St. Louis County levied areas.

- **Proposed 2024 HRA Property Tax Levy:** The proposed 2024 HRA property tax levy is \$237,035. This is a 2.93% increase of \$6,747 from the 2023 HRA levy of \$230,288. Ten (10) of the eleven (11) cities which have their own local HRAs are excluded from this levy, with the City of Biwabik HRA being the exception.

- **Proposed 2024 HRA Budget:** The proposed 2024 HRA budget is \$437,035.

	<u>Budget</u>
- HRA personnel, operations, legal, professional services:	\$237,035
- <u>Emergency reserve-housing activities (from HRA Fund Balance):</u>	\$200,000
Total:	\$437,035

- **HRA Fund Balance:** Projected HRA Fund Balance ending December 31, 2023 is \$618,780. It is anticipated that the city of Floodwood and several Iron Range housing projects will be presented to the HRA Board for consideration in 2023 and/or 2024.

Recommendation:

It is recommended the HRA Board certify the proposed 2024 HRA property tax levy in the amount of \$237,035 and approve the proposed 2024 HRA budget of \$437,035. As an additional action, it is further recommended that the HRA Board requests that the St. Louis County Board of Commissioners certify the 2024 HRA property tax levy in the amount of \$237,035.

St. Louis County HRA 2024 Budget and Property Tax Levy

BY COMMISSIONER _____

WHEREAS, The Commissioners of the St. Louis County Housing and Redevelopment Authority (HRA) have reviewed the proposed HRA 2024 property tax levy and budget.

THEREFORE, BE IT RESOLVED, That the HRA Board certifies the 2024 HRA property tax levy in the amount of \$237,035.

RESOLVED FURTHER, That the HRA Board approves the 2024 HRA budget in the amount of \$437,035. This includes \$237,035 funded from the property tax levy and \$200,000 funded from the existing HRA fund balance.

RESOLVED FURTHER, That the HRA Board requests that the St. Louis County Board of Commissioners certify the 2024 HRA property tax levy in the amount of \$237,035.

ST. LOUIS COUNTY HRA

FUND 250 BUDGET

Code	Description	2016	2017	2018	2019	2020	2021	2022	2023	2024
251000	HRA Administration ¹	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Proposed
	Personnel Services	140,000.00	140,000.00	140,000.00	140,000.00	140,000.00	140,000.00	140,000.00	90,000.00	110,000
	Operating-Projects	58,614.32	59,658.32	65,786.07	67,319.69	71,446.21	73,347.97	87,790.66	135,683.26	122,269
	Legal	12,415.68	12,415.68	11,589.93	10,056.31	5,929.79	4,028.03	2,497.34	4,604.74	4,766
	Emergency Reserve -Hsg Activities ²	150,000.00	250,000.00	200,000.00	200,000.00	200,000.00	200,000.00	200,000.00	200,000.00	200,000
	Total	361,030.00	462,074.00	417,376.00	417,376.00	417,376.00	417,376.00	430,288.00	430,288.00	437,035

HRA REVENUES

Code	Description	2016	2017	2018	2019	2020	2021	2022	2023	2024
251001	HRA Revenue	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Forecast
	Certified levy	211,030.00	212,074.00	217,376.00	217,376.00	217,376.00	217,376.00	230,288.00	230,288.00	237,035

¹HRA Admin. - Salary and fringes reimbursed to St. Louis County based on hours charged to HRA - remaining funds go into fund balance.

²Housing Activities - Funds are taken from fund balance and require HRA Board approval.

Fund 250	HRA Fund Balance 12-31-22	837,679.61
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Projected 2023 Activity

1 Approved Projects	
- United Way	(11,400.00)
- Housing Market Analysis	(7,500.00)
2 HRA Pending Projects	-
3 FY2023 Adopted HRA Levv	230,288.00
4 FY2023 Approved HRA Budget	
- Personnel	(90,000.00)
- Operating-Projects	(135,683.26)
- Legal	(4,604.74)
- Emergency Reserve	(200,000.00)
Projected Fund Balance 12/31/23	618,779.61