

HENNEPIN COUNTY

MINNESOTA

FINAL COMMITTEE AGENDA

BOARD OF HENNEPIN COUNTY COMMISSIONERS PUBLIC WORKS COMMITTEE

TUESDAY, MAY 15, 2018
1:30 PM

Chair: Mike Opat, District 1

Vice-Chair: Peter McLaughlin, District 4

Members: Linda Higgins, District 2
Marion Greene, District 3
Debbie Goettel, District 5
Jan Callison, District 6
Jeff Johnson, District 7

1. Minutes From Previous Meeting

- A. 05/01/2018 Public Works Meeting Minutes

2. New Business

Routine Items

A. 18-0187

Neg Agmts PR00000330 with Sustainable Resources Ctr, 6/1/18- 7/31/21, NTE \$1,200,000; PR00000290 with St. Paul-Ramsey County Public Health, 6/1/18-5/31/21, NTE \$785,000, for lead hazard control services

Items for Discussion and Action

B. 18-0188

Neg agmts PR00000362 with Plymouth Christian Youth Center, 5/23/18-12/31/20, NTE \$500,000; A188831 with the City of Minneapolis to provide for investment in the Capri Theater expansion and public plaza project

C. 18-0189

Neg Agmt PR00000389 with the City of Robbinsdale for the Downtown Robbinsdale Redevelopment project, 5/23/18 -12/31/19, NTE \$164,000

D. 18-0190

Neg agmt PW 15-40-18 with MnDOT for cost participation of ADA improvements and signal replacement at University Ave and NE Broadway Street in Minneapolis (CP 2174600) (county cost: \$360,000 – state aid)

E. 18-0191

Agmt A188794 with LISC for Corridor Development Initiative workshops in the METRO Blue Line Extension LRT corridor, 5/23/18–4/1/19, NTE \$54,960

3. Old Business

A. 18-0166

Submission of Hennepin County Consortium 2018 Action Plan; neg Agmts A188755, A188756, and A188757 w/HUD for the 2018 CDBG, HOME, ESG Programs, 7/1/18-6/30/23, est recv \$4,269,957; neg 32 CDBG agmts, 7/1/18-6/30/23, est NTE \$1,654,950; neg 5 HOME agmts, 7/1/18-6/30/63, est NTE \$1,464,264

Items for Discussion and Action – Revised

18-0189R1 Revised

Neg Agmt PR00000389 with the Robbinsdale Economic Development Authority for the Downtown Robbinsdale Redevelopment project, 5/23/18 -12/31/19, NTE \$164,000

HENNEPIN COUNTY

MINNESOTA

COMMITTEE MINUTES

BOARD OF HENNEPIN COUNTY COMMISSIONERS PUBLIC WORKS COMMITTEE

TUESDAY, MAY 1, 2018
1:30 PM

Chair: Mike Opat, District 1
Vice-Chair: Peter McLaughlin, District 4

Members: Linda Higgins, District 2
Marion Greene, District 3
Debbie Goettel, District 5
Jan Callison, District 6
Jeff Johnson, District 7

Commissioner Mike Opat, Chair, called the meeting of the Public Works Committee for Tuesday, May 1, 2018 at 3:39 PM. All Commissioners were present.

1. Minutes From Previous Meeting

- A. 04/17/2018 Public Works Meeting Minutes

APPROVED

Commissioner Jeff Johnson moved to approve the Minutes, seconded by Commissioner Debbie Goettel and approved - 7 Yeas

2. New Business

Routine Items

- A. **18-0163**

Ratification of permits, leases, lease amendments, and related property agreements approved by the county administrator, period 1/1/18-3/31/18, total NTE \$15,000

CONSENT

Commissioner Jan Callison moved to approve, seconded by Commissioner Jeff Johnson and approved – 7 Yeas

- B. **18-0164**

Establish a public hearing on Tuesday, June 5, 2018, at 1:30 p.m. to obtain public comment on proposed revisions to Ordinance 15-Solid Waste Management Fee

CONSENT

Commissioner Marion Greene moved to approve, seconded by Commissioner Mike Opat and approved – 7 Yeas

- C. **18-0165**

Partial vacation of highway easement over property located at 1230 New Brighton Boulevard in the city of Minneapolis

CONSENT

Commissioner Linda Higgins moved to approve, seconded by Commissioner Debbie Goettel and approved – 7 Yeas

Items for Discussion and Action

- D. **18-0166**

Submission of Hennepin County Consortium 2018 Action Plan; neg Agmts A188755, A188756, and A188757 w/HUD for the 2018 CDBG, HOME, ESG Programs, 7/1/18-

6/30/23, est recv \$4,269,957; neg 32 CDBG agmts, 7/1/18-6/30/23, est NTE \$1,654,950; neg 5 HOME agmts, 7/1/18-6/30/63, est NTE \$1,464,264

LAIID OVER

Commissioner Mike Opat moved to lay over until next Committee Meeting, Tuesday, May 15, 2018, seconded by Commissioner Marion Greene and approved - 7 Yeas

Addendum

E. 18-0173

Support for the Metropolitan Council's D Line Bus Rapid Transit (BRT) Project - offered by Commissioner Goettel

PROGRESSED

Commissioner Debbie Goettel moved to approve, seconded by Commissioner Linda Higgins. After discussion Commissioner Jeff Johnson moved to progress, seconded by Commissioner Jan Callison and approved – 7 Yeas

2. Adjourn

There being no further business, the meeting of the Public Works Committee for Tuesday, May 1, 2018 was declared adjourned at 3:42 PM.

Yolanda C Clark
Deputy Clerk to the Board

HENNEPIN COUNTY

MINNESOTA

Board Action Request 18-0187

Item Description:

Neg Agmts PR00000330 with Sustainable Resources Ctr, 6/1/18- 7/31/21, NTE \$1,200,000; PR00000290 with St. Paul-Ramsey County Public Health, 6/1/18-5/31/21, NTE \$785,000, for lead hazard control services

Resolution:

BE IT RESOLVED, that the County Administrator be authorized to negotiate Agreements PR00000330 with Sustainable Resources Center, Inc. to provide lead hazard control services during the period June 1, 2018 through July 31, 2021 in an amount not to exceed \$1,200,000; and PR00000290 with St. Paul-Ramsey County Public Health to provide lead hazard control services during the period June 1, 2018 through May 31, 2021 in an amount not to exceed \$785,000; that following review and approval by the County Attorney's Office, the Chair of the Board be authorized to sign the agreements on behalf of the county; and that the Controller be authorized to disburse funds as directed.

Background:

History: Since 2003, the county has been awarded over \$33.2 million in lead-based paint hazard reduction grants from the U.S. Department of Housing and Urban Development (HUD). These funds facilitated the testing of over 6,026 housing units and the creation of over 4,722 lead safe housing units in Hennepin and Ramsey counties.

In 2017, the county applied for and received an additional \$3.4 million dollar Lead Hazard Reduction Demonstration Grant from HUD to fund the testing of at least 350 housing units and the creation of at least 300 lead-safe housing units by April 30, 2021. Receipt of the grant was approved by Resolution 17-0310, adopted August 22, 2017. Hennepin County was joined in this application by St. Paul/Ramsey County Public Health, Sustainable Resources Center and other community and rehabilitation partners.

Sustainable Resources Center, Inc. was selected to be a sub-grantee through a Request for Proposals (RFP) process that solicited a nonprofit community-based partner to provide lead hazard control services in Hennepin County. Through Agreement PR00000330, Sustainable Resources Center Inc. will perform lead-based paint testing, temporary relocation, and lead hazard reduction to create at least 120 lead-safe units in Hennepin County.

St. Paul-Ramsey County Public Health has been a partner and sub-grantee of Hennepin County's Lead Hazard Reduction Demonstration grants since 2003. Through Agreement PR00000290, St. Paul-Ramsey County Public Health will perform lead-based paint testing, temporary relocation, and lead hazard reduction to create at least 110 lead-safe units in Ramsey County.

Current Request: This request is for authorization to negotiate Agreements PR00000330 with Sustainable Resources Center, Inc. to provide lead hazard control services during the period June 1, 2018 through July 31, 2021 in an amount not to exceed \$1,200,000; PR00000290 with the St. Paul-Ramsey County Public Health to provide lead hazard control services during the period June 1, 2018 through May 31, 2021 in an amount not to exceed \$785,000.

Impact/Outcomes: Approval of this request will result in the creation of at least 230 lead-safe homes.

APEX Grant ID: CON00000000607

ATTACHMENTS:

Description	Upload Date	Type
-------------	-------------	------

HENNEPIN COUNTY

MINNESOTA

Board Action Request 18-0188

Item Description:

Neg agmts PR00000362 with Plymouth Christian Youth Center, 5/23/18-12/31/20, NTE \$500,000; A188831 with the City of Minneapolis to provide for investment in the Capri Theater expansion and public plaza project

Resolution:

BE IT RESOLVED, that consistent with the Penn Avenue Community Works Implementation Framework, the county administrator be authorized to negotiate Grant Agreement PR00000362 with Plymouth Christian Youth Center, or affiliated entity, for the Capri Theater expansion and public plaza project, during the period May 23, 2018 through December 31, 2020, with the not to exceed amount of \$500,000 (Penn Avenue Community Works - CP 1001560); that following review and approval by the County Attorney's Office, the chair of the board be authorized to sign the agreement on behalf of the county; and that the controller be authorized to disburse funds as directed; and

BE IT FURTHER RESOLVED, that consistent with Minnesota Statutes, section 383B.79, the county administrator be authorized to negotiate Cooperative Agreement A188831 with the City of Minneapolis to provide for investment in the Capri Theater expansion and public plaza project; that following review and approval by the County Attorney's Office, the chair of the board be authorized to sign the agreement on behalf of the county.

Background:

History: Resolution 14-0051 directed staff to undertake a planning process to create a community-supported vision and a coordinated, long-term implementation framework identifying future public and private partnerships along with potential investments supporting multimodal transportation, land use, economic development, housing, and placemaking along the Penn Avenue North corridor.

Resolution 16-0099R1 adopted the Penn Avenue Community Works Implementation Framework (Penn Implementation Framework) and directed staff to proceed with implementation activities in accordance with the Penn Avenue Community Works capital project (CP 1001560).

The Penn Implementation Framework calls for up to \$2.5 million in Hennepin County investment in implementation activities that redevelop vacant properties, including four high priority intersections on Penn Avenue: Lowry Avenue, West Broadway Avenue, Golden Valley Road, and Glenwood Avenue.

As part of Plymouth Christian Youth Center's (PCYC) Capri Theater expansion and public plaza project, located on the southeast block of the Penn Avenue and West Broadway Avenue intersection, PCYC will expand the existing Capri Theater from 18,800 square feet to over 30,000 square feet and add 55 new jobs, and convert vacant parcel to a public plaza. Total project costs are \$9.5 million.

Agreement PR00000362 with PCYC will support the conversion of a vacant parcel to a public plaza adjacent to the building. Funds will be used for lighting, site work, landscaping, sidewalks/trails, stormwater, streetscaping, site furnishings, plaza and public bike infrastructure.

In accordance with Minnesota Statutes, section 383B.79, Cooperative Agreement A188831 between Hennepin County and the City of Minneapolis would create a multi-jurisdictional reinvestment program in support of the Capri Theater expansion and public plaza project. The multi-jurisdictional reinvestment program allows Hennepin County and other interested statutory or home rule charter cities to engage in plans for housing rehabilitation, community corridor connections, corridor planning, development and redevelopment of housing and commercial projects and job creation.

The Capri Theater, previously known as the Paradise Theater, was built in 1927 and is considered to be a community asset and cultural landmark with historical significance. This theater is the only one of 13 movie houses in North Minneapolis that remains standing today. Capri Theater expansion and public plaza project upgrades are scheduled to include additional theater amenities and reception space to broaden capacity for productions and rentals; a glass box community hall to visibly showcase the arts and activities within; a Teen Tech Center for young people to access a broad range of technologies to inspire creativity and innovation; and additional classrooms for high school and after school programs and for the community.

PCYC is a long-standing community-based nonprofit organization, which operates a variety of programs focused on cultural and educational programming for underserved and at-risk/at-promise urban youth in North Minneapolis. PCYC provides a campus environment for learning, youth development, and the arts in North Minneapolis. Since its founding in 1954, more than 100,000 people have participated in its programs.

Current Request: Negotiate Grant Agreement PR00000362 with Plymouth Christian Youth Center during the period May 23, 2018 through December 31, 2020 with a total not to exceed amount of \$500,000; and Cooperative Agreement A188831 with the City of Minneapolis to support and provide for investment in the redevelopment project and creation of a public plaza in the Penn Avenue North corridor

Impact/Outcomes: The Capri Theater expansion and public plaza project will leverage over \$9 million in private and public funding, and create over 11,000 square feet of commercial and community space, 55 new or retained jobs, and a public gathering space.

ATTACHMENTS:

Description	Upload Date	Type
-------------	-------------	------

HENNEPIN COUNTY

MINNESOTA

Board Action Request 18-0189

Item Description:

Neg Agmt PR00000389 with the City of Robbinsdale for the Downtown Robbinsdale Redevelopment project, 5/23/18 -12/31/19, NTE \$164,000

Resolution:

BE IT RESOLVED, that consistent with Economic Development Infrastructure Fund guidelines, the County Administrator be authorized to negotiate Agreement PR00000389 with the City of Robbinsdale for extraordinary costs related to the Downtown Robbinsdale Redevelopment project, during the period May 23, 2018 through December 31, 2019, with the not to exceed amount of \$164,000 (Economic Development Infrastructure Fund - CP 1002195); that following review and approval by the County Attorney's Office, the Chair of the Board be authorized to sign the agreement and related documents on behalf of the county; and that the Controller be authorized to disburse funds as directed.

Background:

History: In 2015, the Economic Development Infrastructure Fund (EDIF) was formed and funded under the county's Capital Improvement Program as a tool to help create and retain jobs, leverage private investment, and increase the tax base.

Under the EDIF Program, cities and development authorities in Hennepin County are eligible to apply for assistance to offset extraordinary costs and infrastructure upgrades associated with city-supported business expansion and new construction projects that create a minimum of ten new, permanent, full-time jobs paying at least \$13.01 in hourly wages. Cities must demonstrate that all other sources, private and public, are insufficient for the project to move forward. Requests for funding are reviewed based on the following criteria:

- Job creation and/or retention
- Need for financial assistance, including justification for use of county resources
- Readiness to proceed
- Tax base enhancement
- Leverage from private or other public sources
- Alignment with other county priorities and interests

The City of Robbinsdale has requested funding to assist with a \$2.6 million redevelopment and business expansion project that will ultimately impact five businesses in Downtown Robbinsdale. The Downtown Robbinsdale Redevelopment project is being led by Travail Kitchen, which is an established company that operates two restaurants and a catering business, and provides a unique training and incubation program that has launched multiple chef/owners and restaurant concepts in the region. The project will directly impact 60 jobs (13 new, 47 retained) with wages of at least \$14 per hour, with an additional 28 jobs in neighboring businesses indirectly impacted by the project.

This project involves the demolition of two existing single-story buildings and new construction of a two-story building that will provide space for multiple businesses to relocate, reconfigure, and expand. Travail's two operating restaurants will move and expand, leaving a fully equipped restaurant space to facilitate

expansion of a third restaurant and catering business under separate ownership. Demolition, excavation, shoring, soil solidification, new footings, foundation retrofits, a new sanitary sewer line, and electric utility relocation and new utility connections for multiple adjacent businesses qualify as eligible costs under EDIF’s guidelines.

The estimated market value of the site is estimated to increase by \$1,098,000 (from \$402,000 to approximately \$1,500,000) as a result of the project.

The city’s financial consultant has confirmed a \$500,000 gap between project costs and private equity and financing sources due to the extraordinary costs noted above. Staff recommends a \$164,000 EDIF award (Economic Development Infrastructure Fund - CP 1002195) to the city with the expectation that additional city and/or private financing would fill the remaining gap.

Current Request: Authorization to negotiate Agreement PR00000389 with the City of Robbinsdale for the Downtown Robbinsdale Redevelopment project during the period of May 23, 2018 through December 31, 2019 with a not to exceed amount of \$164,000.

Impact/Outcomes: Downtown Robbinsdale Redevelopment project will facilitate a \$2.6 million business expansion project, retain 47 jobs, create 13 new jobs, and increase the estimated market value by an estimated \$1.098 million.

ATTACHMENTS:

Description	Upload Date	Type
-------------	-------------	------

HENNEPIN COUNTY

MINNESOTA

Board Action Request 18-0190

Item Description:

Neg agmt PW 15-40-18 with MnDOT for cost participation of ADA improvements and signal replacement at University Ave and NE Broadway Street in Minneapolis (CP 2174600) (county cost: \$360,000 – state aid)

Resolution:

BE IT RESOLVED, that the County Administrator be authorized to negotiate Agreement PW 15-40-18 with the Minnesota Department of Transportation for cost participation of Americans with Disabilities (ADA) improvements, traffic signal replacement and associated engineering costs for Trunk Highway 47 (TH 47) (University Avenue) and County State Aid Highway 66 (CSAH 66) (NE Broadway Street) in an amount not to exceed \$360,000, that the Chair of the Board be authorized to sign the agreement on behalf of the county; that Capital Project (CP) 2174600 be identified as a project in the 2018 Capital Budget with a project budget of \$360,000; that \$360,000 in state aid funds be transferred from the capital budget line item MnDOT Signal Participation (CP 2999953) to CP 2174600; and that the Controller be authorized to disburse funds as directed.

Background:

History: The Minnesota Department of Transportation (MnDOT) plans to replace five signals including ADA improvements on intersections along TH 47 (University Avenue) and TH 65 (Central Avenue). The county will reimburse MnDOT for 50 percent of the intersection costs that involve county road CSAH 66 (NE Broadway Street).

As part of agreement PW 15-40-18, MnDOT will be responsible for project plans, bidding and construction oversight. The City of Minneapolis will also contribute financially to the project.

Current Request: This request is for authorization to negotiate Agreement PW 15-40-18 with MnDOT for cost participation in the ADA improvements, traffic signal replacement and associated engineering costs at the University Avenue/NE Broadway Street intersection in an amount not to exceed \$360,000.

To provide for the county's cost participation, staff recommends that CP 2174600 be identified as a project in the 2018 Capital Budget with a project budget of \$360,000 and that \$360,000 be transferred from line item MnDOT Signal Participation (CP 2999953) to CP 2174600.

The cost participation for the project is in accordance with "Policies for Cost Participation between Hennepin County and Other Agencies for Cooperative Highway Projects" (Resolution 12-0058).

Impacts/Outcomes: Establishing the project and participating in the cost with MnDOT and Minneapolis will assist in the replacement of an aging signal, and upgrade pedestrian facilities to current ADA standards. This will help address pedestrian ramps identified as non-compliant in the ADA transition plan.

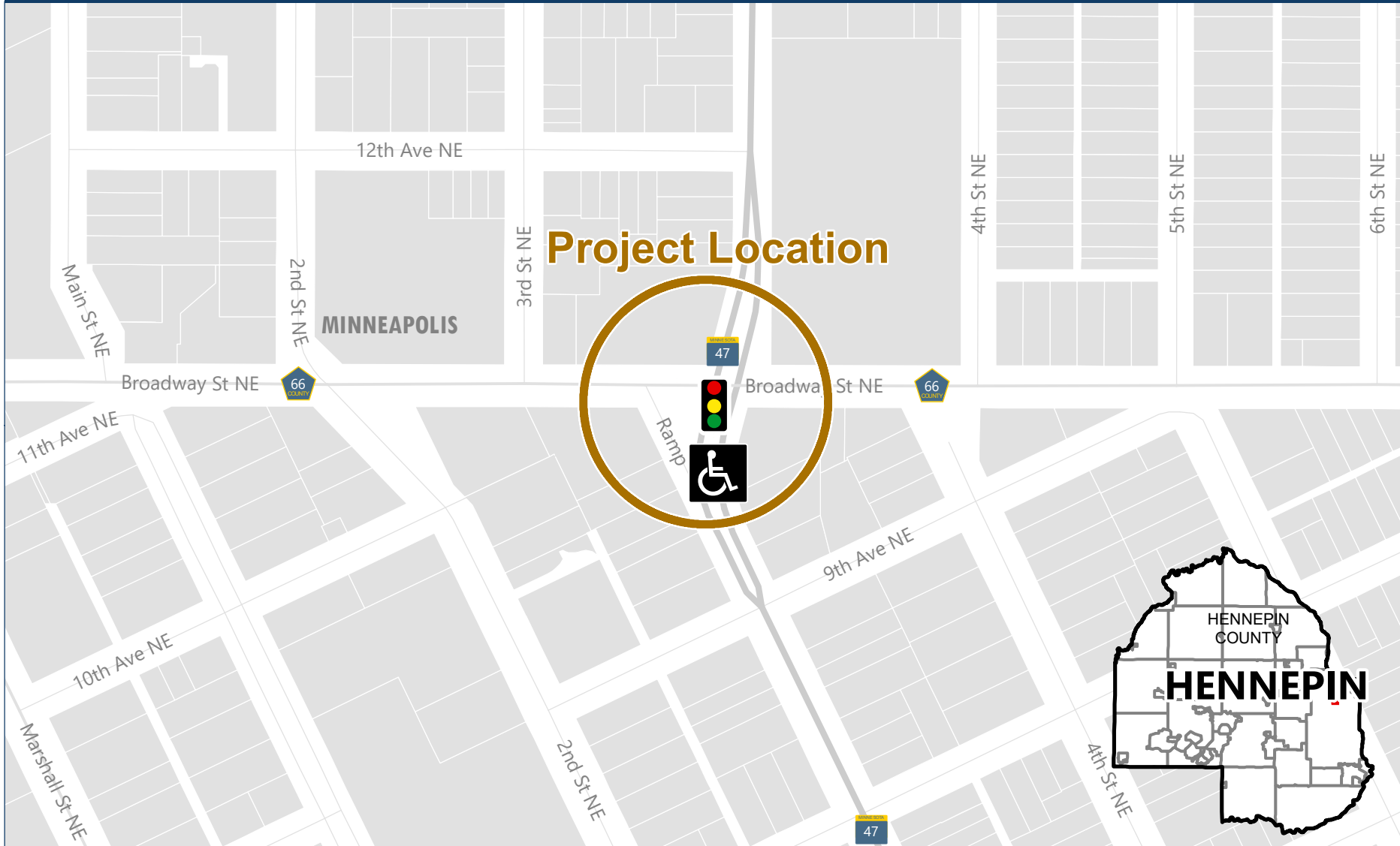
ATTACHMENTS:

Description	Upload Date	Type
Map of capital project 2174600	5/1/2018	Backup Material

PW 15-40-18

Signal replacement & ADA improvements

HENNEPIN COUNTY
MINNESOTA



HENNEPIN COUNTY

MINNESOTA

Board Action Request 18-0191

Item Description:

Agmt A188794 with LISC for Corridor Development Initiative workshops in the METRO Blue Line Extension LRT corridor, 5/23/18–4/1/19, NTE \$54,960

Resolution:

BE IT RESOLVED, that Agreement A188794 with Local Initiatives Support Corporation for the provision of Corridor Development Initiative workshops at two station areas along the METRO Blue Line Extension Light Rail Transit corridor, during the period May 23, 2018 through April 1, 2019, with the amount not to exceed \$54,960 (Bottineau FTA TOD Comm Works: CP 1005239) be approved; that the Chair of the Board be authorized to sign the Agreement on behalf of the county; and that the Controller be authorized to disburse funds as directed.

Background:

History: Resolution 17-0143 authorized Agreement A176972 with Metropolitan Council to accept \$1,077,500 in grant funding from the Federal Transit Administration (FTA) Pilot Program for Transit-Oriented Development (TOD) planning in the METRO Blue Line Extension (Bottineau) Light Rail Transit (LRT) corridor. This work is being done in partnership with the cities of Golden Valley, Robbinsdale, Crystal and Brooklyn Park through the Bottineau Community Works project (Bottineau FTA TOD Comm Works: CP 1005239). Areas of focus include helping corridor cities update their land use policies and zoning ordinances; advancing infrastructure plans to improve bicycle and pedestrian connections to stations; promoting shared mobility and developing wayfinding plans; conducting a housing gaps analysis; engaging in small business outreach, communications, and technical assistance; and exploring innovative financing strategies. Community engagement is a key component in all of these tasks and also supported through FTA TOD pilot grant funding.

Agreement A188794 with Local Initiatives Support Coalition (LISC) will support Corridor Development Initiative (CDI) workshops at two station areas in the Bottineau LRT corridor. CDI workshops will engage residents and stakeholders in an in-depth process to explore development options at specific sites, better understand financial feasibility and other factors that inform development, as well as how development can leverage community goals and values. Under this agreement, LISC will document community input and consensus recommendations in a final report and presentation to policymakers in the corridor cities.

LISC CDI workshops have been used previously on potential development and redevelopment sites throughout Hennepin County, including three station areas along the Southwest LRT Corridor. Final CDI reports on these station areas continue to be used to guide development in these areas.

Current Request: Approve Agreement A188794 with Local Initiatives Support Corporation for the provision of Corridor Development Initiative workshops at two station areas along the METRO Blue Line Extension Light Rail Transit corridor, during the period May 23, 2018 through April 1, 2019, with the amount not to exceed \$54,960.

Impact/Outcomes: Residents and business owners along the Bottineau LRT corridor will be engaged in development analysis of specific sites in two station areas and aware of factors influencing development

along the corridor. Final deliverables will document community input and make recommendations to guide future land use, zoning, and development decisions in two Bottineau LRT station areas.

ATTACHMENTS:

Description	Upload Date	Type
-------------	-------------	------

HENNEPIN COUNTY

MINNESOTA

Board Action Request 18-0166

Item Description:

Submission of Hennepin County Consortium 2018 Action Plan; neg Agmts A188755, A188756, and A188757 w/HUD for the 2018 CDBG, HOME, ESG Programs, 7/1/18-6/30/23, est recv \$4,269,957; neg 32 CDBG agmts, 7/1/18-6/30/23, est NTE \$1,654,950; neg 5 HOME agmts, 7/1/18-6/30/63, est NTE \$1,464,264

Resolution:

BE IT RESOLVED, that the Hennepin County Consortium 2018 Action Plan be approved; that the plan be submitted to the U.S. Department of Housing and Urban Development; and that the County Administrator be designated as the authorized official to act on behalf of Hennepin County in matters related thereto; and

BE IT FURTHER RESOLVED, that the County Administrator be authorized to negotiate Agreements A188755, A188756, and A188757 with the U.S. Department of Housing and Urban Development for the 2018 Community Development Block Grant (CDBG) Program, HOME Investment Partnerships (HOME) Program, and the Emergency Solutions Grant (ESG) Program, during the period July 1, 2018 through June 30, 2023, with the estimated total combined receivable amount of \$4,269,957; that following review and approval by the County Attorney's Office, the County Administrator be authorized to sign the agreements, certifications, and other documents as necessary, on behalf of the county; and that the Controller be authorized to accept and disburse funds as directed; and

BE IT FURTHER RESOLVED, that sponsorship and acceptance of grant funding for the programs by the Hennepin County Board of Commissioners does not imply a continued funding commitment by Hennepin County for these programs when grant funds are no longer available; and

BE IT FURTHER RESOLVED, that the County Administrator be authorized to negotiate 32 CDBG implementation funding agreements, during the period July 1, 2018 through June 30, 2023, with an estimated total combined not to exceed amount of \$1,654,950; that following review and approval by the County Attorney's Office, the Chair of the Board be authorized to sign the agreements, and other documents as necessary, on behalf of the county; and that the Controller be authorized to disburse funds as directed; and

BE IT FURTHER RESOLVED, that the County Administrator be authorized to negotiate five HOME implementation funding agreements, during the period July 1, 2018 through June 30, 2063, with an estimated total combined not to exceed amount of \$1,464,264; that following review and approval by the County Attorney's Office, the Chair of the Board be authorized to sign the agreements, and other documents as necessary, on behalf of the county; and that the Controller be authorized to disburse funds as directed.

Background:

History: On behalf of the Hennepin County Consortium (Consortium), the U.S. Department of Housing and Urban Development (HUD) requires the county to adopt a Five-Year Consolidated Plan (Consolidated Plan) in order to receive HUD entitlement funds for the following programs: Community Development Block Grant (CDBG) Program, HOME Investment Partnerships (HOME) Program, and the Emergency Solutions Grant

(ESG) Program. The Consortium includes the HUD entitlement jurisdictions of suburban Hennepin County and the cities of Bloomington, Eden Prairie, and Plymouth. Hennepin County is the lead agency for the Consortium.

In addition to funding grant agreements, the county is required to execute a number of certifications as identified in Attachment 1.

The 2018 Action Plan is Hennepin County's application to HUD for the 2018 CDBG, HOME, and ESG allocations and follows the priorities and goals outlined in the 2015-2019 Consolidated Plan.

Although the HUD budget was approved on March 23, 2018, Hennepin County does not yet have allocation commitments from HUD. The 2018 Action Plan uses funding award estimates based on the 2017 funding amounts. Using that assumption, funding available under the 2018 Action Plan would be \$4,713,505: 2018 CDBG award of \$2,710,178 plus \$181,193 of prior year recaptured funds; 2018 HOME award of \$1,335,454 plus \$262,355 prior year recaptured funds/program income; and 2018 ESG award of \$224,325.

A summary of proposed activities follows:

- Preserve/create multifamily rental opportunities - \$1,087,050
- Preserve/create single family homeownership - \$1,956,264
- Create housing opportunities for homeless populations - \$224,325
- Support education, outreach and services - \$410,000
- Support neighborhood revitalization - \$500,000
- Fair housing - \$27,100
- Community housing development organization operating - \$50,000
- Administration - \$458,766

The county will implement \$3,119,214 through various funding agreements (see Attachment 2), and \$1,594,291 directly (CDBG Administration \$325,221, CDBG Homeowner Rehabilitation Program \$911,200, HOME Administration \$133,545, and ESG \$224,325). A portion of future program income may be allocated to administration.

In the event that the HUD allocation to Hennepin County is greater than anticipated, staff will return to the board with any changes to the award funding.

A public hearing for the 2018 Action Plan took place on April 17, 2018 before the Public Works Committee. In addition, the 2018 Action Plan was made available to the public for the HUD required 30-day public comment period between March 30, 2018 and April 30, 2018. The public comment period and hearing are submission requirements of the Action Plan; public comments will be incorporated into the final document submitted to HUD.

Special note regarding HOME funding agreements: Hennepin County HOME funding agreements are typically in the form of a 30-40 year loan (depending upon other financier's requirements); consistent with HUD regulations, funds must be expended within five years. Loan documents typically include the loan agreement, promissory note, mortgage, and declaration of covenants and restrictions. In addition, during the term of the loan, the county may be asked to sign various related documents such as subordinations and insurance endorsements.

The county has participated in the CDBG Program since 1974, the ESG Program since 1988, and the HOME Program since 1992.

Current Request: Approve submission of the 2018 Action Plan; authorization to negotiate federal entitlement awards for the CDBG, HOME, and ESG programs, estimated total combined receivable amount of \$4,269,957, during the period July 1, 2018 through June 30, 2023; authorization to negotiate 32 CDBG implementation funding agreements during the period July 1, 2018 through June 30, 2023 for an estimated total combined not to exceed amount of \$1,654,950, and authorization to negotiate five HOME implementation funding agreements, during the period July 1, 2018 through June 30, 2063, with an estimated total combined not to exceed amount of \$1,464,264.

Impact/Outcomes: This funding will assist in the construction or rehabilitation of 141 affordable rental units, the rehabilitation of 54 owner-occupied homes, the creation of 13 new affordable homeownership opportunities, the provision of rapid rehousing for 50 homeless households, the renovation of two public facilities which will serve 8,570 people, and public services assistance to over 14,000 low-income people.

The Grant Identification Numbers for CDBG: CON000000000475; HOME: CON000000000484 and ESG: CON000000000449

ATTACHMENTS:

Description	Upload Date	Type
Attachment 1 - 2018 Certifications	4/16/2018	Backup Material
Attachment 2 - 2018 Contracting Guide	4/16/2018	Backup Material

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Signature/Authorized Official

Date

Title

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program 2018, a three-year period, shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its

jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.

Signature/Authorized Official

Date

Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

Signature/Authorized Official

Date

Title

ESG Certifications

The Emergency Solutions Grants Program Recipient certifies that:

Major rehabilitation/conversion – If an emergency shelter’s rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation. If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion. In all other cases where ESG funds are used for renovation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the jurisdiction will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the jurisdiction serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The jurisdiction will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for such individuals.

Matching Funds – The jurisdiction will obtain matching amounts required under 24 CFR 576.201.

Confidentiality – The jurisdiction has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the jurisdiction will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the jurisdiction undertakes with assistance under ESG are consistent with the jurisdiction’s consolidated plan.

Discharge Policy – The jurisdiction will establish and implement, to the maximum extent practicable and where appropriate policies and protocols for the discharge of persons from

publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

Signature/Authorized Official

Date

Title

APPENDIX TO CERTIFICATIONS**INSTRUCTIONS CONCERNING LOBBYING:****A.** **Lobbying Certification**

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Hennepin County 2018 CDBG, HOME and ESG Program

CDBG Program [1] Implementation Funding Agreements	Not-to-Exceed	
	Amount	Contract No.
Brooklyn Center	150,000	PR00000282
Brooklyn Park	135,000	PR00000283
Edina	260,800	PR00000284
Hopkins [2]	0	PR00000363
Maple Grove	107,050	PR00000285
Minnetonka [3]	0	PR00000326
New Hope	55,000	PR00000286
Richfield	150,000	PR00000287
St. Louis Park	60,000	PR00000288
Accessible Space, Inc. (ASI)	68,000	PR00000312
African Minnesota Women Awareness Group	5,000	PR00000298
Avenues for Youth	37,000	PR00000310
CAPI	19,000	PR00000305
City of Crystal	160,000	PR00000292
Community Action Partnership of Suburban Hennepin (CAP-HC)	24,000	PR00000302
Community Emergency Assistance Program (CEAP)	20,000	PR00000307
Hammer Residences	12,000	PR00000293
HIRED	18,000	PR00000311
HOME Line	56,000	PR00000301
Intercongregation Communities Association (ICA)	18,000	PR00000296
Interfaith Outreach and Community Partners (IOCP)	15,000	PR00000308
People Responding in Social Ministry (PRISM)	23,000	PR00000304
Resource West	10,000	PR00000297
Senior Community Services (SCS)	80,000	PR00000314
Sojourner Project	9,000	PR00000306
STEP	14,000	PR00000309
TreeHouse	31,000	PR00000300
West African Family and Community Services	7,000	PR00000298
West Hennepin Affordable Housing Land Trust (WHAHLT)	60,000	PR00000294
Western Communities Action Network (WeCAN)	13,000	PR00000303
YMCA	11,000	PR00000299
Ramsey County (fiscal agent for Fair Housing Implementation Council)	27,100	PR00000295
Total CDBG: 1,654,950		

6/30/2063

HOME PROGRAM [4] Implementation Funding Agreements	Budget	Contract No.
Beacon (or affiliated entity)for Cranberry Ridge	450,000	PR00000324
Common Bond (or affiliated entity)for Resurrection Church Redevelopment	500,000	PR00000327
Habitat for Humanity (or affiliated entity)	150,000	PR00000328
West Hennepin Affordable Housing Land Trust (WHAHLT)	314,264	PR00000325
West Hennepin Affordable Housing Land Trust CHDO Operating	50,000	PR00000329
Total HOME: 1,464,264		

HENNEPIN COUNTY ADMINISTERED [5]	Budget
CDBG Administration	325,221
CDBG Homeowner Rehabilitation	911,200
HOME Administration	133,545
Total Hennepin County Administered: 1,369,966	

EMERGENCY SOLUTIONS GRANT (ESG) PROGRAM	Budget
ESG [6]	224,325 HSPHD

- [1] Available CDBG Program funding includes approximately \$181,193 in recaptured/reprogrammed funds.
 [2] Hopkins directed \$116,450 to homeowner rehab administered by HC.
 [3] Minnetonka directed \$112,200 to homeowner rehab administered by HC.
 [4] Available HOME Program funding includes approximately \$262,355 in program income/recaptured/reprogrammed funds.
 [5] A portion of future program income may be allocated to administration.
 [6] The Emergency Solutions Grant (ESG) program is administered by HSPHD.

U.S. Department of Housing and Urban Development - CDBG	2,710,178	A188755
U.S. Department of Housing and Urban Development - HOME	1,335,454	A188756
U.S. Department of Housing and Urban Development - ESG	224,325	A188757
4,269,957		

HENNEPIN COUNTY

MINNESOTA

Board Action Request

18-0189R1

Revised

Item Description:

Neg Agmt PR00000389 with the Robbinsdale Economic Development Authority for the Downtown Robbinsdale Redevelopment project, 5/23/18 -12/31/19, NTE \$164,000

Resolution:

BE IT RESOLVED, that consistent with Economic Development Infrastructure Fund guidelines, the County Administrator be authorized to negotiate Agreement PR00000389 with the Robbinsdale Economic Development Authority for extraordinary costs related to the Downtown Robbinsdale Redevelopment project, during the period May 23, 2018 through December 31, 2019, with the not to exceed amount of \$164,000 (Economic Development Infrastructure Fund - CP 1002195); that following review and approval by the County Attorney's Office, the Chair of the Board be authorized to sign the agreement and related documents on behalf of the county; and that the Controller be authorized to disburse funds as directed.

Background:

History: In 2015, the Economic Development Infrastructure Fund (EDIF) was formed and funded under the county's Capital Improvement Program as a tool to help create and retain jobs, leverage private investment, and increase the tax base.

Under the EDIF Program, cities and development authorities in Hennepin County are eligible to apply for assistance to offset extraordinary costs and infrastructure upgrades associated with city-supported business expansion and new construction projects that create a minimum of ten new, permanent, full-time jobs paying at least \$13.01 in hourly wages. Cities must demonstrate that all other sources, private and public, are insufficient for the project to move forward. Requests for funding are reviewed based on the following criteria:

- Job creation and/or retention
- Need for financial assistance, including justification for use of county resources
- Readiness to proceed
- Tax base enhancement
- Leverage from private or other public sources
- Alignment with other county priorities and interests

The Robbinsdale Economic Development Authority has requested funding to assist with a \$2.6 million redevelopment and business expansion project that will ultimately impact five businesses in Downtown Robbinsdale. The Downtown Robbinsdale Redevelopment project is being led by Travail Kitchen, which is an established company that operates two restaurants and a catering business, and provides a unique training and incubation program that has launched multiple chef/owners and restaurant concepts in the region. The project will directly impact 60 jobs (13 new, 47 retained) with wages of at least \$14 per hour, with an additional 28 jobs in neighboring businesses indirectly impacted by the project.

This project involves the demolition of two existing single-story buildings and new construction of a two-story building that will provide space for multiple businesses to relocate, reconfigure, and expand. Travail's

two operating restaurants will move and expand, leaving a fully equipped restaurant space to facilitate expansion of a third restaurant and catering business under separate ownership. Demolition, excavation, shoring, soil solidification, new footings, foundation retrofits, a new sanitary sewer line, and electric utility relocation and new utility connections for multiple adjacent businesses qualify as eligible costs under EDIF's guidelines.

The estimated market value of the site is estimated to increase by \$1,098,000 (from \$402,000 to approximately \$1,500,000) as a result of the project.

The city's financial consultant has confirmed a \$500,000 gap between project costs and private equity and financing sources due to the extraordinary costs noted above. Staff recommends a \$164,000 EDIF award (Economic Development Infrastructure Fund - CP 1002195) to the authority with the expectation that additional city and/or private financing would fill the remaining gap.

Current Request: Authorization to negotiate Agreement PR00000389 with the Robbinsdale Economic Development Authority for the Downtown Robbinsdale Redevelopment project during the period of May 23, 2018 through December 31, 2019 with a not to exceed amount of \$164,000.

Impact/Outcomes: Downtown Robbinsdale Redevelopment project will facilitate a \$2.6 million business expansion project, retain 47 jobs, create 13 new jobs, and increase the estimated market value by an estimated \$1.098 million.

ATTACHMENTS:

Description	Upload Date	Type
-------------	-------------	------