

# HENNEPIN COUNTY

## MINNESOTA

### FINAL BOARD AGENDA

**BOARD OF HENNEPIN COUNTY COMMISSIONERS**  
**HENNEPIN COUNTY HOUSING AND REDEVELOPMENT AUTHORITY**  
TUESDAY, JUNE 5, 2018  
1:30 PM

Chair: Linda Higgins, District 2  
Vice-Chair: Debbie Goettel, District 5  
Members: Mike Opat, District 1  
Marion Greene, District 3  
Peter McLaughlin, District 4  
Jan Callison, District 6  
Jeff Johnson, District 7

- 
1. **Approval of the Agenda**
  2. **Minutes from Previous Meeting**
    - A. 05/08/2018 HRA Meeting Minutes
  3. **Claims Register**
    - A. **18-HCHRA-0015**  
Claims Register for the period ending May 14, 2018
  4. **New Business**
    - A. **18-HCHRA-0016**  
Neg Agmt A188855 with West Hennepin Affordable Housing Land Trust for the conveyance of 9335 Russell Circle in Bloomington, 6/5/18-12/31/18, est recv \$250,000

# HENNEPIN COUNTY

## MINNESOTA

### MEETING MINUTES

#### BOARD OF HENNEPIN COUNTY COMMISSIONERS

#### HENNEPIN COUNTY HOUSING AND REDEVELOPMENT AUTHORITY

TUESDAY, MAY 8, 2018

1:30 PM

Chair: Linda Higgins, District 2  
Vice-Chair: Debbie Goettel, District 5

Members: Mike Opat, District 1  
Marion Greene, District 3  
Peter McLaughlin, District 4  
Jan Callison, District 6  
Jeff Johnson, District 7

---

The Board of Commissioners of the Hennepin County Housing and Redevelopment Authority met in the Hennepin County Government Center on May 8, 2018. The meeting was called to order at 2:45 PM by Commissioner Higgins, Chair. All Commissioners were present.

#### 1. Approval of the Agenda

##### APPROVED

Commissioner Jan Callison moved to approve the agenda, seconded by Commissioner Peter McLaughlin and approved - 7 Yeas

#### 2. Public Hearing

A. Public Hearing for public comment on the proposed sale of 9335 Russell Circle in the City of Bloomington West Hennepin Affordable Housing Land Trust, or affiliated entity

#### 3. Minutes from Previous Meeting

A. 04/03/2018 HRA Meeting Minutes

##### ADOPTED

Commissioner Mike Opat moved to adopt the Minutes, seconded by Commissioner Jeff Johnson and approved - 7 Yeas

#### 4. New Business

##### A. 18-HCHRA-0012

Agmts A188760 with Scott and A188761 with Ramsey counties for Economic Gardening, 5/9/18-8/31/20, combined recv \$175,000; Agmts PR00000261 with Edward R. Lowe Foundation for Economic Gardening, 5/9/18-8/31/20, NTE \$265,000, PR00000263 with MCCD for Open to Business, 5/9/18-12/31/20, NTE \$135,000

BE IT RESOLVED, that Agreements A188760 with Scott County in the receivable amount of \$75,000 and A188761 with Ramsey County Housing and Redevelopment Authority in the receivable amount of \$100,000 for participation in a regional Economic Gardening Program serving businesses in Hennepin, Scott and Ramsey counties, during the period May 9, 2018 through August 31, 2020, be approved; that the Chair be authorized to sign the agreements on behalf of the authority; and that the Controller be authorized to receive and disburse funds as directed; and

BE IT FURTHER RESOLVED, that Agreement PR00000261 with Edward R. Lowe Foundation to provide a regional Economic Gardening Program serving businesses in Hennepin, Scott and Ramsey counties, during the period May 9, 2018 through August 31, 2020, with the not to exceed amount of \$265,000, be approved; that the Chair be authorized to sign the agreement on behalf of the authority; and that the Controller be authorized to disburse funds as directed; and

BE IT FURTHER RESOLVED, that Agreement PR00000263 with the Metropolitan Consortium of Community Developers to operate the Open to Business Program providing technical assistance and support for entrepreneurs in suburban communities, during the period May 9, 2018 through December 31, 2020, with the not to exceed amount of \$135,000, be approved; that the Chair be authorized to sign the agreement on behalf of the authority; and that the Controller be authorized to disburse funds as directed.

##### ADOPTED

Commissioner Jan Callison moved to adopt the Resolution, seconded by Commissioner Debbie Goettel and approved - 7 Yeas

**B. 18-HCHRA-0013**

2018 TOD funding recommendations - Neg 2 TOD grant agmts, 5/9/18-12/31/20, NTE \$350,000; Neg 5 TOD loan agmts, 5/9/18-12/31/65, total NTE \$1,850,000; modify agmt A177307 award terms

BE IT RESOLVED, that that the Executive Director be authorized to negotiate Transit Oriented Development (TOD) Grant Agreements PR00000387 with Clement LLC, or affiliated entity, for the 318 Lake project, with the amount not to exceed \$100,000; and PR00000361 with the City of Bloomington, for the BCS3 Multifamily project, with the amount not to exceed \$250,000, during the period May 9, 2018 through December 31, 2020; that following review and approval by the County Attorney's Office, the Chair be authorized to sign the agreement and related documents on behalf of the authority; and that the Controller be authorized to disburse funds as directed; and

BE IT FURTHER RESOLVED, that the Executive Director be authorized to negotiate TOD Loan Agreements PR00000368 with Lake Street Apartments, LLC, or affiliated entity, for the 410 Lake Street W. project, with the amount not to exceed \$300,000; PR00000367 with the Red Lake Band of Chippewa Indians, or affiliated entity, for the Mino-bimaadiziwin project, with the amount not to exceed \$450,000; PR00000366 with Northside Partners GP, LLC, or affiliated entity, for the Penn Avenue Union project, with the amount not to exceed \$250,000; PR00000365 with Newport Midwest, LLC, or affiliated entity, for The Mariner project, with the amount not to exceed \$450,000; and PR00000364 with West Broadway Limited Partnership, or affiliated entity, for the West Broadway Curve project, with the amount not to exceed \$400,000, during the period May 9, 2018 through December 31, 2065, contingent upon closing on project financing prior to December 31, 2020; that following review and approval by the County Attorney's Office, the Chair be authorized to sign the agreements and related documents on behalf of the authority; and that the Controller be authorized to disburse funds as directed; and

BE IT FURTHER RESOLVED, that the Executive Director be authorized to negotiate modifications to a 2017 TOD Program funding award approved under Resolution 17-HCHRA-0021: Loan Agreement A177307 with the Lander Group, or affiliated entity, for the 38th Street Station project, converting the loan award to a TOD grant award, with no change in the not to exceed amount of \$400,000, and reducing the contract end date from December 31, 2062 to December 31, 2020; that following review and approval by the County Attorney's Office, the Chair be authorized to sign the agreement and related documents on behalf of the authority; and that the Controller be authorized to disburse funds as directed.

**ADOPTED**

Commissioner Marion Greene moved to adopt the Resolution, seconded by Commissioner Peter McLaughlin and approved - 6 Yeas 1 Nays: Johnson

**C. 18-HCHRA-0014**

2018 AHIF funding recommendations - Neg 4 2017 award modifications, 5/2/17-5/2/63; Neg 9 2018 award agmts, 5/9/18-5/8/63, total combined NTE \$3,288,000

BE IT RESOLVED, that accrued interest payments in the amount of \$38,000 received in the refinancing of 2005 Affordable Housing Incentive Agreement A051254 (Albright Townhomes) be allocated for the 2018 Affordable Housing Incentive Fund (AHIF) Program; and

BE IT FURTHER RESOLVED, that \$550,000 from Hennepin County Housing and Redevelopment Authority (HCHRA) Fund 32 (Other Services) be transferred to HCHRA Fund 37 (HCHRA Special Projects-Affordable Housing Incentive Fund) for inclusion in the 2018 AHIF Program; and

BE IT FURTHER RESOLVED, that the Executive Director be authorized to negotiate modifications to four 2017 AHIF Program funding awards approved under Resolution 17-HCHRA-0020, recognizing additional funding awarded under the 2018 AHIF Program: Agreements A177334 with Alliance Housing, Inc., or affiliated entity, for the Minnehaha Commons project, increasing the not to exceed amount by \$88,000 for a new total not to exceed amount of \$338,000; A177335 with Minneapolis Public Housing Authority, or affiliated entity, for the Minnehaha Townhomes project, increasing the not to exceed amount by \$100,000 for a new total not to exceed amount of \$600,000; A177338 with Newport Midwest, LLC, or affiliated entity, for The Mariner project, increasing the not to exceed amount by \$200,000 for a new total not to exceed amount of \$400,000; A177339 with Sabathani Community Center, or affiliated entity, for the Sabathani Senior Housing project, increasing the not to exceed amount by \$400,000 for a new total not to exceed amount of \$800,000; and extending each contract period from May 2, 2062 to May 8, 2063; that following review and approval by the County Attorney's Office, the Chair be authorized to sign the agreements and related documents on behalf of the authority; and that the Controller be authorized to disburse funds as directed; and

BE IT FURTHER RESOLVED, that the Executive Director be authorized to negotiate Agreements PR00000380 with Community Housing Development Corporation, or affiliated entity, for the Park 7 project, with a not to exceed amount of \$400,000; PR00000376 with Lake Street Apartments, LLC, or affiliated entity, for the Lake Street Apartments project, with a not to exceed amount of \$300,000; PR00000381 with Northside Partners GP, LLC, or affiliated entity, for the Penn Avenue Union project, with a not to exceed amount of \$300,000; PR00000385 with PERIS, or affiliated entity, for the PERIS Development project, with a not to exceed amount of \$400,000; PR00000378 with Project for Pride in Living Inc., or affiliated entity, for the Maya Commons project, with a not to exceed amount of \$400,000; PR00000379 with Red Lake Band of Chippewa Indians, or affiliated entity, for the Mino-bimaadiziwin project, with a not to exceed amount of \$300,000; PR00000373 with Sand Companies, or affiliated entity, for the Element project, with a not to exceed amount of \$200,000; PR00000374 with Twin Cities Habitat for Humanity, or affiliated entity, for the Scattered-site Rehab project, with a not to exceed amount of \$100,000; and PR00000375 with West Hennepin Affordable Housing Land Trust, or affiliated entity, for the WHAHLT Homes Within Reach project, with a not to exceed amount of \$100,000, during the period May 9, 2018 through May 8, 2063; that following review and approval by the County Attorney's Office, the Chair be authorized to sign the agreements and related documents on behalf of the authority; and that the Controller be authorized to disburse funds as directed; and

BE IT FURTHER RESOLVED, that the HCHRA authorizes the Executive Director to revise, as needed, the AHIF funding amounts of the HCHRA Board approved projects in response to potential changes in a specific project's funding requirements providing that such revisions will not result in an increase in the aggregate funding of \$3,288,000 or any projects being funded that have not been approved by the board.

**ADOPTED**

Commissioner Peter McLaughlin moved to adopt the Resolution, seconded by Commissioner Debbie Goettel and approved - 7 Yeas

**5. Adjournment**

On motion, the Hennepin County Housing and Redevelopment Authority adjourned at 3:00 PM. The next meeting of the Housing Redevelopment Authority will be Tuesday, May 15, 2018.

Maria Rose  
Clerk to the County Board

**Contracting opportunities can be found on the Hennepin County website: [www.hennepin.us](http://www.hennepin.us)**

# HENNEPIN COUNTY

## MINNESOTA

### Housing and Redevelopment Authority Board Action Request 18-HCHRA-0015

---

**Item Description:**

Claims Register for the period ending May 14, 2018

**Resolution:**

BE IT RESOLVED, that the Claims Register for the period ending May 14, 2018 be approved/ratified.

**ATTACHMENTS:**

Description	Upload Date	Type
Claims Register for the period ending May 14, 2018	5/31/2018	Claims

HENNEPIN COUNTY HOUSING AND REDEVELOPMENT AUTHORITY

Period Ending May 14, 2018

ACCOUNT NAME	VENDOR NAME	AMOUNT
Advertising	Finance and Commerce	\$ 256.51
Other Services General	City of Minneapolis	\$ 153.73
		\$ 410.24

# HENNEPIN COUNTY

## MINNESOTA

### Housing and Redevelopment Authority Board Action Request 18-HCHRA-0016

---

**Item Description:**

Neg Agmt A188855 with West Hennepin Affordable Housing Land Trust for the conveyance of 9335 Russell Circle in Bloomington, 6/5/18-12/31/18, est recv \$250,000

**Resolution:**

BE IT RESOLVED, that the Executive Director be authorized to negotiate Agreement A188855 with the West Hennepin Affordable Housing Land Trust, or affiliated entity, for the conveyance of 9335 Russell Circle in the City of Bloomington for the provision of affordable housing, during the period June 5, 2018 through December 31, 2018, with an estimated receivable amount of \$250,000; that following review and approval by the County Attorney's Office, the Chair be authorized to sign the agreement and all related conveyance documents on behalf of the authority; and that the Controller be authorized to accept and disburse funds as directed.

**Background:**

**History:** In the Tax Forfeit to Affordable Housing Program, the Hennepin County Housing and Redevelopment Authority (HCHRA) acquires and rehabilitates select foreclosed and/or tax-forfeited homes to provide affordable housing, eliminate blight, and expand the tax base.

Properties acquired by the HCHRA are rehabilitated by Sentencing to Service (STS) Homes and eventually resold to an eligible community land trust homebuyer. The STS Homes Program provides on-the-job carpentry program for probationers and to Summit Academy OIC students. The West Hennepin Affordable Housing Land Trust (WHAHLT) provides homeownership opportunities in suburban Hennepin County for individuals and families with incomes at or below 80 percent of area median income (AMI).

Construction is complete on the property at of 9335 Russell Circle in Bloomington and, upon approval, the property will be sold to WHAHLT for resale to an income-qualified buyer. The home's value is currently estimated at \$250,000; the final sales price will be established by an appraisal. WHAHLT provides additional assistance upon resale to obtain affordability at or below 80 percent of AMI.

A public hearing on the sale of this property to WHAHLT was held at the May 8, 2018 meeting of the HCHRA Board of Commissioners.

**Current Request:** This request is for authorization to negotiate Agreement A188855 with West Hennepin Affordable Housing Land Trust for the conveyance of 9335 Russell Circle in the City of Bloomington during the period June 5, 2018 through December 31, 2018 in an estimated receivable amount of \$250,000.

**Impact/Outcomes:** The conveyance of this property to the West Hennepin Affordable Housing Land Trust, or an affiliated entity, will return a vacant property to the tax base, provide continued carpenter training opportunities through the STS Homes program, and provide a new affordable housing opportunity.

**Recommendation from County Administrator:** Recommend Approval

**ATTACHMENTS:**

Description

Upload Date    Type

