

HENNEPIN COUNTY

MINNESOTA

FINAL BOARD AGENDA

BOARD OF HENNEPIN COUNTY COMMISSIONERS HENNEPIN COUNTY HOUSING AND REDEVELOPMENT AUTHORITY

TUESDAY, JANUARY 15, 2019

1:30 PM

Chair: Irene Fernando, District 2

Vice-Chair: Debbie Goettel, District 5

Members: Mike Opat, District 1

Marion Greene, District 3

Angela Conley, District 4

Jan Callison, District 6

Jeff Johnson, District 7

1. **Approval of the Agenda**

2. **Minutes from Previous Meeting**

A. Minutes 12-11-18

3. **New Business**

A. **19-HCHRA-0001**

2019 Hennepin County Housing and Redevelopment Authority Board of Commissioners
organizational structure

B. **19-HCHRA-0002**

2019 Hennepin County Housing and Redevelopment Authority Board of Commissioners meeting
schedule

C. **19-HCHRA-0003**

Authorize the conveyance of property located at 2200 Plymouth Ave N, City of Minneapolis

D. **19-HCHRA-0004**

Ratification of assignment of development agreement and direct conveyance of parking units within
the Thor development on the SE corner of Penn Ave N and Plymouth Ave N in Mpls to Hennepin
County

HENNEPIN COUNTY

MINNESOTA

MEETING MINUTES

BOARD OF HENNEPIN COUNTY COMMISSIONERS
HENNEPIN COUNTY HOUSING AND REDEVELOPMENT AUTHORITY
TUESDAY, DECEMBER 11, 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 December 11, 2018. The meeting was called to order at 5:16 PM by Commissioner Higgins, Chair. All Commissioners were present.

1. Approval of the Agenda
APPROVED

Commissioner Jan Callison moved to amend the agenda to move the Old Business items before the new Business items, seconded by Commissioner Marion Greene. Commissioner Jan Callison moved to approve the agenda, seconded by Commissioner Marion Greene and approved - 7 Yeas

2. Minutes from Previous Meeting

A. 12/6/18 HRA Meeting Minutes

APPROVED

Commissioner Peter McLaughlin moved to approve the Minutes, seconded by Commissioner Mike Opat and approved - 7 Yeas

3. New Business

A. **18-HCHRA-0042**

Neg Agmt A189376 with City of Lakes Community Land Trust for the conveyance of 2947 Thomas Avenue North in Mpls, 12/11/18-6/30/19, est recv \$145,000

BE IT RESOLVED, that the Executive Director be authorized to negotiate Agreement A189376 with City of Lakes Community Land Trust for the conveyance of 2947 Thomas Avenue North in the City of Minneapolis, for the provision of affordable housing during the period of December 11, 2018 through June 30, 2019, with an estimated receivable amount of \$145,000; that following review and approval by the County Attorney's Office, the Chair be authorized to sign all related conveyance documents on behalf of the authority; and that the Controller be authorized to accept and disburse funds as directed.

ADOPTED

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

B. **18-HCHRA-0043**

2019 Hennepin County Housing and Redevelopment Authority levy and budget

BE IT RESOLVED, that Hennepin County Housing and Redevelopment Authority Board of Commissioners adopts a final tax levy of \$10,455,995 for general operating purposes; and

BE IT FURTHER RESOLVED, that the 2019 budget, attached, be approved at \$13,100,165.

ADOPTED

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

4. Old Business

A. 18-HCHRA-0041

Establish the Client-based Housing program as a capital project in the 2019 Hennepin County Housing and Redevelopment Authority budget

BE IT RESOLVED, that the Hennepin County Housing and Redevelopment Authority's (HCHRA) Capital-Client-based Housing program (843400) be identified as a program in the 2019 HCHRA Fund 37 Special Projects budget (HRA: Client-based Housing CP 1006848) with \$2,000,000 in funding authorized by Resolution 18-HCHRA-0026R1 to support capital assistance to client-focused housing projects that preserve and expand the supportive housing system; and

BE IT FURTHER RESOLVED, that staff be directed to award funding requests after joint review and evaluation with Hennepin County Health and Human Services based on population need, cost reasonableness, return on investment, and system enhancement; and present contract and funding recommendations to the HCHRA Board as necessary.

REVISED

Commissioner Mike Opat moved to revise the Resolution, seconded by Commissioner Debbie Goettel and approved - 7 Yeas

18-HCHRA-0041 R1

Establish the Client-based Housing program as a capital project in the 2019 Hennepin County Housing and Redevelopment Authority budget, as revised

BE IT RESOLVED, that the Hennepin County Housing and Redevelopment Authority's (HCHRA) Capital-Client-based Housing program (843500) be identified as a program in the 2019 HCHRA Fund 37 Special Projects budget (HRA: Client-based Housing CP 1006848) with \$2,000,000 in funding authorized by Resolution 18-HCHRA-0026R1 to support capital assistance to client-focused housing projects that preserve and expand the supportive housing system; and

BE IT FURTHER RESOLVED, that staff be directed to develop program guidelines, criteria, and an evaluation process that includes a after joint review with Hennepin County Health and Human Services taking into consideration population need, project reasonableness, and anticipated impact on service outcomes; and present the program plan to the HCHRA Board before March 31, 2019 for approval; and

BE IT FURTHER RESOLVED, that all contract and funding recommendations under the Capital-Client-based Housing program be subject to HCHRA Board approval.

ADOPTED

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

5. Adjournment

The Hennepin County Housing and Redevelopment Authority adjourned at 5:27 PM until Tuesday, January 8, 2019.

Maria Rose
Clerk to the County Board

Contracting opportunities can be found on the Hennepin County website: www.hennepin.us

HENNEPIN COUNTY

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Housing and Redevelopment Authority Board Action Request 19-HCHRA-0001

Item Description:

2019 Hennepin County Housing and Redevelopment Authority Board of Commissioners organizational structure

Resolution:

BE IT RESOLVED, that the following be elected as officers of the Hennepin County Housing and Redevelopment Authority Board of Commissioners for 2019:

Chair: Commissioner

Vice Chair: Commissioner

Secretary: Commissioner

HENNEPIN COUNTY

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Housing and Redevelopment Authority Board Action Request 19-HCHRA-0002

Item Description:

2019 Hennepin County Housing and Redevelopment Authority Board of Commissioners meeting schedule

Resolution:

BE IT RESOLVED, that the Hennepin County Housing and Redevelopment Authority meetings for 2019 will be held following the first scheduled Hennepin County committee meetings of each month, unless noted differently in the meeting schedule approved by the Hennepin County Board.

HENNEPIN COUNTY

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Housing and Redevelopment Authority Board Action Request 19-HCHRA-0003

Item Description:

Authorize the conveyance of property located at 2200 Plymouth Ave N, City of Minneapolis

Resolution:

BE IT RESOLVED, that the Hennepin County Housing and Redevelopment Authority (HCHRA) finds the conveyance to Hennepin County of property located at 2200 Plymouth Avenue North (PID: 170-29-24-44-0210) for the use in Hennepin County's North Minneapolis Community Wellness Center capital project (CP 0031735) to be in accordance with the Penn Avenue North Redevelopment plan; and

BE IT FURTHER RESOLVED, that the HCHRA be authorized to convey said property to Hennepin County; and that following the review and approval by the County Attorney's Office, the Chair be authorized to sign all documents associated with the conveyance on behalf of the authority.

Background:

History: Hennepin County authorized the transfer of funds from the North Minneapolis Community Wellness Center capital project (CP 0031735) to the Hennepin County Housing and Redevelopment Authority (HCHRA) for property acquisition, environmental cleanup, and development and construction activities associated with the NorthPoint Health and Wellness Center Expansion project (Resolution 16-0277).

The HCHRA authorized Agreement A165725 with Estes Funeral Chapel (Estes) for the exchange of property between Estes and HCHRA for property located on the southwest and northwest corners of Penn Avenue North and Plymouth Avenue North in the City of Minneapolis (Resolution 16-HCHRA-0028R1).

On June 29, 2018, in accordance with the Land Exchange Agreement A165725 between the HCHRA and Estes, the land identified in the resolution was exchanged. The land acquired from Estes is to be incorporated within the expansion area of the NorthPoint Health and Wellness Center project and in order to advance the project the property at 2200 Plymouth Avenue North needs to be conveyed to Hennepin County.

The NorthPoint Health and Wellness Center capital project (CP 0031735) is in accordance with the Penn Avenue North Redevelopment plan, which includes the stated property. This request makes a finding to that effect, in order to make clear that the HCHRA may transfer the property to Hennepin County using its powers under Minnesota Statutes, section 469.029 and other related sources of law. Hennepin County and the HCHRA participate in this redevelopment plan through a multijurisdictional reinvestment program pursuant to Minnesota Statutes, section 383B.79, established by a Cooperative Agreement with the City of Minneapolis.

A companion Board Action Request will be considered by the Hennepin County Board of Commissioners.

Current Request: This request seeks the authorization to convey property located at 2200 Plymouth Avenue North (PID: 170-29-24-44-0210) from the HCHRA to Hennepin County.

Impacts/Outcome: The conveyance will permit the consolidation of property to support the expansion of the NorthPoint Health and Wellness Center.

Recommendation from County Administrator: Recommend Approval

HENNEPIN COUNTY

MINNESOTA

Housing and Redevelopment Authority Board Action Request 19-HCHRA-0004

Item Description:

Ratification of assignment of development agreement and direct conveyance of parking units within the Thor development on the SE corner of Penn Ave N and Plymouth Ave N in Mpls to Hennepin County

Resolution:

BE IT RESOLVED, that the Hennepin County Housing and Redevelopment Authority ratifies the Assignment of Contract for Private Development Agreement A189073 with Hennepin County and the direct conveyance of 420 parking units within the Thor development on the southeast corner of Penn Avenue North and Plymouth Avenue North, Minneapolis, legally described as Unit 2, Common Interest Community No. 2090, RAC Ramp Condominium, Hennepin County, Minnesota, from Thor HQ Holdings, LLC to Hennepin County.

Background:

History: Hennepin County authorized the transfer of funds from the North Minneapolis Community Wellness Center capital project (CP 0031735) to the Hennepin County Housing and Redevelopment Authority (HCHRA) for property acquisition, environmental cleanup, and development and construction activities associated with the NorthPoint Health and Wellness Center Expansion project (Resolution 16-0277).

The HCHRA authorized Agreement A165726 with Thor Development Group, LLC, (Thor) or affiliate, for the development of the southeast corner of Penn Avenue North and Plymouth Avenue North by Thor as a mixed-use development consisting of office and street related retail space and a parking facility (Resolution 16-HCHRA-0028R1). As part of this agreement, the HCHRA purchased 420 parking units in the parking facility. Agreement A165726 allowed the HCHRA to convey the parking units and all the rights and obligations under the agreement to Hennepin County. Through the recording of a Common Interest Community (CIC) Declaration and CIC Plat, the 420 parking units were identified as Unit 2, Common Interest Community No. 2090.

At the closing on August 2, 2018, in accordance with Assignment of Contract for Private Development Agreement A189073 between the HCHRA and Hennepin County, Unit 2 was directly transferred to Hennepin County by Thor, as opposed to Thor first transferring the parking to the HCHRA and then the HCHRA transferring the property to Hennepin County.

A companion Board Action Request will be considered by the Hennepin County Board of Commissioners.

Current Request: This request seeks the ratification of the Assignment of Contract for Private Development Agreement A189073 and the direct transfer of Unit 2, CIC No. 2090 from Thor to Hennepin County.

Impacts/Outcome: This ratification recognizes the transfer of 420 parking units to Hennepin County.

Recommendation from County Administrator: Recommend Approval