

HENNEPIN COUNTY

MINNESOTA

FINAL COMMITTEE AGENDA

ADMINISTRATION, OPERATIONS AND BUDGET COMMITTEE

TUESDAY, MAY 21, 2024
1:30 PM

Chair: Debbie Goettel, District 5
ViceChair: Marion Greene, District 3
Members: Jeff Lunde, District 1
Irene Fernando, District 2
Angela Conley, District 4
Vacant, District 6
Kevin Anderson, District 7

1. Minutes from Previous Meeting

1.A. May 7, 2024 Minutes

Attachments: [Admin.Op.Budget-COMMITTEE.MINUTES-07-May-2024](#)

2. New Business

Routine Items

2.A. [24-0211](#)

Consent to Assignment and Assumption and Neg Amend and Restatement of Ground Lease A140980; Consent to Assignment and Assumption and Neg Amend and Restatement of Lease/Use Agreement A140981

2.B. [24-0212](#)

Agmt A2412334 with Eden Prairie School District for fiber optic collaboration, 06/04/24-12/31/27

Items for Discussion and Action

2.C. [24-0213](#)

Hennepin County Youth Activities Grants 2024 Play Spaces Grants, combined total \$833,771

2.D. [24-0214](#)

Agmts for the provision of employment services under the Workforce Innovation and Opportunity Act Adult, Dislocated Worker, and Youth, MN State Dislocated Worker, and Minnesota Youth Programs, 07/01/24-12/31/27, combined NTE \$11,443,628

HENNEPIN COUNTY

300 South Sixth Street
Minneapolis, MN
55487-0240

MINNESOTA

Board Action Request

TMP-1111

Item Description:
May 7, 2024 Minutes

HENNEPIN COUNTY

MINNESOTA

COMMITTEE MINUTES

ADMINISTRATION, OPERATIONS AND BUDGET COMMITTEE

TUESDAY, MAY 7, 2024
1:30 PM

Chair: Debbie Goettel, District 5
ViceChair: Marion Greene, District 3
Members: Jeff Lunde, District 1
Irene Fernando, District 2
Angela Conley, District 4
Vacant, District 6
Kevin Anderson, District 7

Commissioner Irene Fernando, called the meeting of the Administration, Operations and Budget Committee for Tuesday, May 7, 2024 to order at 1:50 p.m.

Present: Jeff Lunde, Irene Fernando, Angela Conley and Kevin Anderson

Absent: Debbie Goettel and Marion Greene

1. Minutes from Previous Meeting

1.A. April 23, 2024 Minutes

APPROVE

Commissioner Angela Conley moved, seconded by Commissioner Kevin Anderson, to approve the Minutes.

Aye: Commissioner Lunde, Commissioner Fernando, Commissioner Conley and Commissioner Anderson

Absent: Commissioner Goettel and Commissioner Greene

2. New Business

Routine Items

2.A. [24-0183](#)

Ratification of permits, leases, lease amendments, and related property agreements approved by the County Administrator, period 01/01/24-03/31/24, total NTE \$15,000

CONSENT

Commissioner Kevin Anderson moved, seconded by Commissioner Jeff Lunde, to approve the Resolution.

Aye: Commissioner Lunde, Commissioner Fernando, Commissioner Conley and Commissioner Anderson

Absent: Commissioner Goettel and Commissioner Greene

2.B. [24-0182](#)

Neg Amd 1 to Lease Agmt LS00000032 with St. Olaf's Catholic Church of Minneapolis, Minnesota for safe space at 819 2nd Avenue South, Mpls

CONSENT

Commissioner Kevin Anderson moved, seconded by Commissioner Jeff Lunde, to approve the Resolution.

Aye: Commissioner Lunde, Commissioner Fernando, Commissioner Conley and Commissioner Anderson

Absent: Commissioner Goettel and Commissioner Greene

2.C. [24-0185](#)

Schematic Design approval for the Family Justice Center Relocation project and HCGC A20-A21 District Court Self Help and Administration project; Approve contract PR00006141 with Wold Architects, Inc., for architectural and engineering services, 04/30/24-02/28/26, NTE \$1,844,908 and approval to award associated construction contracts

CONSENT

Commissioner Kevin Anderson moved, seconded by Commissioner Jeff Lunde, to approve the Resolution.

Aye: Commissioner Lunde, Commissioner Fernando, Commissioner Conley and Commissioner Anderson

Absent: Commissioner Goettel and Commissioner Greene

2.D. [24-0184](#)

Approval and submission of Workforce Innovation Opportunity Act Local Plan to the State of Minnesota

CONSENT

Commissioner Kevin Anderson moved, seconded by Commissioner Jeff Lunde, to approve the Resolution.

Aye: Commissioner Lunde, Commissioner Fernando, Commissioner Conley and Commissioner Anderson

Absent: Commissioner Goettel and Commissioner Greene

2.E. [24-0186](#)

Submission of HC Consortium 2024 Action Plan; neg Agmts A2412285, A2412284, A2412283 w/HUD for the 2024 CDBG, HOME, ESG Pgrms, 07/01/24-06/30/29, est recv \$5,085,642; neg 16 CDBG agmts, 07/01/24-06/30/29, est NTE \$2,302,172; neg 7 HOME agmts, 07/01/24-06/30/69, est NTE \$3,659,961

CONSENT

Commissioner Kevin Anderson moved, seconded by Commissioner Jeff Lunde, to approve the Resolution.

Aye: Commissioner Lunde, Commissioner Fernando, Commissioner Conley and Commissioner Anderson

Absent: Commissioner Goettel and Commissioner Greene

Items for Discussion and Action

2.F. [24-0187](#)

Authorize supplemental appropriations and contingency transfers to amend the 2023 budget; Authorize interfund cash transfers to support 2023 expenses.

CONSENT

Commissioner Jeff Lunde moved, seconded by Commissioner Angela Conley, to approve the Resolution.

Aye: Commissioner Lunde, Commissioner Fernando, Commissioner Conley and Commissioner Anderson

Absent: Commissioner Goettel and Commissioner Greene

2.G. [24-0181](#)

Neg Agmts to provide lead hazard reduction and healthy homes remediation services, 05/15/24-06/30/27, neg Amds to provide lead hazard reduction and healthy homes remediation services, 01/01/23-06/30/27, total combined NTE \$3,700,000

CONSENT

Commissioner Kevin Anderson moved, seconded by Commissioner Jeff Lunde, to approve the Resolution.

Aye: Commissioner Lunde, Commissioner Fernando, Commissioner Conley and Commissioner Anderson

Absent: Commissioner Goettel and Commissioner Greene

Addendum

2.H. [24-0209](#)

Easement Agmt A2412329 with Metropolitan Council for utility easement at 530 Chicago Ave S, Mpls

CONSENT

Commissioner Irene Fernando moved, seconded by Commissioner Angela Conley, to approve the Resolution.

2.I. [24-0210](#)

Amd 2 to Agmt PR00003722 with Tangletown Gardens, LLC for planting and maintenance of exterior planters, ext end date to 12/31/25, incr NTE by \$50,000

CONSENT

Commissioner Jeff Lunde moved, seconded by Commissioner Angela Conley, to approve the Resolution.

Aye: Commissioner Lunde, Commissioner Fernando, Commissioner Conley and Commissioner Anderson

Absent: Commissioner Goettel and Commissioner Greene

There being no further business, the Administration, Operations and Budget Committee

for Tuesday, May 7, 2024 was declared adjourned at 2:03 p.m.

Sheri Selton
Deputy Clerk to the County Board

MINNESOTA

Board Action Request

24-0211

Item Description:

Consent to Assignment and Assumption and Neg Amend and Restatement of Ground Lease A140980;
Consent to Assignment and Assumption and Neg Amend and Restatement of Lease/Use Agreement A140981

Resolution:

BE IT RESOLVED, contingent upon necessary approvals by the State of Minnesota, and following review and approval by the County Attorney's Office, the Chair be authorized to sign consent to Assignment and Assumption of Ground Lease A140980 from the YWCA of Minneapolis to St. David's Center Minneapolis, LLC, on behalf of the County; and

BE IT FURTHER RESOLVED, upon execution of the Assignment and Assumption of Ground Lease A140980, the County Administrator be authorized to negotiate an amendment and restatement of Ground Lease A140980, extending the term to June 1, 2052, and making various changes consistent with the assignment to St. David's Center Minneapolis, LLC, and that following review and approval by the County Attorney's Office, the Chair be authorized to sign the amended and restated agreement on behalf of the County; and

BE IT FURTHER RESOLVED, contingent upon necessary approvals by the State of Minnesota, and following review and approval by the County Attorney's Office, the Chair be authorized to sign consent to Assignment and Assumption of Lease/Use Agreement A140981 from the YWCA of Minneapolis to St. David's, on behalf of the County; and

BE IT FURTHER RESOLVED, upon execution of the Assignment and Assumption of Lease/Use Agreement A140981, the County Administrator be authorized to negotiate an amendment and restatement of Lease/Use Agreement A140981, making various changes consistent with the assignment to St. David's Center, and that following review and approval by the County Attorney's Office, the Chair be authorized to sign the amended and restated agreement on behalf of the County; and

BE IT FURTHER RESOLVED, that the Controller be authorized to transfer and disburse funds as necessary to carry out the intent of this Resolution.

Background:

In 2014, the State Legislature appropriated \$3 million to the County for the predesign, design, renovation, furnishing and equipping of an early childhood center at the YWCA of Minneapolis building located at 1130 Nicollet Mall. The State then provided these funds to the County through Grant Agreement A140979 between the County and the Minnesota Department of Human Services, the grantor. The original bonding appropriation and, subsequently the grant agreement, was amended in 2015 to expand the eligible uses of the funds to include other building improvements. The YWCA provided \$3 million of matching funds toward the project.

State law required that the County, as grantee, have an ownership interest in the property to be improved, which would house the governmental program in question - the early childhood center. In order to fulfill this requirement and to accomplish the goals of the appropriation, the County entered into Ground Lease A140980 over the entirety of the property at 1130 Nicollet Mall owned by the YWCA. The County then leased the building

back to the YWCA through Lease/Use Agreement A140981. The County Board authorized Agreements A140979, A140980, and A140981, through Resolution 14-0258, adopted July 17, 2014.

In 2023, the YWCA determined that it would close its fitness center in the Nicollet Mall building and put the property up for sale. The YWCA continues to operate its early childhood center in the building. Under state law, capital projects that are wholly or partially funded with state bond proceeds become “state bond-financed property” and are subject to a variety of requirements, including actions that must occur if there is a change in use or ownership of the property. County staff therefore reached out to the YWCA and to state officials at Minnesota Management and Budget and Minnesota Department of Human Services to plan for the potential sale and identify actions the County and the state must take if the building were sold.

On November 30, 2023, St. David’s Center submitted a letter of intent to purchase the underlying fee title of the YWCA building and subsequently entered into a purchase agreement with the YWCA. St. David’s is a leader in child and family development, offering educational, therapeutic, and support services including early childhood education, mental health and pediatric therapies, autism treatment, home visits, and disability services to approximately 4,300 children and families annually.

St. David’s proposes to purchase and renovate the building to expand early childhood services available for children struggling with trauma or behavioral and developmental issues. It would operate the majority of services itself and also lease a portion of the facility back to the YWCA to continue providing the current program of licensed childcare services. St. David’s has commenced a fund-raising campaign to fund a portion of the proposed renovation of the building and intends to seek additional state bonding support in the 2025 legislative session. It intends ultimately to use the entire building for children’s services; in contrast, the YWCA only uses a portion of the building for its early childhood education programming.

To accomplish this transition, St. David’s proposes that it acquire fee title to the property from the YWCA. At the same time, it would assume all rights and obligations of the YWCA under the ground lease and the lease-use agreement with the County. These two agreements would be amended and restated, to substitute St. David’s for the YWCA and to make assorted small conforming changes.

This Resolution would effectuate the proposed transactions. The first resolving clause would consent to the assignment by the YWCA of the Ground Lease to St. David’s. The second resolving clause would authorize negotiation of an Amended and Restated version of the Ground Lease, which would substitute St. David’s for the YWCA as the lessor and make other conforming changes. The third resolving clause would consent to the assignment by the YWCA of the Lease/Use Agreement to St. David’s. The fourth resolving clause would authorize negotiation of an Amended and Restated version of the Lease/Use Agreement, which would substitute St. David’s for the YWCA as the tenant and make other conforming changes.

Recommendation from County Administrator: Recommend Approval

Board Action Request

24-0212

Item Description:

Agmt A2412334 with Eden Prairie School District for fiber optic collaboration, 06/04/24-12/31/27

Resolution:

BE IT RESOLVED, that Principal Agreement A2412334 with Eden Prairie School District for fiber optic collaboration during the period June 4, 2024 through December 31, 2027 be approved; that the Chair of the Board be authorized to sign the agreement on behalf of the county; that the County Administrator be authorized to sign statements of work under the agreement on behalf of the county; and that the Controller be authorized to disburse funds as directed.

Background:

Under Resolutions 20-0482, 21-0138, and 22-0187, the County Board approved fiber optic Principal Agreements with public entity partners Metropolitan Council, City of Minneapolis, City of Minnetonka, City of Bloomington, Carver County, Local Government Information Systems (LOGIS), Minnesota IT Services (MNIT), City of Eden Prairie, and City of Rogers. These Principal Agreements help expedite the contracting process for fiber optic collaborative projects by reducing the need to repeatedly negotiate terms allowing both parties to more efficiently scope and complete joint projects.

This request is to establish a fiber optic Principal Agreement with the Eden Prairie School District. The School District has an immediate need to connect a newly acquired facility near existing Hennepin County fiber infrastructure. Having a Principal Agreement in place with this public entity partner will allow for this fiber optic project work and future work to be completed swiftly and seamlessly.

Like the previously approved fiber optic Principal Agreements, the requested agreement will not commit county funds, rather individual Statements of Work (SOWs), which are subject to provisions of its Principal Agreement, will be issued detailing specific fiber optic projects. Community Connectivity, Public Works, Facility Services, and IT-Network Communications will be able to utilize the agreement to create SOWs, with the Community Connectivity team providing oversight.

Pricing will be agreed upon at the SOW level, where projects may be zero-cost, receivables, or expenditures to the county. This request also seeks Board authorization to allow the County Administrator to negotiate and sign individual SOWs under the Principal Agreement. SOWs exceeding \$500,000 will be brought to the Board for approval.

Recommendation from County Administrator: Recommend Approval

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Board Action Request

24-0213

Item Description:

Hennepin County Youth Activities Grants 2024 Play Spaces Grants, combined total \$833,771

Resolution:

BE IT RESOLVED, after consideration of recommendations, the Hennepin County Board of Commissioners selects 10 play spaces grants in a combined total of \$833,771 to receive 2024 grant funding for the Hennepin County Youth Activities Grants program as follows:

Play Spaces Grants:

- PR00006281 with Brooklyn Center Community Schools ISD 286, not to exceed \$100,000;
- PR00006276 with City of Bloomington, not to exceed \$100,000;
- PR00006275 with City of Crystal, not to exceed \$100,000;
- PR00006278 with City of Dayton, not to exceed \$100,000;
- PR00006274 with City of Richfield for **two** playgrounds, not to exceed \$200,000;
- PR00006280 with Minneapolis Schools SSD1, not to exceed \$100,000;
- PR00006279 with City of St. Bonifacius, not to exceed \$63,750;
- PR00006277 with Edina Public Schools ISD 273, not to exceed \$50,021;
- PR00006273 with City of Tonka Bay, not to exceed \$20,000;

Background:

The Hennepin County Board adopted Resolution 09-0320R3, establishing the Hennepin County Youth Sports Program with ballpark sales tax collections pursuant to Minn. Stat. 473.757, subd. 2. The County Board expanded the program with the adoption of Resolution 11-0318R1 which provided for additional grants to be awarded for equipment and/or small assets; and Resolution 15-0332R1 which provided for additional grants to be awarded for playground projects and swimming lessons; and Resolution 21-0337 which provided for additional grants to be awarded for art and music education and programming as well as lifeguard services; and Resolution 23-0087 which delegated signature authority to the Purchasing Director and allowed for review and updating of grant evaluation criteria. In 2023, the Hennepin County Board adopted Resolution 23-0153 that renamed the program to Hennepin County Youth Activities Grants to be inclusive of additional activities supported by the funding.

The Hennepin County Youth Activities Grants program has three grant initiatives that include sports grants, water safety grants, and art and music grants. Grant opportunities are available semiannually in the fall and spring. Since 2016, the HCYAG program has provided grants for traditional playgrounds. For the 2024 cycle, the grant opportunity was renamed to Play Spaces with grant opportunities for both traditional and non-traditional play areas for kids. A total of \$1 million was allocated for spring 2024 play spaces grants.

Applications for 2024 play space grants were accepted from January 18 through April 1, 2024. A Pre-Application Conference was held on February 6, 2024 and technical assistance was available for potential applicants. A total of 10 applications were received and all applications are recommended for award.

Recommended play space projects include:

1. Brooklyn Center Community Schools ISD 286 - grant funding will provide support for a multi-phase upgrade to an elementary school playground to ensure that it is accessible, inclusive, and green.
2. City of Bloomington - grant funding will support the creation of a fully inclusive playground structure at Bryant Park.
3. City of Crystal - grant funding will support replacement of existing play structures that are 20+ years old with accessible and upgraded features.
4. City of Dayton - grant funding will provide a playground for a newly created park in Dayton, MN situated between 4 new housing developments.
5. City of Richfield - grant funding will support **two** playground projects including upgrading and replacing playground structures that are 27 years old at a youth athletic complex in Richfield and construction of a new playground on a currently vacant plot of land.
6. Minneapolis Schools SSD1 - grant funding will replace equipment at an existing playground site that is more than 30 years old.
7. City of St. Bonifacius - grant funding will support replacement and enhancement of a playground that is 60 years old.
8. Edina Public Schools ISD 273 - grant funding will support replacement of playground equipment that is 20+ years old.
9. City of Tonka Bay - grant funding will be used to replace an existing fishing pier.

Current Request:

This board action will adopt the recommendations and award \$833,771 in funding to the 10 identified projects.

Recommendation from County Administrator: Recommend Approval

MINNESOTA

Board Action Request

24-0214

Item Description:

Agmts for the provision of employment services under the Workforce Innovation and Opportunity Act Adult, Dislocated Worker, and Youth, MN State Dislocated Worker, and Minnesota Youth Programs, 07/01/24-12/31/27, combined NTE \$11,443,628

Resolution:

BE IT RESOLVED, that the following Agreements providing employment services for Workforce Innovation and Opportunity Act Adult, Dislocated Worker, and Youth, MN State Dislocated Worker Program, and Minnesota Youth Programs during the period July 1, 2024 through December 31, 2027 with a combined not to exceed amount of \$11,443,628 be approved:

- HS00001650 with Avivo, in the not to exceed amount of \$2,711,000
- HS00001649 with Goodwill Industries, Inc., in the not to exceed amount of \$2,571,000
- HS00001651 with HIRED, in the not to exceed amount of \$2,416,000
- HS00001652 with Minnesota Training Partnership, Inc., in the not to exceed amount of \$900,000
- HS00001645 with the City of Brooklyn Park, in the not to exceed amount of \$380,000
- HS00001643 with Ka Joog Nonprofit Organization, in the not to exceed amount of \$400,000
- HS00001646 with Tree Trust, in the not to exceed amount of \$580,000
- PR00006217 with Carver County, in the not to exceed amount of \$1,485,628; and

BE IT FUTHER RESOLVED, that the Hennepin County Board of Commissioners delegates to the County Administrator authority to finalize the agreements with Avivo, Goodwill Industries, Inc., HIRED, Minnesota Training Partnership Inc., City of Brooklyn Park, Ka Joog Nonprofit Organization, Tree Trust, and Carver County, and that the Chair of the Board be authorized to sign the Agreements on behalf of the county; and the Controller be authorized to disburse funds as directed; and

BE IT FURTHER RESOLVED, that the acceptance of grant funding for this program by Hennepin County Board of Commissioners does not imply a continued funding commitment by Hennepin County for this program when grant funds are no longer available.

Background:

Under Title 1 of the Workforce Innovation and Opportunity Act (WIOA) the Adult, Youth, and Dislocated Worker programs are federally funded and designed to strengthen and improve our public workforce system by assisting individuals, including youth and those with significant barriers to employment, into high-quality jobs and careers and help employers hire and retain skilled workers. The State Dislocated Worker and Minnesota Youth programs operate in conjunction with the federal programs and have similar goals, measures and outcomes, but are funded at the state level.

Under Resolution 21-0229, Hennepin County is authorized to receive funds from the Department of Employment and Economic Development during the period April 1, 2021 through March 31, 2026 for the provision of services under WIOA Adult, Youth, Dislocated Worker, MN State Dislocated Worker, and

Minnesota Youth Programs.

On November 16, 2023, the Workforce Development Board (WDB) issued a Request for Proposal (RFP) pursuant to Hennepin County requirements for the WIOA Adult, Dislocated Worker, and MN State Dislocated Worker Programs as well as an RFP pursuant to the Hennepin County requirements for the WIOA Youth and Minnesota Youth programs. An independent panel of eight reviewed and selected providers for client services for the period of July 1, 2024 through December 31, 2027. On January 31, 2024 the Hennepin-Carver WDB approved Hennepin County Office of Workforce Development (OWD) to enter into contract negotiations with the recommended organizations established by the RFP evaluation panel.

Contracted providers will partner with Carver County to provide services for the Hennepin-Carver Workforce Development Area. This area is comprised of suburban Hennepin and Carver counties and is formed under a Joint Powers Agreement specific to the implementation of WIOA, which assigns administrative duties for the area to Hennepin County.

The agreements include programmatic mandated services such as:

1. Career Services Outreach, job search and placement assistance, comprehensive assessments, development of individual employment plans, counseling and career planning, and labor market information available to all job seekers.
2. Training services Links for customers to job opportunities in their communities, including both occupational training and training in basic skills. Participants use an individual training account to select an appropriate training program from a qualified training provider.
3. Supportive services Transportation, child care, dependent care; housing and needs-related payments are provided under certain circumstances to allow an individual to participate in the program.
4. WIOA Youth services Summer and year-round employment, work experience and academic enrichment to suburban Hennepin and Carver Counties with 75% out-of-school youth and 25% in-school youth.
5. Minnesota Youth services Summer employment, work experience, and academic enrichment to suburban Hennepin County in-school and out-of-school youth.

Recommendation from County Administrator: Recommend Approval