

# HENNEPIN COUNTY

## MINNESOTA

### FINAL COMMITTEE AGENDA

### RESIDENT SERVICES COMMITTEE

TUESDAY, MARCH 12, 2024

1:30 PM

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

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#### 1. Minutes from Previous Meeting

1.A. January 30, 2024 Resident Services Committee Minutes

**Attachments:** [RS-COMMITTEEMINUTES-30-Jan-2024](#)

#### 2. New Business

##### Routine Items

2.A. [24-0079](#)

Approve modification to minimum assessment agreement between the Bloomington Port Authority and Ardor apartment development project pursuant to Minn. Stat. § 469.177, subd. 8

##### Items for Discussion and Action

2.B. [24-0111](#)

Neg Agmt PR00005776 with DMT Solutions Global Corporation d/b/a BlueCrest for absentee ballot mailing system software, equipment, and services; 5-year agreement, NTE \$1.6 million

# HENNEPIN COUNTY

300 South Sixth Street  
Minneapolis, MN  
55487-0240

## MINNESOTA

### Board Action Request

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**TMP-0909**

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**Item Description:**

January 30, 2024 Resident Services Committee Minutes

# HENNEPIN COUNTY

## MINNESOTA

### COMMITTEE MINUTES

**RESIDENT SERVICES COMMITTEE**  
TUESDAY, JANUARY 30, 2024  
1:30 PM

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

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Commissioner Debbie Goettel, Chair, called the meeting of the Resident Services Committee for Tuesday, January 30, 2024 to order at 3:21 p.m.

**Present:** Debbie Goettel, Irene Fernando, Jeff Lunde, Marion Greene, Angela Conley and Kevin Anderson

#### 1. Minutes from Previous Meeting

1.A. December 7, 2023 Meeting Minutes

#### APPROVE

**Marion Greene moved, seconded by Angela Conley, to approve the Minutes.**

**Aye:** Goettel, Fernando, Lunde, Greene, Conley and Anderson

#### 2. New Business

##### Routine Items

2.A. [24-0054](#)

Appointment of the 2024 Hennepin County Special Board of Appeal and Equalization; and authorize the rates of compensation for its members; and adopt policies and procedures

#### CONSENT

**Commissioner Debbie Goettel moved, seconded by Commissioner Jeff Lunde, to approve the Resolution.**

**Aye:** Goettel, Fernando, Lunde, Greene, Conley and Anderson

There being no further business, the Resident Services Committee for Tuesday, January 30, 2024 was declared adjourned at 3:23 p.m.

Maria Rose  
Clerk to the County Board



### Board Action Request

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**24-0079**

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**Item Description:**

Approve modification to minimum assessment agreement between the Bloomington Port Authority and Ardor apartment development project pursuant to Minn. Stat. § 469.177, subd. 8

**Resolution:**

WHEREAS, in 2020, the City of Bloomington Port Authority created a tax increment finance district for the Ardor apartment development project; and

WHEREAS, in 2021, the Port Authority and Ardor Partners, LLC entered into a minimum assessment agreement for the project. The agreement set the project's minimum assessed value at \$43,000,000 for assessment year 2024 for taxes payable in 2025; and

WHEREAS, the project start was delayed to August 2023 and is approximately 50% complete; and

WHEREAS, the developer has requested a modification to the original agreement to align with its revised project schedule. On January 16, 2024, the Bloomington Port Authority agreed to change the agreement start date to assessment year 2025 for taxes payable in 2026.

BE IT RESOLVED, that pursuant to Minn. Stat. § 469.177, subd. 8, the Hennepin County Board of Commissioners approves the amendment to the October 1, 2021, minimum assessment agreement between Bloomington Port Authority and Ardor Partners, LLC, for the Ardor apartment development project, changing the agreement start date to assessment year 2025 for taxes payable in 2026; and

BE IT FURTHER RESOLVED, that the County Board directs the County Administrator to execute any documents or certificates deemed necessary to carry out the intentions of this resolution.

**Background:**

Minn. Stat. § 469.177, subd. 8, allows for modification of assessment agreements by mutual consent of parties to an agreement. This statute also requires approval by the local government (i.e., city, county, school district) if a property's estimated market value is less than the minimum market value of the original assessment agreement.

In 2020, the City of Bloomington Port Authority created a tax increment finance district for the Ardor apartment development project.

In 2021, the Port Authority and Ardor Partners, LLC entered into a minimum assessment agreement setting the project's minimum assessed value at \$43,000,000 for assessment year 2024 for taxes payable in 2025.

In 2022, Ardor Partners had to secure additional equity to close on the project due to increased construction costs and interest rates delaying the project start to August 2023.

The developer has requested a modification to the original agreement to align with its revised project

schedule. At its January 16, 2024 meeting, the Bloomington Port Authority agreed to change the agreement start date to assessment year 2025 for taxes payable in 2026.

The project is approximately 50% complete. The assessor's office has recently estimated the value of the unfinished Ardor apartment project to be \$20- \$25 million.

This request seeks approval to modify the minimum assessment agreement currently in place for the Ardor apartment development project in Bloomington. The modification of the minimum assessment agreement will not negatively impact Hennepin County or Hennepin County taxpayers.

**Recommendation from County Administrator:** Recommend Approval

### Board Action Request

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24-0111

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#### Item Description:

Neg Agmt PR00005776 with DMT Solutions Global Corporation d/b/a BlueCrest for absentee ballot mailing system software, equipment, and services; 5-year agreement, NTE \$1.6 million

#### Resolution:

BE IT RESOLVED, that the County Administrator be authorized to negotiate Agreement PR00005776 with DMT Solutions Global Corporation d/b/a BlueCrest for absentee ballot mailing system software, equipment, and services in an amount not to exceed \$1.6 million, be approved; that following review and approval by the County Attorney's Office, the Chair of the Board be authorized to sign the contract on behalf of the County; and that the Controller be authorized to disburse funds as directed.

#### Background:

Hennepin County mails out absentee ballots for all elections in Hennepin County. For state elections in 2024, Hennepin County is estimating that it will send 24,000 primary absentee ballots and 110,000 general election absentee ballots. Currently, this is a manual process with employees doing the following for each request: affixing the correct labels on the absentee ballot mailing envelope and signature envelope, pulling the correct ballot for the voter's precinct, and enclosing the correct materials for the voter's registration status. The BlueCrest absentee ballot mailing system automates this process.

The system will improve service efficiency, accuracy, and timeliness. The system will reduce potential balloting material errors, reduce waste, and will result in cost savings to the County over the contract period.

A public RFP was issued in May 2023. BlueCrest, a proven leader in this market, was the lone proposer and was selected following a product demonstration. Negotiations between Hennepin County and BlueCrest are in progress and ongoing. Authorization to complete negotiations makes possible the County's ability to acquire and implement the system in advance of the 2024 presidential election.

#### Current Request:

This request seeks to provide authority to the County Administrator to negotiate contract PR00005776 for the purchase of absentee ballot mailing system services with BlueCrest and for the Chair of the Board to sign the contract on behalf of the County.

#### Impact/Outcomes:

This board action request to contract with BlueCrest directly impacts the County's ability to administer accurate and secure elections. This request aligns with Hennepin County disparity reduction efforts by ensuring efficiency and integrity of a key component in the administration of elections in our county, allowing residents the ability to continue to confidently participate in our democracy, hold elected officials accountable, and have a voice in important issues affecting themselves and their communities. Elections and voting directly impact all disparity domains.

**Recommendation from County Administrator:** Recommend Approval