

HENNEPIN COUNTY

MINNESOTA

PRELIMINARY AUTHORITY AGENDA

HENNEPIN COUNTY HOUSING AND
REDEVELOPMENT AUTHORITY
TUESDAY, APRIL 21, 2026

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

1. **Approval of the Agenda**

2. **Minutes from Previous Meeting**

2.A. March 10, 2026 Meeting Minutes

Attachments: [HRA-AUTHORITYMINUTES-10-Mar-2026](#)

3. **Claims Register**

3.A. [26-HCHRA-0009](#)

Claims Register for the period ending March 31, 2026

Attachments: [Claims Register for the period ending March 31, 2026](#)

4. **New Business**

4.A. [26-HCHRA-0010](#)

Terminate and forgive the portion of 2009 AHIF Agmt A091782 with Urban Homeworks associated with 620 23rd Ave N, NTE \$125,000; terminate the portion of Agmt A091782 associated with 2200 6th St N, Mpls, \$41,667 (recv)

HENNEPIN COUNTY

300 South Sixth Street
Minneapolis, MN
55487-0240

MINNESOTA

Board Action Request

TMP-26-0342

Item Description:

March 10, 2026 Meeting Minutes

HENNEPIN COUNTY

MINNESOTA

AUTHORITY MINUTES

**HENNEPIN COUNTY HOUSING AND
REDEVELOPMENT AUTHORITY**
TUESDAY, MARCH 10, 2026
1:30 PM

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

Commissioner Angela Conley, Chair, called the meeting of the Hennepin County Housing and Redevelopment Authority for Tuesday, March 10, 2026 to order at 3:41 p.m.

Present Commissioner Angela Conley, Commissioner Kevin Anderson, Commissioner Jeff Lunde, Commissioner Irene Fernando, and Commissioner Debbie Goettel

Absent Commissioner Marion Greene, and Commissioner Heather Edelson

1. Approval of the Agenda

APPROVE

Commissioner Irene Fernando moved, seconded by Commissioner Kevin Anderson, to approve the Agenda.

Aye Commissioner Conley Commissioner Anderson Commissioner Lunde
Commissioner Fernando

Away Commissioner Goettel

Absent Commissioner Greene Commissioner Edelson

2. Minutes from Previous Meeting

2.A. February 5, 2026 Meeting Minutes

APPROVE

Commissioner Irene Fernando moved, seconded by Commissioner Kevin Anderson, to approve the Minutes.

Aye Commissioner Conley Commissioner Anderson Commissioner Lunde
Commissioner Fernando

Away Commissioner Goettel

Absent Commissioner Greene Commissioner Edelson

3. **Claims Register**

4. **New Business**

4.A. [26-HCHRA-0004](#)

Neg Agmt A2613378 with Ramsey County Housing and Redevelopment Authority, 03/12/26-12/31/26, \$20,000 (recv)

ADOPT

Commissioner Irene Fernando moved, seconded by Commissioner Kevin Anderson, to adopt the Resolution.

Aye Commissioner Conley Commissioner Anderson Commissioner Lunde
Commissioner Fernando Commissioner Goettel

Absent Commissioner Greene Commissioner Edelson

4.B. [26-HCHRA-0005](#)

Authorize conveyance of Tract L of the Lake & Hiawatha Redevelopment Project to Metropolitan Council; Neg Agmt A2613383 with Metropolitan Council allowing Metropolitan Council to temporarily lease Tract O of the Lake & Hiawatha Redevelopment Project for construction purposes

ADOPT

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

Aye Commissioner Conley Commissioner Anderson Commissioner Lunde
Commissioner Fernando Commissioner Goettel

Absent Commissioner Greene Commissioner Edelson

4.C. [26-HCHRA-0006](#)

Est Capital Project 1012259 in the 2026 Special Projects Budget (Fund 37); transfer \$813,418 in budget authority from Capital Project 1011473 to Capital Project 1012259; close Capital Project 1011473

ADOPT

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

Aye Commissioner Conley Commissioner Anderson Commissioner Lunde
Commissioner Fernando Commissioner Goettel

Absent Commissioner Greene Commissioner Edelson

4.D. [26-HCHRA-0007](#)

Neg Agmts PR00008294 with Sigma Consulting and Training and PR00008293 with Small Business Dreambuilders to provide financial management consulting, 04/01/26-12/31/26, total combined NTE \$60,000

ADOPT

Commissioner Debbie Goettel moved, seconded by Commissioner Jeff

Lunde, to adopt the Resolution.

Aye Commissioner Conley Commissioner Anderson Commissioner Lunde
Commissioner Fernando Commissioner Goettel

Absent Commissioner Greene Commissioner Edelson

4.E. [26-HCHRA-0008](#)

Authorize supplemental appropriation to amend the 2026 HCHRA Budget; Authorize interfund cash transfers to support Small Business Recovery Fund program

ADOPT

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

Aye Commissioner Conley Commissioner Anderson Commissioner Lunde
Commissioner Fernando Commissioner Goettel

Absent Commissioner Greene Commissioner Edelson

There being no further business, the Hennepin County Housing and Redevelopment Authority for Tuesday, March 10, 2026 was declared adjourned at 3:59 p.m. until Tuesday, April 21, 2026.

Maria Rose
Clerk to the County Board

**Contracting opportunities can be found on the Hennepin County website:
<https://www.hennepincounty.gov/>**

Board Action Request

26-HCHRA-0009

Item Description:

Claims Register for the period ending March 31, 2026

Resolution:

BE IT RESOLVED, that the Claims Register for the period ending March 31, 2026, be approved/ratified.

Background:

Recommendation from County Administrator: Recommend Approval

HENNEPIN COUNTY HOUSING AND REDEVELOPMENT AUTHORITY

Period ending March 31, 2026

ACCOUNT NAME	VENDOR NAME
Publishing	BridgeTower OpCo, LLC
Publishing	BridgeTower OpCo, LLC
Publishing	BridgeTower OpCo, LLC
Publishing	BridgeTower OpCo, LLC
Consulting	Ehlers and Associates Inc.

AMOUNT	
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\$	54.70
\$	78.78
\$	58.50
\$	93.60
\$	2,915.00
\$	3,200.58

MINNESOTA

Board Action Request

26-HCHRA-0010

Item Description:

Terminate and forgive the portion of 2009 AHIF Agmt A091782 with Urban Homeworks associated with 620 23rd Ave N, NTE \$125,000; terminate the portion of Agmt A091782 associated with 2200 6th St N, Mpls, \$41,667 (recv)

Resolution:

BE IT RESOLVED, that the Executive Director be authorized to terminate that share of the 2009 Affordable Housing Incentive Fund (AHIF) Agreement A091782 with UHW R:R I, LLC (Urban Homeworks/Housing in Action) associated with 620 23rd Avenue North, Minneapolis, (Resolution 09-HCHRA-0013R1), and to forgive \$125,000 of the Agreement amount of \$250,000; that the Chair be authorized to sign any related documents to effectuate termination, forgiveness, release of declaration, and related documents on behalf of the Authority; and

BE IT FURTHER RESOLVED, that the Executive Director be authorized to terminate that share of Agreement A091782 with UHW R:R I, LLC associated with 2200 6th Street North, Minneapolis, , and to accept repayment of the pro-rata share of \$41,667 of the Agreement amount of \$250,000; that the Chair be authorized to sign any related documents to effectuate termination, release of declaration, and related documents on behalf of the Authority; and that the Controller be authorized to accept and disburse funds as directed.

Resolution 09-HCHRA-0013R1 (adopted June 2009) approved 2009 Affordable Housing Incentive Fund (AHIF) program funding (NTE \$250,000) for Urban Homeworks' Rental Reclaim project (acquisition and rehabilitation of rental housing developments at scattered sites in the city of Minneapolis) and authorized the Chair and Executive Director to sign related documents in support of the project.

UHW R:RI, LLC, an affiliated entity of Urban Homeworks, executed Agreement A091782 (dated September 24, 2010) and used AHIF funding to acquire three eligible properties (620 23rd Avenue North, 1727 Emerson Avenue North, and 2200 6th Street North) totaling 12 rental units. Agreement A091782 requires that 10 of the 12 units across the three properties remain restricted to households at or below 50 percent of the Area Median Income (AMI) for at least 30 years.

In the current cost environment, operating scattered-site affordable housing has proven financially difficult to unsustainable. In addition, crime and vandalism at 620 23rd Avenue North increased significantly. In January 2025, Urban Homeworks (now known as Housing in Action) relocated residents for safety and stability. The building experienced escalated vandalism despite fencing, boarding, and regular patrolling. Due to high estimates to repair the building (starting at \$300,000) and a 2025 cyberattack that wiped out the organization's operational and reserve accounts, Housing in Action cannot afford to renovate the building to livable standards. Housing in Action has made ongoing efforts to manage the three properties, including hiring a new property management company and private security company, but has now determined that it must consider portfolio changes that include the sale of both 620 23rd Avenue North and 2200 6th Street North.

Housing in Action has requested the HCHRA consider:

26-HCHRA-0010

- For 620 23rd Avenue North (6 units): early forgiveness of a pro-rata share (\$125,000) of the 2009 AHIF award, satisfaction of the related mortgage and note, and release of the related affordability declaration.
- For 2200 6th Street North (2 units): accept repayment of the pro-rata share (\$41,667) of the 2009 AHIF award, satisfaction of the related mortgage and note, and release of the related declaration.

Staff have worked extensively with Housing in Action, Minnesota Housing and the City of Minneapolis to determine the best course of action for the three Rental Reclaim I properties. Housing in Action plans to use any sales proceeds from 620 23rd Avenue North and 2200 6th Street North for capital improvements across their portfolio, including the final site remaining under Agreement A091782 (1727 Emerson Avenue North). Staff recommends approval of these changes as proposed to ensure Housing in Action can maintain its portfolio of larger apartment buildings as quality affordable housing into the future.

Current Request: This request is for authorization to terminate and forgive that portion of 2009 AHIF Agreement A091782 with UHW R:R I, LLC related to 620 23rd Avenue North, in the amount of \$125,000, and to release the note, mortgage and declaration associated therewith; and to terminate that portion of 2009 AHIF Agreement A091782 with UHW R:R I, LLC related to 2200 6th Street North, in the amount of \$41,667, and to release the note, mortgage and declaration associated therewith.

Impact/Outcomes: Approval of this request will help to stabilize Housing in Action so that they may continue to provide affordable housing to households at or below 50 percent of AMI.

Recommendation from County Administrator: Recommend Approval