

# HENNEPIN COUNTY

## MINNESOTA

### FINAL AUTHORITY AGENDA

#### HENNEPIN COUNTY HOUSING AND REDEVELOPMENT AUTHORITY

TUESDAY, JUNE 2, 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

- 
1. **Approval of the Agenda**
  2. **Minutes from Previous Meeting**
    - 2.A. May 12, 2026 Meeting Minutes

**Attachments:** [HRA-AUTHORITYMINUTES-12-May-2026](#)

3. **Claims Register**
4. **New Business**

4.A. [26-HCHRA-0018](#)

Neg Assignment, Assumption and Amd 1 to Agmt A15931, approving the transfer of ownership of property to Bickham Court Limited Partnership, extend term to 12/31/80, incr NTE to \$710,000; terminate Agmt A081848

4.B. [26-HCHRA-0019](#)

Neg Assignment, Assumption and Amd 1 to Agmt PR00004845, approving the transfer of ownership of property to NorthView LLC, extend term to 12/31/78, increase the NTE; terminate and forgive Agmts A021091, A080507, and A120639 with Beacon Interfaith Housing Collaborative

4.C. [26-HCHRA-0020](#)

Neg 3 Business District Initiative grant agmts with the cities of Edina, Hopkins and Richfield EDA, 06/03/26-12/31/27, total combined NTE \$65,000; neg 5 consultant agmts for Hennepin Planning Grant assistance, 06/03/26-12/31/27, total combined NTE \$160,000

4.D. [26-HCHRA-0021](#)

2026 TOC funding recommendations - Neg 5 Agmts, 05/12/26-12/31/28, NTE \$1,700,000; Neg 3 award modifications, ext end dates with no change to the NTE amounts

**Attachments:** [2026 TOC Attachment A](#)

# HENNEPIN COUNTY

300 South Sixth Street  
Minneapolis, MN  
55487-0240

## MINNESOTA

### Board Action Request

---

**TMP-26-0465**

---

**Item Description:**

May 12, 2026 Meeting Minutes

# HENNEPIN COUNTY

## MINNESOTA

### AUTHORITY MINUTES

#### HENNEPIN COUNTY HOUSING AND REDEVELOPMENT AUTHORITY

TUESDAY, MAY 12, 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, May 12, 2026 to order at 2:44 p.m.

**Present** Commissioner Angela Conley, Commissioner Kevin Anderson, Commissioner Irene Fernando, Commissioner Marion Greene, Commissioner Debbie Goettel, and Commissioner Heather Edelson

**Absent** Commissioner Jeff Lunde

#### 1. Approval of the Agenda

##### APPROVE

**Commissioner Irene Fernando moved, seconded by Commissioner Marion Greene, to approve the Agenda.**

**Aye** Commissioner Conley Commissioner Anderson Commissioner Fernando  
Commissioner Greene Commissioner Goettel Commissioner Edelson

**Absent** Commissioner Lunde

#### 2. Minutes from Previous Meeting

2.A. April 21, 2026 Meeting Minutes

##### APPROVE

**Commissioner Marion Greene moved, seconded by Commissioner Heather Edelson, to approve the Minutes.**

**Aye** Commissioner Conley Commissioner Anderson Commissioner  
Fernando Commissioner Greene Commissioner Goettel  
Commissioner Edelson

**Absent** Commissioner Lunde

#### 3. Claims Register

3.A. [26-HCHRA-0011](#)

Claims Register for the period ending April 30, 2026

**APPROVE/RATIFY**

**Commissioner Irene Fernando moved, seconded by Commissioner Heather Edelson, to approve/ratify the Resolution.**

**Aye** Commissioner Conley Commissioner Anderson Commissioner  
Fernando Commissioner Greene Commissioner Goettel  
Commissioner Edelson

**Absent** Commissioner Lunde

**4. New Business**

4.A. [26-HCHRA-0012](#)

2026 Homeownership Assistance Fund funding recommendations - Neg 5 Agmts, total combined NTE \$1,570,742; transfer \$300,000 in budget authority from Capital Project 1006757 to Capital Project 1009192

**ADOPT**

**Commissioner Debbie Goettel moved, seconded by Commissioner Marion Greene, to adopt the Resolution.**

**Aye** Commissioner Conley Commissioner Anderson Commissioner  
Fernando Commissioner Greene Commissioner Goettel  
Commissioner Edelson

**Absent** Commissioner Lunde

4.B. [26-HCHRA-0013](#)

Accept transfer of surplus properties located at 3200 Queen Ave N, 3211 Penn Ave N, and 3206 Penn Ave N in Minneapolis to the HCHRA from Hennepin County; authorize sale to VY Enterprise LLC, and John Aish Inc., or affiliated entities, respectively

**ADOPT**

**Commissioner Debbie Goettel moved, seconded by Commissioner Marion Greene, to adopt the Resolution.**

**Aye** Commissioner Conley Commissioner Anderson Commissioner  
Fernando Commissioner Greene Commissioner Goettel  
Commissioner Edelson

**Absent** Commissioner Lunde

4.C. [26-HCHRA-0014](#)

Preliminary approval to issue one or more tax-exempt multifamily housing revenue bonds for Willow Woods, an affordable housing preservation project at 10850 South Shore Drive in Plymouth; authorization to apply for allocation of issuance authority and to establish a public hearing

**ADOPT**

**Commissioner Irene Fernando moved, seconded by Commissioner Marion Greene, to adopt the Resolution.**

**Aye** Commissioner Conley Commissioner Anderson Commissioner  
Fernando Commissioner Greene Commissioner Goettel  
Commissioner Edelson

**Absent** Commissioner Lunde

4.D. [26-HCHRA-0015](#)

2026 Supportive Housing capital program funding recommendations - neg 3 award modifications and 9 award agmts, 05/12/26-05/12/81, total combined NTE \$6,795,267

**ADOPT**

**Commissioner Heather Edelson moved, seconded by Commissioner Irene Fernando, to adopt the Resolution.**

**Aye** Commissioner Conley Commissioner Anderson Commissioner  
Fernando Commissioner Greene Commissioner Goettel  
Commissioner Edelson

**Absent** Commissioner Lunde

4.E. [26-HCHRA-0016](#)

2026 LAHA funding recommendations - Neg 2 2026 award agmts, 05/12/26-05/12/81, total combined NTE \$1,409,733

**ADOPT**

**Commissioner Marion Greene moved, seconded by Commissioner Irene Fernando, to adopt the Resolution.**

**Aye** Commissioner Conley Commissioner Anderson Commissioner  
Fernando Commissioner Greene Commissioner Goettel  
Commissioner Edelson

**Absent** Commissioner Lunde

4.F. [26-HCHRA-0017](#)

2026 AHIF funding recommendations - Neg 2 award modifications and 7 2026 award agreements, 05/12/26-05/12/81, total combined NTE \$5,852,411; supp app to 2026 HCHRA budget

**ADOPT**

**Commissioner Irene Fernando moved, seconded by Commissioner Marion Greene, to adopt the Resolution.**

**Aye** Commissioner Conley Commissioner Anderson Commissioner  
Fernando Commissioner Greene Commissioner Goettel  
Commissioner Edelson

**Absent** Commissioner Lunde

There being no further business, the Hennepin County Housing and Redevelopment

Authority for Tuesday, May 12, 2026 was declared adjourned at 3:10 p.m. until Tuesday, June 2, 2026.

Maria Rose  
Clerk to the County Board

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

### Board Action Request

---

#### 26-HCHRA-0018

---

#### Item Description:

Neg Assignment, Assumption and Amd 1 to Agmt A15931, approving the transfer of ownership of property to Bickham Court Limited Partnership, extend term to 12/31/80, incr NTE to \$710,000; terminate Agmt A081848

#### Resolution:

BE IT RESOLVED, that the Executive Director be authorized to negotiate the Assignment and Assumption of Agreement A15931, and related documents, allowing transfer of ownership of 2759/2765 Louisiana Court in St. Louis Park, from Trellis Louisiana Court Acquisition LLC to Bickham Court Limited Partnership, or an affiliated entity; that following review and approval by the County Attorney's Office, the Chair be authorized to sign the Assignment and Assumption Agreement and other related documents on behalf of the Authority; and

BE IT FURTHER RESOLVED, that the Executive Director be authorized to negotiate Amendment 1 to Agreement A15931 with Bickham Court Limited Partnership, or affiliated entity, for supportive housing at 2759/2765 Louisiana Court in St. Louis Park (Resolution 12-HCHRA-00R1), to add adjacent properties including 2760, 2768, and 2753 Louisiana Court in St. Louis Park, under one consolidated agreement; extending the contract period end date from December 27, 2031 to December 31, 2080; increasing the not to exceed amount from \$450,000 to \$710,000 (consistent with the sum of consolidated agreements); extending, amending, and restating documents as necessary; that following review and approval by the County Attorney's Office, the Chair be authorized to sign the amendment 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 terminate Agreement A081848 with Trellis Co., or affiliated entity, and related documents, after the properties subject to Agreement A081848 are added to Agreement A15931, as authorized above.

#### Background:

Bickham Court, formerly known as Perspectives, is a 56-unit affordable housing development located in five adjacent buildings with addresses of 2753, 2760, 2759, 2765 and 2768 Louisiana Court in St. Louis Park. The Hennepin County Housing and Redevelopment Authority (HCHRA) entered into Affordable Housing Incentive Fund (AHIF) program agreements with Perspectives, Inc. for acquisition and rehabilitation of 18 units at 2759 and 2765 Louisiana Court (Resolution 12-HCHRA-00R1, Agreement A15931, NTE \$450,000, 12/27/2001-12/27/2031) and rehabilitation of 24 units at 2760 and 2768 Louisiana Court (Resolution 07-HCHRA-13, A081848, NTE \$260,000, 2/27/2009 to 2/27/2039).

In 2024, Perspectives, Inc filed for Chapter 11 bankruptcy and through that process sold the properties to Trellis Louisiana Court Acquisition LLC. The HCHRA approved assignment and assumption of AHIF agreements A15931 and A081848 by Trellis Louisiana Court Acquisition LLC (Resolution 24-HCHRA-0024).

Trellis Co., a local non-profit affordable housing developer and owner and an entity related to both to Trellis Louisiana Court Acquisition LLC and Bickham Court Limited Partnership, has obtained funding from a variety of sources to undertake a renovation and recapitalization of all of the subject Louisiana Court properties, including low-income housing tax credits and a 2025 Supportive Housing Strategy award from the HCHRA.

For administrative clarity, staff recommends assignment of Agreement A15931 to the new ownership entity, Bickham Court Limited Partnership, consolidating the two existing AHIF agreements under the 2000 loan agreement, A15931, for a combined new total not to exceed amount of \$710,000, and including all project properties and extending the contract end date to December 31, 2080 to match the new financing. These actions will allow the new financing to proceed to closing and will facilitate preservation of this important family supportive housing property.

**Current Request:** This request is for authorization to negotiate the Assignment, Assumption and Amendment 1 to Agreement A15931 with Bickham Court Limited Partnership, or affiliated entity, to ensure continued affordability of 56 affordable housing units through December 31, 2080, with a loan amount totaling \$710,000.

**Impact/Outcomes:** Approval of this request will preserve affordability of 56 supportive housing units, 22 of which are further supported by project-based Section 8 rental assistance.

**Housing Disparity Outcomes:** This board action request aligns with Hennepin County disparity reduction efforts by creating affordable housing opportunities for households with lower incomes.

**This request funds services that are: core services**

**Recommendation from County Administrator:** Recommend Approval

### Board Action Request

---

**26-HCHRA-0019**

---

#### **Item Description:**

Neg Assignment, Assumption and Amd 1 to Agmt PR00004845, approving the transfer of ownership of property to NorthView LLC, extend term to 12/31/78, increase the NTE; terminate and forgive Agmts A021091, A080507, and A120639 with Beacon Interfaith Housing Collaborative

#### **Resolution:**

BE IT RESOLVED, that the Executive Director be authorized to negotiate the Assignment and Assumption of Agreement PR00004845 (Resolution 22-HCHRA-0048), and related documents, allowing transfer of ownership of 2216 and 2220 Clinton Avenue South in Minneapolis, from North Haven LLC to NorthView LLC; that following review and approval by the County Attorney's Office, the Chair be authorized to sign the Assignment and Assumption Agreement and other related documents on behalf of the Authority; and

BE IT FURTHER RESOLVED, that the Executive Director be authorized to negotiate Amendment 1 to Agreement PR00004845 with NorthView LLC, or an affiliated entity, modifying agreement terms as necessary to recognize a change in property ownership as described herein, adding properties at 3146 Cedar Avenue South and 3806-3816 Third Avenue South in Minneapolis, extending the contract period end date from December 31, 2053 to December 31, 2078, and capitalizing the accrued interest for a new not to exceed amount of approximately \$309,000; that following review and approval by the County Attorney's Office, the Chair be authorized to sign the amendment and related documents on behalf of the Authority; and

BE IT FURTHER RESOLVED, that the Executive Director be authorized to terminate Agreement A021091 with FMF 38th Street Development LLLP, for 3806-3816 Third Avenue South in Minneapolis, and to forgive the principal loan amount of \$118,500 and accrued interest for a combined total of approximately \$146,397; that the Chair be authorized to negotiate and sign any related documents to effectuate loan termination and release of the declaration on behalf of the Authority; and

BE IT FURTHER RESOLVED, that the Executive Director be authorized to terminate Agreement A080507 with North Haven LLC, for 2216 Clinton Avenue South in Minneapolis, and to forgive the agreement amount of \$125,000; that the Chair be authorized to negotiate and sign any related documents to effectuate grant termination and release of the declaration on behalf of the Authority; and

BE IT FURTHER RESOLVED, that the Executive Director be authorized to terminate Agreement A120639 with North Haven LLC, for 2200 Clinton Avenue South in Minneapolis, and to forgive the principal loan amount of \$100,000; that the Chair be authorized to negotiate and sign any related documents to effectuate loan termination and release of the declaration on behalf of the Authority.

#### **Background:**

The Hennepin County Housing and Redevelopment Authority (HCHRA) awarded four Affordable Housing Incentive Fund (AHIF) program agreements from 2001-2022 for various properties within Beacon Interfaith Housing Collaborative's Northview portfolio in Minneapolis: Agreement A021091 (NTE \$118,500) for a 12-unit townhome development at 3806-3816 Third Avenue South; Agreement A080507 (NTE \$125,000) for a fourplex apartment building at 2216 Clinton Avenue South; Agreement A120639 (NTE \$100,000) for a fourplex

---

## 26-HCHRA-0019

---

apartment building at 2220 Clinton Avenue South; and Agreement PR00004845 (NTE \$300,000) providing additional funding for 2216 Clinton Avenue South and 2220 Clinton Avenue South. The AHIF agreements required compliance with affordability requirements to end dates ranging from 2032 to 2053. Provided that requirements were met, no repayment of funds would be due at the end of the term for Agreements A080507 and A120639. Mortgages and declarations were recorded against each property to secure affordability across the Northview portfolio.

Since initial acquisition in the early 2000s, the three AHIF-supported projects and a fourth project (3146 Cedar Avenue South) within the Northview portfolio have developed significant capital improvement needs that must be addressed for the properties to remain viable, long-term affordable housing. Beacon has obtained new funding commitments and associated long-term affordability restrictions from city, state and local funders, including a 2024 Supportive Housing Strategy award for \$1,000,000 that secures deeper affordability than is required by the existing AHIF agreements. Beacon plans to close on the new financing and begin property renovation in 2026. Affordability will be extended for 50 years, through 2078.

With the newly committed capital funding for the full Northview portfolio, the cumulative debt on the properties (after the 2026 closing) would far exceed the properties' appraised value, making the oldest debt prohibitive to closing on new funding. Beacon has requested consolidation of all properties (3806-3816 Third Avenue South, 2216 Clinton Avenue South, 2200 Clinton Avenue South, and 3146 Cedar Avenue South) under Agreement PR00004845 with a new not to exceed amount of approximately \$309,000 (including accrued interest); termination and forgiveness of Agreements A021091, A080507, and A120639, including release of the related declarations, and satisfaction of the related mortgages; assignment of Agreement PR00004845 to the new ownership entity, NorthView LLC; and extension of the contract term to 2078 to match that of the term of the new financing.

Staff have reviewed Beacon's request and, consistent with county priorities, recommend approval as the best means to allow the properties to remain stable, affordable housing for 22 extremely low-income households and 9 low-income households until 2078.

**Current Request:** This request is for authorization to terminate and forgive three existing AHIF contracts (Agreements A021091, A080507, and A120639) and to release the related notes, mortgages and declarations therewith; and to negotiate the Assignment, Assumption, and Amendment 1 to Agreement PR00004845, allowing the transfer of ownership and assumption of debt to NorthView LLC.

**Impact/Outcomes:** Approval of this request will allow for the renovation and preservation of four existing affordable housing properties that comprise the Northview portfolio. This action will help to ensure that the Northview portfolio properties remain as stable, high-quality affordable housing for decades, providing quality housing to 22 extremely low-income households and 9 low-income households.

**Housing Disparity Domain:** This board action request aligns with Hennepin County disparity reduction efforts by creating affordable housing opportunities for households with lower incomes.

**This request funds services that are: core services**

**Recommendation from County Administrator:** Recommend Approval

### Board Action Request

---

#### 26-HCHRA-0020

---

#### Item Description:

Neg 3 Business District Initiative grant agmts with the cities of Edina, Hopkins and Richfield EDA, 06/03/26-12/31/27, total combined NTE \$65,000; neg 5 consultant agmts for Hennepin Planning Grant assistance, 06/03/26-12/31/27, total combined NTE \$160,000

#### Resolution:

BE IT RESOLVED, that the unexpended amount of \$25,000 from 2023 Business District Initiative award (Resolution 23-HCHRA-0041) to the City of Edina for the Wayfinding at 50th and France project (Agreement PR00005745) be reallocated for distribution under the 2026 Hennepin County Housing and Redevelopment Authority (HCHRA) budget as described herein; and that the Controller be authorized to disburse funds as directed; and

BE IT FURTHER RESOLVED, that the Executive Director be authorized to negotiate the following Business District Initiative Grant Agreements during the period June 3, 2026 through December 31, 2027:

- PR00008494 with City of Edina, or affiliated entity, for the Wayfinding at 50th and France project with a not to exceed amount of \$25,000;
- PR00008493 with the City of Hopkins, or affiliated entity, for the Wayfinding from the Rails to Trails project, with a not to exceed amount of \$15,000;
- PR00008492 with the Richfield Economic Development Authority, or affiliated entity, for the Downtown Richfield Wayfinding and Placemaking project, with a not to exceed amount of \$25,000;

that following review and approval by the County Attorney's Office, the Executive Director be authorized to sign the agreements 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 PR00008442 with Bolton & Menk Inc.; PR00008439 with Van Meter Williams Pollack, LLP; PR00008443 with NEOO Partners, Inc.; PR00008441 with Cardo LLC; and PR00008440 with LHB Inc.; to provide for the completion of Hennepin Planning Grant projects during the period June 3, 2026 through December 31, 2027, for a total combined not to exceed amount of \$160,000; that following review and approval by the County Attorney's Office, the Executive Director be authorized to sign the agreements or amendments to 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 Authority affirms Hennepin Planning Grant program assistance to the City of Dayton for a small area plan, City of Greenfield for the Greenfield Village Center Master Plan, and the City of Robbinsdale for the Robbinsdale Downtown District Revitalization Plan, during the period June 3, 2026 through December 31, 2027, with a value of consultant services not to exceed a combined total value of \$160,000.

#### Background:

The Business District Initiative (established 2015) and Hennepin Planning Grants (established 2006) represent two complementary approaches to partnering with municipalities to advance Hennepin County Housing and

---

## 26-HCHRA-0020

---

Redevelopment Authority (HCHRA) goals and shared community and economic development priorities. By design, these programs provide modest seed funding to leverage additional investment, foster greater collaboration with Hennepin County communities, and implement strategies that help businesses and communities thrive and prosper.

The Business District Initiative (BDI) supports small business districts in suburban Hennepin County through city-led efforts such as marketing and wayfinding; public space improvements; business incubation spaces; building façade improvements; and related strategies. BDI projects are implemented through grant agreements with municipalities, economic development authorities, housing and redevelopment authorities, or port authorities. Since 2015, BDI has supported branding and wayfinding efforts, public realm improvements, and other district-scale strategies.

The Hennepin Planning Grant program supports cities' land use and development planning efforts to achieve human-scale land use patterns that prioritize walkability and encourage a mix of building types and uses, diverse housing and transportation options, and development within existing neighborhoods. HPG projects are implemented through consultant scopes of work up to a not to exceed value of \$60,000 per project. The HPG program has supported 49 projects in 29 cities with developing land use plans, market studies, and redevelopment strategies. Since 2023, over 1,000 acres have received new visions for redevelopment, setting the stage for communities that are more walkable, use land more efficiently, and are more economically productive.

Combined, these programs have supported 68 projects in 29 cities with a total of \$2.49 million in funding. These programs have leveraged over \$1,578,000 in local funds.

A combined competitive request for proposals for both programs was released in March 2026, seeking applications from Hennepin County municipalities. A total of 11 proposals were received, collectively requesting a total of \$547,900 across both programs. Proposals were evaluated based on the extent to which each project meets program objectives, aligns with county goals, demonstrates need, leverages funds, and demonstrates capacity to complete the project.

Agreements PR00008442, PR0000843, PR00008441 and PR00008440 with consultants provide the ability to negotiate specific work scopes for the recommended projects.

Recommended projects include:

### **Business District Initiative**

#### **City of Edina**

The City of Edina will implement a pedestrian wayfinding plan in the 50th and France business district to improve walkability, and address business owner and resident concerns about the difficulty finding destinations. The city is contributing \$50,000 to the project.

#### **City of Hopkins**

The City of Hopkins will implement a wayfinding system for pedestrians and bicyclists near the Green Line Extension Light Rail Stations and trail network to highlight the three business districts along and near transit stations. The city is contributing \$49,900.

### **Richfield Economic Development Authority**

The Richfield EDA will implement a branding and placemaking strategy for their downtown district, creating a sense of place and enhancing the pedestrian environment. The city is contributing a minimum of \$28,000.

### **Hennepin Planning Grants**

#### **City of Dayton**

---

## 26-HCHRA-0020

---

The City of Dayton will develop a small area plan to plan for expected growth and development, balance density with natural places, and create a stronger identity as a community. The city is contributing \$5,000.

### **City of Greenfield**

The City of Greenfield will develop a Village Center Master Plan to transform an approximately 70-acre site into a mixed-use walkable community and commercial hub. The city is contributing \$5,000.

### **Robbinsdale Economic Development Authority**

The City of Robbinsdale will build upon a 2023 downtown station area plan with a review of their zoning code to promote transit-oriented development, a district-scale parking study, and strategies to achieve the highest and best uses of key downtown properties. The city will contribute \$5,000.

**Current Request:** The request is to authorize negotiation of three Business District Initiative agreements in the total combined not to exceed amount of \$65,000 during the period June 3, 2026 through December 31, 2027; five Hennepin Planning Grant program consultant agreements, for a total combined not to exceed amount of \$160,000 during the period June 3, 2026 through December 31, 2027; and affirm Hennepin Planning Grant projects in the cities of Dayton, Greenfield, and Robbinsdale.

**Impact/Outcomes:** Approval of this request will authorize investment of up to \$225,000 to support the economic vitality of the business districts in Edina, Hopkins, and Richfield, and advance community-supported visions for land use and redevelopment that impact over 200 acres in the cities of Dayton, Greenfield, and Robbinsdale. Planning efforts will lead to more compact development patterns, reduced vehicle miles traveled, and increased tax value per acre. Combined, these business district and planning awards leverage approximately \$140,000 in matching investments by municipalities and will impact an estimated 375 businesses.

**Disparity Domains:** This request supports Hennepin County disparity reduction efforts in income, employment, housing, and transportation by supporting a range of investments that strengthen neighborhood businesses, create employment opportunities, support housing options, and facilitate improved access to community destinations.

**This request funds services that are: core services**

**Recommendation from County Administrator:** Recommend Approval

### Board Action Request

---

#### 26-HCHRA-0021

---

#### Item Description:

2026 TOC funding recommendations - Neg 5 Agmts, 05/12/26-12/31/28, NTE \$1,700,000; Neg 3 award modifications, ext end dates with no change to the NTE amounts

#### Resolution:

BE IT RESOLVED, that the Executive Director be authorized to negotiate the following Grant Agreements during the period May 12, 2026 through December 31, 2028:

- PR00008499 with the Neighborhood Development Center, or affiliated entity, for The Ruckus project, with a not to exceed amount of \$550,000;
- PR00008500 with PJRopes Holding, LLC, or affiliated entity, for the 4400 Oliver project, with a not to exceed amount of \$300,000;
- PR00008501 with Footprint Development, or affiliated entity, for the 525 Mainstreet Project, with a not to exceed amount of \$150,000;
- PR00008502 with Pillsbury United Communities, or affiliated entity, for the North Market 2.0 project, with a not to exceed amount of \$500,000;
- PR00008503 with Center for Communication and Development, or affiliated entity, for the KMOJ Forever Home project, with a not to exceed amount of \$200,000;

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 a modification to the 2024 TOC awards (Resolution 24-HCHRA-0022) with Communities Organizing Latine Power and Action (COPAL), or affiliated entity, for the Latino Center for Community Engagement project (Agreement PR00006319); and with Northgate Development, LLC, or affiliated entity, for the EPIC+R Project (formerly known as The Plymouth Project) (Agreement PR00006320), extending the contract date from December 31, 2026 to December 31, 2027, with no change in the not to exceed amounts of \$500,000 and \$450,000, respectively; 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 Amendment 2 to Agreement PR00004673 with The Cultural Wellness Center, or affiliated entity, for the Dreamland on 38th Project; extending the contract period from June 1, 2026 to December 31, 2027, with no change in the not to exceed amount of \$400,000; that following review and approval by the County Attorney's Office, the Chair be authorized to sign the amendment and related documents on behalf of the Authority; and that the Controller be authorized to disburse funds as directed.

#### Background:

The Transit Oriented Communities (TOC) program, previously known as Transit Oriented Development (TOD), has been a mainstay of Hennepin County's community development efforts since 2003 because of the wide-

---

## 26-HCHRA-0021

---

ranging benefits which compact, efficient land use and walkable development patterns generate. Transit-oriented communities are more resilient to climate change, reduce greenhouse gas emissions, and improve public health by making it easier to bike and walk to destinations. These compact, walkable communities are also more economically productive; a community earns roughly \$7 in property taxes per acre for a typical single-story commercial strip mall, compared to over \$100 per acre in a three-story mixed-use business district or over \$400 per acre in a six-story mixed-use district.

Transit-oriented communities reduce disparities by lowering combined housing and transportation costs for residents and improving access between housing, employment, and other destinations. By providing gap funding for projects that otherwise would not be feasible, the TOC Program generates investments in communities that have historically experienced disinvestment. TOC Program investments support Hennepin County's Climate Action Plan through more efficient land use and infrastructure, preservation of open space, reduced vehicle miles traveled (VMT) and reduced emissions through increased walking, biking, and transit ridership.

In January 2026, a competitive request garnered 27 applications requesting a total of over \$17.9 million. A total of 22 projects in Minneapolis requested \$13.6 million and 5 projects in suburban Hennepin County requested \$4.3 million. A multi-agency panel consisting of staff from Hennepin County, Metro Transit, and other community development professionals evaluated the applications. An independent financial consultant conducted an in-depth financial analysis assessing feasibility and funding gaps.

The 2026 HCHRA Budget (Resolution 25-HCHRA-0052) approved up to \$2.2 million for the 2026 TOC Program. Due to the impacts of the Federal Operation Metro Surge, Resolution 26-HCHRA-0008 reallocated \$500,000 of TOC funds to a small business relief fund.

Recommended projects for the remaining \$1.7 million in TOC program funds are listed below with further detail provided in Attachment A.

PR00008499 - Neighborhood Development Center - The Ruckus - \$550,000  
Located in Minneapolis and served by METRO B Line and D Line BRT routes

PR00008500 - PJRopes Holdings LLC - 4400 Oliver - \$300,000  
Located in Minneapolis and served by METRO C Line and D Line BRT routes and high-frequency bus routes

PR00008501 - Footprint Development - 525 Mainstreet - \$150,000  
Located in Hopkins and served by planned METRO Green Line Extension and high-frequency buses

PR00008502 - Pillsbury United Communities - North Market 2.0 - \$500,000  
Located in Minneapolis and served by METRO C Line BRT and high-frequency bus routes

PR00008503 - Center for Communication and Development - KMOJ Forever Home - \$200,000  
Located in Minneapolis and served by METRO C Line BRT and high-frequency bus routes

TOC guidelines require that the municipality in which the project is located approves the project seeking TOC funding, and that the project be located within a redevelopment area or district adopted in accordance with Minnesota Statutes, Section 469.

Since 2003, the Hennepin County Housing and Redevelopment Authority (HCHRA) has awarded approximately \$48.7 million to 165 TOD projects that have leveraged more than \$2.1 billion in development, including approximately:

- 155+ projects that redeveloped brownfields, grayfields, or vacant buildings; renovated existing

---

## 26-HCHRA-0021

---

buildings; contributing to community vitality and putting properties back on the tax rolls

- 125+ projects that reduced combined housing and transportation costs for over 11,600 households by making it easier to get where they need to go without owning a car
- 94+ projects that created commercial space, generating opportunities for small businesses and supporting more than 3,800 jobs accessible by transit
- 25 projects that improved bike and pedestrian infrastructure and the public realm, enhancing quality of life and access to goods and services

**Current Request:** This request is for authorization to negotiate Amendment 2 to Agreement PR00004673, two award modifications, and five grant agreements with a total combined not to exceed amount of \$1,700,000 under the 2026 TOC program.

**Impact/Outcomes:** Approval of these agreements will create more than 60 housing units, 65,000 square feet of commercial space, including 30 affordable spaces, supporting 75 new or retained jobs. TOC funding will leverage \$66.2 million in total investment value. These projects support long-standing community institutions, expanding community services and economic opportunity and investing in the social infrastructure of Hennepin County communities while improving connections to current and planned light rail transit, bus rapid transit, and within the high-frequency bus network.

**Disparity Domains:** This request supports Hennepin County disparity elimination efforts in income, employment, housing, and transportation by supporting a range of investments that create employment opportunities, affordable housing, community services and amenities in areas well-served by public transit, including low-income communities and communities of color.

**This request funds services that are: core services**

**Recommendation from County Administrator:** Recommend Approval

**Attachment A**  
**2026 Transit Oriented Communities (TOC) Project Summaries**

<b>Recommended Projects and Awards</b>		
<b>Project</b> Applicant <i>Municipality</i>	<b>Project Description</b>	<b>Award</b>
<b>The Ruckus</b> Neighborhood Development Center (NDC) <i>Minneapolis</i>	The Ruckus project will redevelop a vacant site at the intersection of Chicago Ave. and East Lake Street in Minneapolis that was damaged during the 2020 civil unrest. The project consists of a 30,000 square-foot community-innovation hub, featuring small business incubator space for local entrepreneurs. The project is expected to create 60 new jobs, and will be served by both the METRO B Line and D Line BRT routes. Total project development costs are \$28 million.	\$550,000
<b>4400 Oliver</b> PJRopes Holdings LLC <i>Minneapolis</i>	The 4400 Oliver project will redevelop a currently underutilized site in North Minneapolis's Victory neighborhood. The project will renovate a vacant commercial building into a mixed-use building containing 16 units of housing (15 of which will be affordable below 60% AMI), and three ground-floor commercial spaces. The project is expected to create 35 new jobs and is served by both the METRO C Line and D Line BRT routes. Total project development costs are \$11.5 million.	\$300,000
<b>525 Main Street</b> Footprint Development <i>Hopkins</i>	The 525 Mainstreet project will develop a currently vacant lot in close proximity to Downtown Hopkins. The project will include 45 units of housing, including 5 units affordable below 60% AMI, and no on-site vehicle parking. The project is served by the planned METRO Green Line extension. Total project development costs are \$10.8 million.	\$150,000
<b>North Market 2.0</b> Pillsbury United Communities (PUC) <i>Minneapolis</i>	The North Market 2.0 project will reposition and redevelop the existing North Market grocery store building located in north Minneapolis. The project will add 4 commercial spaces for local small businesses, with the ultimate goal of serving as a community food hub. The project is served by the METRO C Line. Total project development costs are \$1.02 million.	\$500,000
<b>KMOJ Forever Home</b> Center for Communication & Development <i>Minneapolis</i>	The KMOJ Forever Home project will develop a vacant site in north Minneapolis as the main office of the KMOJ radio station. The project will allow KMOJ to expand their programming, and will include job training opportunities for individuals interested in careers in media/communications. The project is served by the METRO C Line. Total project development costs are \$14.8 million.	\$200,000