

# HENNEPIN COUNTY

## MINNESOTA

### FINAL AUTHORITY AGENDA

#### HENNEPIN COUNTY HOUSING AND REDEVELOPMENT AUTHORITY

THURSDAY, DECEMBER 11, 2025  
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

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1. **Approval of the Agenda**

2. **Minutes from Previous Meeting**

2.A. November 13, 2025 Meeting Minutes

**Attachments:** [HRA-AUTHORITYMINUTES-13-Nov-2025](#)

3. **Claims Register**

3.A. [25-HCHRA-0043](#)

Claims Register for the period ending November 30, 2025

**Attachments:** [Claims Register ending 11 30 2025](#)

4. **New Business**

4.A. [25-HCHRA-0044](#)

Neg Agmt with MN Housing Finance Agency for the MN Cities Participation Program, 01/01/26-12/31/26 (no county cost)

4.B. [25-HCHRA-0045](#)

Neg Amd 1 to Facility Lease and Management Agreement with CHDC VA LLC, for the Veterans and Community Housing project; no cost to Authority

4.C. [25-HCHRA-0046](#)

Neg Agmt PR00007939 with The Minneapolis Foundation to establish and administer a small business employee hardship fund, 12/12/25-12/31/29, NTE \$75,000

4.D. [25-HCHRA-0047](#)

Neg Agmt PR00007995 with Affordable Housing Connections, Inc to provide annual compliance monitoring services for affordable rental housing projects; 01/01/26-12/31/28, NTE \$250,000

4.E. [25-HCHRA-0048](#)

Neg Amd 1 to Agmt PR00003663 with Corporation for Supportive Housing, ext term to 09/30/26, no change to NTE

4.F. [25-HCHRA-0049](#)

Neg 7 Agmts for cohort-based small business programming, 01/01/26-12/31/26, total combined NTE \$612,500

4.G. [25-HCHRA-0050](#)

Neg 33 Elevate Hennepin advising Agmts for small business consulting, 01/01/26-12/31/26, total combined NTE \$2,500,000

4.H. [25-HCHRA-0051](#)

Consent to the issuance of bonds by the City of Oakdale, MN to refund HRA Series 2015 Bonds for Ebenezer Assisted Living at 3451 Parklawn Avenue in Edina

4.I. [25-HCHRA-0052](#)

Approval of 2026 Hennepin County Housing and Redevelopment Authority levy and budget

**Attachments:** [Schedule I - 2026 HCHRA Budget Summary](#)

# HENNEPIN COUNTY

MINNESOTA

300 South Sixth Street  
Minneapolis, MN  
55487-0240

## Board Action Request

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**TMP-25-1030**

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**Item Description:**

November 13, 2025 Meeting Minutes

# HENNEPIN COUNTY

## MINNESOTA

### AUTHORITY MINUTES

#### HENNEPIN COUNTY HOUSING AND REDEVELOPMENT AUTHORITY

THURSDAY, NOVEMBER 13, 2025  
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

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Commissioner Angela Conley, Chair, called the meeting of the Hennepin County Housing and Redevelopment Authority for Thursday, November 13, 2025 to order at 4:47 p.m.

**Present** Commissioner Irene Fernando, Commissioner Marion Greene, Commissioner Angela Conley, Commissioner Jeff Lunde, and Commissioner Kevin Anderson

**Absent** Commissioner Debbie Goettel, and Commissioner Heather Edelson

#### 1. Approval of the Agenda

##### APPROVE

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

**Aye** Commissioner Fernando Commissioner Greene Commissioner Conley  
Commissioner Lunde Commissioner Anderson

**Absent** Commissioner Goettel Commissioner Edelson

#### 2. Minutes from Previous Meeting

2.A. September 25, 2025 Meeting Minutes

##### APPROVE

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

**Aye** Commissioner Fernando Commissioner Greene Commissioner  
Conley Commissioner Lunde Commissioner Anderson

**Absent** Commissioner Goettel Commissioner Edelson

#### 3. Claims Register

3.A. [25-HCHRA-0036](#)

Claims Register for the period ending September 30, 2025.

**APPROVE/RATIFY**

**Commissioner Irene Fernando moved, seconded by Commissioner Kevin Anderson, to approve/ratify the Resolution.**

**Aye** Commissioner Fernando Commissioner Greene Commissioner  
Conley Commissioner Lunde Commissioner Anderson

**Absent** Commissioner Goettel Commissioner Edelson

3.B. [25-HCHRA-0037](#)

Claims Register for the period ending October 31, 2025.

**APPROVE/RATIFY**

**Commissioner Irene Fernando moved, seconded by Commissioner Kevin Anderson, to approve/ratify the Resolution.**

**Aye** Commissioner Fernando Commissioner Greene Commissioner  
Conley Commissioner Lunde Commissioner Anderson

**Absent** Commissioner Goettel Commissioner Edelson

**4. New Business**

4.A. [25-HCHRA-0038](#)

Reassign the portion of Agmt A178342 related to Bass Lake Crossing in New Hope to Agmt A2513147 with Bass Lake Equity Partners, LLC, with substantially similar terms, allowing the transfer of ownership with no change to NTE

**ADOPT**

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

**Aye** Commissioner Fernando Commissioner Greene Commissioner  
Conley Commissioner Lunde Commissioner Anderson

**Absent** Commissioner Goettel Commissioner Edelson

4.B. [25-HCHRA-0039](#)

Amend Agmt A041212 to transfer ownership of Willow Wood Estates to SRE Willow Wood, LLC, with no change to the contract period or NTE

**ADOPT**

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

**Aye** Commissioner Fernando Commissioner Greene Commissioner  
Conley Commissioner Lunde Commissioner Anderson

**Absent** Commissioner Goettel Commissioner Edelson

4.C. [25-HCHRA-0040](#)

Authorize the issuance and sale of one or more tax-exempt multifamily housing revenue bonds for an affordable housing preservation project at 3400 Parklawn Ave and 5010 Summit Ave in Edina

**REVISE**

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

**Aye** Commissioner Fernando Commissioner Greene Commissioner  
Conley Commissioner Lunde Commissioner Anderson

**Absent** Commissioner Goettel Commissioner Edelson

**[25-HCHRA-0040 R1](#)**

Authorize the issuance and sale of one or more tax-exempt multifamily housing revenue bonds for an affordable housing preservation project at 3400 Parklawn Ave and 5010 Summit Ave in Edina

**ADOPT**

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

**Aye** Commissioner Fernando Commissioner Greene Commissioner  
Conley Commissioner Lunde Commissioner Anderson

**Absent** Commissioner Goettel Commissioner Edelson

4.D. **[25-HCHRA-0041](#)**

Neg 6 Love Local Storefront grant agmts with local government agencies,  
11/13/25-12/31/27, total combined NTE \$225,000

**ADOPT**

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

**Aye** Commissioner Fernando Commissioner Greene Commissioner  
Conley Commissioner Lunde Commissioner Anderson

**Absent** Commissioner Goettel Commissioner Edelson

4.E. **[25-HCHRA-0042](#)**

Neg 2 multijurisdictional agreements with the City of Minneapolis to support Transit  
Oriented Communities grant implementation, 11/13/25-12/31/28

**ADOPT**

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

**Aye** Commissioner Fernando Commissioner Greene Commissioner  
Conley Commissioner Lunde Commissioner Anderson

**Absent** Commissioner Goettel Commissioner Edelson

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

Authority for Thursday, November 13, 2025 was declared adjourned at 5:02 p.m. until Tuesday, December 2, 2025.

Maria Rose  
Clerk to the County Board

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

# HENNEPIN COUNTY

MINNESOTA

300 South Sixth Street  
Minneapolis, MN  
55487-0240

## Board Action Request

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**25-HCHRA-0043**

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**Item Description:**

Claims Register for the period ending November 30, 2025

**Resolution:**

BE IT RESOLVED, that the Claims Register for the period ending November 30, 2025, be approved/ratified.

**Background:**

**Recommendation from County Administrator:** Recommend Approval



HENNEPIN COUNTY HOUSING AND REDEVELOPMENT AUTHORITY

Period ending November 30, 2025

ACCOUNT NAME	VENDOR NAME
Other	Bratt Tree Company
Publishing	BridgeTower OpCo, LLC

AMOUNT	
\$	2,183.77
\$	236.34
\$	2,420.11

# HENNEPIN COUNTY

## MINNESOTA

300 South Sixth Street  
Minneapolis, MN  
55487-0240

### Board Action Request

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#### 25-HCHRA-0044

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##### **Item Description:**

Neg Agmt with MN Housing Finance Agency for the MN Cities Participation Program, 01/01/26-12/31/26 (no county cost)

##### **Resolution:**

BE IT RESOLVED, that the Executive Director be authorized to negotiate an Agreement with the Minnesota Housing Finance Agency for the Minnesota Cities Participation Program to support first-time homebuyer loans in suburban Hennepin County during the period January 1, 2026 through December 31, 2026; and that following review and approval by the County Attorney's Office, the Chair be authorized to sign the agreement and related documents on behalf of the Authority.

##### **Background:**

The Hennepin County Housing and Redevelopment Authority (HCHRA) has participated in the Minnesota Cities Participation Program (MCP) since 1997. Through the MCP, the Minnesota Housing Finance Agency (Minnesota Housing) sells mortgage revenue bonds on behalf of city and county housing and redevelopment authorities, port authorities and economic redevelopment authorities (with the exception of those receiving direct entitlement bonding authority; i.e., City of Minneapolis); the proceeds of these bonds provide below-market interest rate home mortgage loans for low and moderate income first-time homebuyers.

Per state statute, Minnesota Housing uses a population-based formula to determine the HCHRA's estimated allocation. Participating private mortgage lenders originate home mortgage loans, which Minnesota Housing buys in accordance with the Minnesota Housing Mortgage Program Procedural Manual. MCP mortgages must meet the requirements of standard mortgage insuring and guaranteeing entities, mortgage industry accepted underwriting standards, and state and federal law governing mortgages provided through the issuance of mortgage revenue bonds.

Borrower income limits apply (currently \$132,400 or less for a one-two person household). Maximum purchase price for a property is currently set at \$515,200.

Minnesota Housing provides marketing support in the form of first-time homebuyer brochures and inserts, press releases and advertising templates. Minnesota Housing absorbs all program underwriting costs and risks of bond issuance. HCHRA staff time is primarily limited to completing the application and monitoring fund usage.

In 2025, Minnesota Housing's MCP formula allocation calculation for the HCHRA was \$16,282,349; however, as of October 31, 2025, suburban households have utilized \$53,471,510 from the mortgage fund pool. Some details of Hennepin County usage since October 31, 2024:

- 217 households purchased their first home in suburban Hennepin County
- The average loan amount was \$246,412
- 87% of the recipients received approximately \$4.1 million in downpayment and closing cost loans to accompany the first mortgages, averaging \$19,050 each.

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**25-HCHRA-0044**

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Minnesota Housing estimates a similar amount of MCPP funding will be available in suburban Hennepin County in 2026. In order for Hennepin County to participate in the MCPP, the HCHRA must enter into a commitment agreement with Minnesota Housing.

**Current Request:** This request seeks authorization to negotiate an agreement with the Minnesota Housing Finance Agency to participate in the Minnesota Cities Participation Program from January 1, 2026 through December 31, 2026.

**Impact/Outcomes:** More than 300 Hennepin County first-time homebuyer households will receive below-interest mortgages through Minnesota Cities Participation Program in 2026.

**Recommendation from County Administrator:** Recommend Approval

# HENNEPIN COUNTY

## MINNESOTA

300 South Sixth Street  
Minneapolis, MN  
55487-0240

### Board Action Request

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#### 25-HCHRA-0045

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##### **Item Description:**

Neg Amd 1 to Facility Lease and Management Agreement with CHDC VA LLC, for the Veterans and Community Housing project; no cost to Authority

##### **Resolution:**

BE IT RESOLVED, that the Executive Director be authorized to negotiate Amendment 1 to the Facility Lease and Management Agreement dated September 7, 2005, between the Hennepin County Housing and Redevelopment Authority (Landlord) and CHDC VA LLC (Tenant), allowing the transfer of operating and replacement reserves held by Minnesota Housing to CHDC VA LLC, or an affiliated entity, for the continued benefit of the Veterans and Community Housing Project near the Minneapolis Veterans Administration Medical Center Campus; and 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.

##### **Background:**

During the 2001-2002 session, the Minnesota Legislature adopted 2002 Minnesota Session Law, Chapter 393, Section 27, a general obligation bond appropriation to the Minnesota Housing Finance Agency (Minnesota Housing) of \$16,200,000 for the construction of two transitional and permanent housing projects for veterans and single adults on property owned by the United States Department of Veterans Affairs (VA).

Minnesota Housing agreed to provide a \$10,606,946 Publicly Owned Permanent Supportive Housing (POPSH) 20-year loan to the Hennepin County Housing and Redevelopment Authority (HCHRA) for construction of a project (140 units of affordable housing to veterans and single adults with incomes below 50% of the area median income) consistent with legislative direction (Resolution 05-HCHRA-14R1).

On September 7, 2005, the HCHRA executed a 60-year Enhanced-Use Lease agreement with the VA for 3 parcels consisting of approximately 4.34 acres near the Minneapolis Veterans Administration Medical Center Campus (Resolution 04-HCHRA-23S1R1).

Community Housing Development Corporation (CHDC) acted as developer of the project (Veterans and Community Housing).

Under a Facility Lease and Management Agreement dated September 7, 2005, the HCHRA continues to lease the property to CHDC VA LLC, an affiliated entity of Trellis Co., formerly known as Community Housing Development Corporation (CHDC), and Trellis Management Co. supervises the property management of the project.

Per POPSH terms and conditions, the project has contributed to state required operating and replacement reserves held by Minnesota Housing on behalf of the project. The 20-year HCHRA/Minnesota Housing POPSH loan was forgiven on September 8, 2025, and Minnesota Housing has requested transfer of reserves in a manner that continues to serve the project.

Amendment 1 to the Facility Lease and Management Agreement between HCHRA and CHDC VA LLC will

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**25-HCHRA-0045**

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ensure the reserves continue to be attached to the project and governed by the project roles and responsibilities for the HCHRA and Trellis Co.

**Current Request:** Authorize negotiation of Amendment 1 of the Facility Lease and Management Agreement for Vets and Community Housing, allowing the transfer of reserve management from Minnesota Housing Finance Agency (MHFA) to Trellis Co.'s affiliated entity CHDC VA LLC.

**Impact/Outcomes:** Approval of this request will streamline operations of the Vets and Community Housing Project, which provides 140 units of affordable rental housing to veterans and low-income single adults with incomes at or below 50% AMI.

**Recommendation from County Administrator:** Recommend Approval

# HENNEPIN COUNTY

## MINNESOTA

300 South Sixth Street  
Minneapolis, MN  
55487-0240

### Board Action Request

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#### 25-HCHRA-0046

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##### **Item Description:**

Neg Agmt PR00007939 with The Minneapolis Foundation to establish and administer a small business employee hardship fund, 12/12/25-12/31/29, NTE \$75,000

##### **Resolution:**

BE IT RESOLVED, that the Executive Director be authorized to negotiate Agreement PR00007939 with The Minneapolis Foundation to establish and administer a small business employee hardship fund serving local businesses and their employees during the period December 12, 2025 through December 31, 2029, with a not to exceed amount of \$75,000; that following review and approval by the County Attorney's Office, the Executive Director be authorized to sign the agreement and related documents on behalf of the Authority; and that the Controller be authorized to disburse funds as directed.

##### **Background:**

Employee hardship funds (EHFs) (also referred to as employee assistance funds, employee resource funds, or employee relief funds), allow income-eligible employees to apply for one-time, limited grants funded by their employer, helping workers maintain stability and stay in the workforce during times of personal crisis. EHFs help employers retain vulnerable workers while boosting resilience and engagement across their entire workforce. These funds also contribute to overall talent retention and recruitment efforts, keys to ongoing success and business growth.

The Minneapolis Foundation has a successful track record of partnering with local businesses to establish and implement customized EHFs in a manner that minimizes the administrative burden on the business. The Minneapolis Foundation manages EHFs on behalf of employers, including accepting and evaluating employee funding applications, issuing grants to eligible employees for qualifying events, and providing quarterly reports to businesses while maintaining employee confidentiality. Since 2006, 13 local companies ranging in size from 200 to over 85,000 employees have partnered with The Minneapolis Foundation to offer customized EHFs to their workers.

Small businesses, those with fewer than 200 employees face significant barriers to establishing EHFs, despite the positive outcomes and the presence of a capable, local nonprofit fund administrator like The Minneapolis Foundation. The up-front investment of time and money required to set up an EHF, including research, coordination, and administrative setup, is a significant hurdle for small businesses with limited capacity and limited human resources staffing.

Agreement PR00007939 with The Minneapolis Foundation establishes a collaborative EHF with a standard set of criteria for employee eligibility, qualifying hardship events, and funding amounts for EHF employee grants. Through this agreement, the Hennepin County Housing and Redevelopment Authority's (HCHRA) will work with The Minneapolis Foundation to design a collaborative fund that fits the needs of small businesses. While the participating businesses will fund their respective EHFs, the HCHRA investment will cover the costs of initial program set-up and a share of ongoing program administration.

The HCHRA will promote this opportunity to participate in the collaborative EHF to businesses in Hennepin

County with fewer than 200 employees. An estimated 15-30 businesses will be selected to participate via an open application. Participating businesses will work directly with The Minneapolis Foundation to set up the EHF and contribute funds based on their number of employees.

Based on preliminary criteria and parameters, the EHF is projected to serve 15-30 businesses, enabling an estimated 1,500 workers to seek financial support for unforeseen hardship. Over 300 workers are estimated to directly benefit from hardship grants over the agreement term.

**Current Request:** This request seeks authorization to negotiate Agreement PR00007939 with The Minneapolis Foundation to establish and administer a small business employee hardship fund during the period December 12, 2025, through December 31, 2029 with a not to exceed amount of \$75,000.

**Impact/Outcomes:** Approval of this request will support the ongoing growth and success of an estimated 15-30 small businesses in Hennepin County and provide direct support to an estimated 300 or more workers who experience hardship during their employment with participating businesses. The collaborative employee hardship fund is projected to leverage \$350,000 to \$430,000 in private funds for workers that experience hardship.

**Disparity Domains:** This request aligns with Hennepin County disparity elimination efforts in income and employment, by creating a new way for local small businesses to provide support to their workers during a crisis, while improving work culture and employee retention.

**Recommendation from County Administrator:** Recommend Approval



# HENNEPIN COUNTY

## MINNESOTA

300 South Sixth Street  
Minneapolis, MN  
55487-0240

### Board Action Request

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#### 25-HCHRA-0047

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##### **Item Description:**

Neg Agmt PR00007995 with Affordable Housing Connections, Inc to provide annual compliance monitoring services for affordable rental housing projects; 01/01/26-12/31/28, NTE \$250,000

##### **Resolution:**

BE IT RESOLVED, that the Executive Director be authorized to negotiate Agreement PR00007995 with Affordable Housing Connections, Inc. to provide annual compliance monitoring services for Hennepin County Housing and Redevelopment Authority affordable rental housing projects, during the period January 1, 2026 through December 31, 2028, with a not to exceed amount of \$250,000; that following review and approval by the County Attorney's Office, the Chair be authorized to sign the agreement on behalf of the Authority; and that the Controller be authorized to disburse funds as directed.

##### **Background:**

The Hennepin County Housing and Redevelopment Authority (HCHRA) established the Affordable Housing Incentive Fund (AHIF) in 2000 to support the preservation and development of affordable housing opportunities in Hennepin County. In 2018, the HCHRA established the Supportive Housing Strategy to support the development of supportive housing targeted to Hennepin County-identified priority populations. In 2022, Hennepin County allocated the HCHRA \$40,000,000 for affordable housing development in one-time funding made possible by the American Rescue Plan Act. These programs have assisted in the creation or preservation of 276 affordable properties, including 12,356 affordable housing opportunities.

The capital contributions to these properties require affordability restrictions for a minimum of 30 years, as secured with mortgage and land use restrictions. Since 2000, county staff have completed all monitoring of the affordability restrictions and servicing of the loans. This requirement has become untenable as a) the portfolio size continues to increase, b) maturing loans require modifications, c) the economic environment stresses more properties, and d) the county experiences staffing constraints.

Staff recommends engaging Affordable Housing Connections (AHC) to provide annual compliance monitoring services for the HCHRA's rental portfolio. AHC provides this service for most of the largest housing finance agencies in Minnesota, including for Hennepin County's HOME Investment Partnerships Program rental portfolio. Engaging AHC will provide access to additional and more robust data about the HCHRA's rental portfolio to improve program integrity, and in doing so will pose minimal disruption for owners who have already reported through AHC for other funders. Finally, this action would allow county staff to focus on risk monitoring and continuous improvement, which is of utmost importance in the current economic and funding environment.

**Current Request:** This request seeks authorization to negotiate Agreement PR00007995 with Affordable Housing Connections, Inc. for compliance monitoring of HCHRA's rental housing projects from January 1, 2026 through December 31, 2028 with a not to exceed amount of \$250,000.

**Impact/Outcomes:** Work performed under this contract will assist staff in ensuring that funded housing properties continue to comply with HCHRA affordability covenants and other loan terms.

**Housing Disparity Domain:** This board action request aligns with Hennepin County disparity elimination efforts by ensuring that the established standards for affordable housing funded by the HCHRA continue to be met.

**Recommendation from County Administrator:** Recommend Approval

### Board Action Request

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#### 25-HCHRA-0048

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##### **Item Description:**

Neg Amd 1 to Agmt PR00003663 with Corporation for Supportive Housing, ext term to 09/30/26, no change to NTE

##### **Resolution:**

BE IT RESOLVED, that the Executive Director be authorized to negotiate Amendment 1 to Agreement PR00003663 with Corporation for Supportive Housing, expanding the scope of services to include supportive housing operations technical assistance, extending the contract period to September 30, 2026, with not change to the not to exceed amount of \$325,000; that 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 Hennepin County Housing and Redevelopment Authority's (HCHRA) Supportive Housing Strategy program advances the development of supportive housing through intentional and proactive county investment. In 2021, the HCHRA contracted with Corporation for Supportive Housing (CSH) to provide technical assistance and pre-development financing to assist supportive housing projects in the early stages of development (Agreement PR00003663; Resolution 21-HCHRA-0018). To date, CSH has worked with developers of two supportive housing projects under this contract.

During this time, the environment in which supportive housing projects operate has changed: basic operating costs have risen dramatically, front-line staff turnover is high, and the fentanyl epidemic impacts residents of supportive housing in multiple ways. As a result of operating difficulties within existing supportive housing portfolios, and the reduced tolerance for risk created by these operating challenges, the appetite and capacity to develop new supportive housing has drastically decreased.

Amendment 1 to Agreement PR00003663 will expand the scope of services to include training and technical assistance focused on supportive housing operations. The audience for the training and technical assistance will be supportive housing teams (including owner/developers, property managers, asset managers, and service providers) with supportive housing properties currently operating in Hennepin County. The goal of this work is to stabilize supportive housing portfolios and ready local supportive housing owner/developers for new production once again.

**Current Request:** This request seeks authorization to negotiate Amendment 1 to Agreement PR00003663 with Corporation for Supportive Housing, expanding the allowable scope of services and extending the contract term to September 30, 2026 with no change to the not to exceed amount of \$325,000.

**Impact/Outcomes:** Approval of this request will allow the Corporation for Supportive Housing to provide training and technical assistance to supportive housing teams in Hennepin County, helping to stabilize portfolios and improve housing quality and housing stability for tenants.

**Housing Disparity Domain:** Households of color are disproportionately housing cost burdened and

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**25-HCHRA-0048**

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experience housing instability and homelessness at disproportionate rates. This request will share information to improve housing conditions for very low-income individuals that reside in existing supportive housing in Hennepin County.

**Recommendation from County Administrator:** Recommend Approval

# HENNEPIN COUNTY

## MINNESOTA

300 South Sixth Street  
Minneapolis, MN  
55487-0240

### Board Action Request

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#### 25-HCHRA-0049

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#### Item Description:

Neg 7 Agmts for cohort-based small business programming, 01/01/26-12/31/26, total combined NTE \$612,500

#### Resolution:

BE IT RESOLVED, that the Executive Director be authorized to negotiate the following Agreements to provide cohort-based small business programming:

- PR00008110 Talon Performance Group, Inc.
- PR00008111 Simon and Associates, LLC dba Simon Says Lead
- PR00007989 Minneapolis Business Mentors
- PR00007990 Co.Starters Inc.
- PR00007991 Simon and Associates, LLC dba Simon Says Lead
- PR00007992 Certified Access, LLC
- PR00007993 The Coven, Inc.

all during the period of January 1, 2026 through December 31, 2026 with a total combined not to exceed amount of \$612,500; with the option for the Authority to amend the Agreements to adjust any individual not to exceed amount within the total combined not to exceed amount within the agreement period; that following review and approval by the County Attorney's Office, the Chair be authorized to sign the agreements on behalf of the Authority; and that the Controller be authorized to disburse funds as directed.

#### Background:

In addition to one-on-one consulting provided by Elevate Hennepin, Hennepin County supports a series of small business learning opportunities that provide in-depth training over several weeks or months in a cohort setting. By offering programs in a cohort setting, the Hennepin County Housing and Redevelopment Authority (HCHRA) fosters peer-to-peer connections among diverse business owners across industries that often last beyond the duration of the program.

A core set of HCHRA programs-CEO Start, CEO Now, and CEO Next-have been designed and developed strategically to support business owners at key phases of their growth, from idea to second stage. Two additional programs, Certified Access and HR Next, have been developed by local business leaders to address specific business needs. Certified Access supports disadvantaged businesses interested in pursuing small or disadvantaged business certification to grow their business, and HR Next provides focused support to help businesses attract and retain workers. The suite of programs includes nationally recognized curricula in new business development and business fundamentals, in-depth marketing research, business operations training from certified trainers, expert speaker forums, peer roundtables, as well as asynchronous digital learning opportunities.

To-date, over 400 businesses have participated in one or more cohort programs. Recent cohort program participants were asked to complete a survey and provide feedback about the program and their business in the one to two years since taking the program. Among business owners that responded:

- 91% rated the overall value of the program "very valuable"
- 65% reported an increase in revenue
- 52% reported adding jobs, with an average increase of 5.7 full-time and 2.6 part-time employees

Below is a summary of recommended agreements and the programming they represent:

PR00008110	Talon Performance Group, Inc.	CEO Now	Early-stage business growth
PR00008111	Simon and Associates, LLC dba Simon Says Lead	CEO Next research	Research component of CEO Next for second-stage businesses
PR00007989	Minneapolis Business Mentors	CEO Next roundtables	Facilitated roundtable component of CEO Next for second-stage businesses
PR00007990	Co.Starters Inc.	CEO Start	Idea stage business development
PR00007991	Simon and Associates, LLC dba Simon Says Lead	HR Next	Attracting, retaining, and developing talent
PR00007992	Certified Access, LLC	Certified Access Academy	Small and disadvantaged business certification
PR00007993	The Coven, Inc.	Digital memberships	Online learning and business networking

By supporting these opportunities, the HCHRA reduces barriers to entrepreneurship and addresses structural inequities faced by business owners who are Black, Indigenous, people of color, and women, in starting and growing a successful business in Minnesota.

Approval of the seven contracts identified herein will assist an estimated 150 businesses with peer-to-peer learning and in-depth training that supports businesses from idea to second stage, contributing to inclusive economic growth.

**Current Request:** This request is for authorization to negotiate seven agreements to provide cohort-based small business programming effective January 1, 2026 through December 31, 2026 with a total combined not to exceed amount of \$612,500.

**Impact/Outcomes:** Authorization of this request will provide in-depth programming to support the growth of an estimated 150 small and/or disadvantaged businesses.

**Income Domain Disparity:** In-depth group learning programs offered through HCHRA's Elevate Hennepin efforts help address racial gaps in business ownership. To-date, 66% of entrepreneurs and business owners accessing small business consulting, 74% of those accessing financing, and 82% of those starting a business with support from Elevate Hennepin identify as Black, Asian, Hispanic/LatinX, Indigenous, or multi-racial.

**Recommendation from County Administrator:** Recommend Approval

# HENNEPIN COUNTY

## MINNESOTA

300 South Sixth Street  
Minneapolis, MN  
55487-0240

### Board Action Request

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#### 25-HCHRA-0050

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#### Item Description:

Neg 33 Elevate Hennepin advising Agmts for small business consulting, 01/01/26-12/31/26, total combined NTE \$2,500,000

#### Resolution:

BE IT RESOLVED, that the Executive Director be authorized to negotiate 33 Elevate Hennepin advising Agreements to provide small business consulting services as part of the Elevate Hennepin business advisor network, during the period January 1, 2026 through December 31, 2026 with a total combined not to exceed amount of \$2,500,000, with the option for the Authority to amend the Agreements to adjust any individual not to exceed amount within the total combined not to exceed amount based on demand and capacity for consulting services within the agreement period; that following review and approval by the County Attorney's Office, the Chair be authorized to sign the agreements on behalf of the Authority; and that the Controller be authorized to disburse funds as directed.

#### Background:

Hennepin County provides resources that help businesses start, thrive, and scale, generating jobs and increasing economic prosperity throughout the county. The core offering is Elevate Hennepin's professional consulting provided directly to business owners by a local network of talented and culturally competent business advisors.

The Hennepin County Housing and Redevelopment Authority (HCHRA) supports professional service agreements with multiple competitively selected advisors to offer and provide consulting services at no cost to business owners across the county. By supporting the cost of these services and training opportunities, HCHRA reduces barriers to entrepreneurship and addresses structural inequities faced by business owners who are Black, Indigenous, people of color, and women, in starting and growing a successful business in Minnesota.

A competitive request for proposals (RFP) was conducted in fall 2024 to identify qualified organizations to serve as business advisors in the Elevate Hennepin network. The RFP garnered 73 applications. Based on an ongoing review of qualifications, experience, customer feedback, and consultant performance, staff recommend 33 vendors (31 returning vendors from 2025, and 2 new) to provide professional consulting services in the following areas of support:

- Access to capital
- Accounting
- Business strategy
- Certification
- Financial management
- Human resources
- Idea stage business development
- Legal
- Marketing
- Technology

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## 25-HCHRA-0050

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Below is a summary of recommended agreements and the programming they represent:

Agreement Number	2026 Advisors	Primary Area of Support
PR00007952	A.M. & Associates, LLC	HR
PR00007953	Antonelli & Associates, LLC	Business Strategy
PR00007954	Hanson, Katherine, dba Backpocket Strategy	Business Strategy
PR00007955	Better Business Bureau of Minnesota, Inc.	Marketing
PR00007956	Katherine A Pyle, dba Cleartalk Accounting	Accounting
PR00007957	ConnectUP! Institute	Business Strategy
PR00007958	Davis Law Office, PLLC	Legal
PR00007959	Dendros Group, LLC	Idea Stage
PR00007961	Field Guide Inc.	Marketing
PR00007962	Hack the Gap LLC	Technology
PR00007963	Hortensia, PLLC	Legal
PR00007964	IFRI TRYV	Business Strategy
PR00007965	Impact Hub Minneapolis St. Paul dba Social Impact Center	Business Strategy
PR00007966	Khoo Consulting LLC	Marketing
PR00007967	Latino Economic Development Corporation	Business Strategy
PR00007968	LegalCORPS	Legal
PR00007988	Lipski Cain Consulting LLC, dba Arch Empathy	Marketing
PR00007972	Metropolitan Consortium of Community Developers	Business Strategy
PR00007973	MniSota Fund	Idea Stage
PR00007974	Monicat Data LLC	Marketing
PR00007975	New Publica LLC	Marketing
PR00007976	NextStage	Access to Capital
PR00007977	Sigma Consulting and Training, dba Ahmed Mohidin LLC	Business Strategy
PR00007978	Simon & Associates LLC	HR
PR00007983	Small Business Dreambuilders LLC	Accounting
PR00007979	Software for Good, GBC	Technology
PR00007980	Springboard for the Arts	Idea Stage
PR00007987	Taichtan LLC	Marketing
PR00007981	Technologist Computers SBC	Technology
PR00007982	TruLegal PLLC	Legal
PR00007984	Victor Jones Consulting LLC	Business Strategy
PR00007985	Whip-Smart LLC	Marketing
PR00007986	WomenVenture	Access to Capital



Approval of these 33 contracts will provide an estimated 1,500 businesses with no-cost consulting services resulting in new businesses, business growth, and job growth.

**Current Request:** This request is for authorization to negotiate 33 agreements to provide small business consulting services effective January 1, 2026 through December 31, 2026.

**Impact Outcomes:** Approval of this request will provide specialized consulting, technical assistance, and back-office support for an estimated 1,500 small and disadvantaged businesses from Elevate Hennepin consultants.

**Income Domain Disparity:** Specialized consulting and technical assistance offered through the HCHRA's Elevate Hennepin efforts help address racial gaps in business ownership. To-date, 66% of entrepreneurs and business owners accessing small business consulting, 74% of those accessing financing, and 82% of those starting a business with support from Elevate Hennepin identify as Black, Asian, Hispanic/LatinX, Indigenous, or multi-racial.

**Recommendation from County Administrator:** Recommend Approval

## MINNESOTA

### Board Action Request

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#### 25-HCHRA-0051

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##### **Item Description:**

Consent to the issuance of bonds by the City of Oakdale, MN to refund HRA Series 2015 Bonds for Ebenezer Assisted Living at 3451 Parklawn Avenue in Edina

##### **Resolution:**

WHEREAS, the Hennepin County Housing and Redevelopment Authority (the "HRA") is a housing and redevelopment authority and a public body corporate and politic duly organized and existing under the Constitution and laws of the State of Minnesota; and

WHEREAS, Minnesota Statutes, Chapters 462A and 462C, as amended (collectively, the "Act"), gives municipalities the power to issue revenue obligations for the purpose of financing or refinancing the cost of housing for the elderly and disabled and to enter into agreements necessary or convenient in the exercise of powers granted by the Act; and

WHEREAS, Ebenezer York Assisted Living, LLC, a Delaware limited liability company, whose sole member is Ebenezer Society, a Minnesota nonprofit corporation and an organization described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended ("Ebenezer York Assisted Living"), and Oak Meadows, a Minnesota nonprofit corporation and an organization described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended ("Oak Meadows" and, together with Ebenezer York Assisted Living, the "Borrowers"), have proposed that the City of Oakdale ("Oakdale") issue bonds to refund the HRA's outstanding Senior Housing Refunding Revenue Note (Ebenezer York Assisted Living, LLC), Series 2015 (the "Series 2015 Note") which refinanced a senior living, assisted living and memory care facility located at 3451 Parklawn Avenue in Edina, Minnesota (the "York Gardens Facility") and simultaneously refinance an outstanding loan which funded the acquisition, construction and equipping of a senior living, assisted living and memory care facility located at 8131 Fourth Street North, Oakdale, Minnesota (the "Oak Meadows Facility").

BE IT RESOLVED, that the Board of the HRA approves the following: In accordance with the Act, and particularly Minnesota Statutes, Section 462A.08, subd. 2, the HRA hereby consents to the issuance of bonds by Oakdale to refund the Series 2015 Bonds.

##### **Background:**

The Ebenezer Society was founded in 1917 to care for aging adults and partnered with Fairview Health Services in 1995 to expand their scope and reach of care. Ebenezer owns and operates York Gardens, a senior housing, assisted living and memory care facility located at 3451 Parklawn Avenue in Edina, along with other facilities across the state, including a similar senior facility in Oakdale.

According to a 2023 Wilder study, a higher percentage of older adults are experiencing homelessness in Minnesota than in previous decades. Older Hennepin County residents face income disparities, as retirees may depend upon public benefits such as Social Security, which often don't cover cost of basic needs. Homelessness can be even more impactful on older adults, complicating health issues that can coincide with aging.

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## 25-HCHRA-0051

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In 2009, the Hennepin County Housing and Redevelopment Authority (HRA) issued housing revenue bonds to finance York Gardens, a 76-unit senior housing, assisted living and memory care facility in Edina.

In 2015, Ebenezer York requested the refinancing of the 2009 bonds and reissued housing revenue obligations in the amount of \$14,725,000 with a maturity date of December 2025 (Resolution 15-HCHRA-0039). Since 2015, Ebenezer has operated the facility and maintained its obligations with respect to the bonds.

The City of Oakdale has agreed to issue bonds to refinance both York Gardens and the Oakdale senior facility. According to Minnesota Statute 462A.08, outstanding bonds to be refunded by an issuer other than the original issuer must first obtain consent from the original issuer.

**Current Request:** This request is to approve the refunding of the revenue bonds issued on behalf of the Ebenezer York Assisted Living, LLC and Ebenezer Society by Hennepin County Housing and Redevelopment Authority in 2015.

**Impact/Outcomes:** This refinancing will refund the 2015 bonds and facilitate the preservation of the York Gardens senior housing, assisted living and memory care facility.

**Housing Disparity Domain:** Housing instability increasingly affects older adults in Minnesota. This consent will help to preserve an important housing and care resource dedicated to serving seniors.

**Recommendation from County Administrator:** Recommend Approval

# HENNEPIN COUNTY

## MINNESOTA

300 South Sixth Street  
Minneapolis, MN  
55487-0240

### Board Action Request

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#### 25-HCHRA-0052

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##### **Item Description:**

Approval of 2026 Hennepin County Housing and Redevelopment Authority levy and budget

##### **Resolution:**

BE IT RESOLVED, that the Hennepin County Housing and Redevelopment Authority (HCHRA) Board of Commissioners adopts a final tax levy of \$22,186,537 for general operating purposes; and

BE IT FURTHER RESOLVED, that the 2026 HCHRA budget, attached, be approved at \$24,938,959.

##### **Background:**

On September 25, 2025, the Hennepin County Housing and Redevelopment Authority (HCHRA) Board of Commissioners set the HCHRA's maximum levy for 2026 at \$22,186,537 with a budget of \$24,938,959 (Resolution 25-HCHRA-0035).

The 2026 HCHRA budget supports:

- a full range of affordable housing opportunities, which include the Affordable Housing Incentive Fund, Supportive Housing capital program, and investments in homeownership and single-room occupancy;
- regional economic competitiveness, which includes the Elevate Hennepin suite of activities, and a core set of cohort training programs (CEO Start, CEO Now, and CEO Next);
- building the long-term value of communities, which include the Transit Oriented Community and Transit Oriented Community Pre-Development programs; and
- operations, administrative, and financial activities

**Current Request:** Adoption of final tax levy of \$22,186,537 and approval of the HCHRA's 2026 budget of \$24,938,959.

**Impact/Outcome:** Adoption of the 2026 HCHRA levy of \$22,186,537 and budget of \$24,938,959 will support the capital and operational needs of the authority for 2026.

**Recommendation from County Administrator:** Recommend Approval

**2026 Hennepin County Housing and Redevelopment Authority (HCHRA) Budget  
Schedule I - Budget Summary**

	<u>2025 Adjusted Budget</u>	<u>2026 Proposed Budget</u>
<b><i>Revenues by Category</i></b>		
Property Taxes	\$ 21,798,273	\$ 21,742,806
Other Taxes	-	-
State and Local	320,000	320,000
Investment Earnings	70,000	70,000
Fees for Services	1,080,000	1,179,333
Other Revenue	217,087	217,087
Transfers	10,036,825	1,409,733
Budgeted Use of Fund Balance	5,839,908	-
<b>Revenues</b>	<b>\$ 39,362,093</b>	<b>\$ 24,938,959</b>
 <b><i>Expenditure by Category</i></b>		
Commodities	\$ 1,250	\$ 1,250
Services	16,388,688	8,840,729
Other Charges	32,580	32,580
Grants	120,000	-
Subtotal HCHRA Operations	\$ 16,542,518	\$ 8,874,559
Special Projects	22,819,575	16,064,400
<b>Expenditures</b>	<b>\$ 39,362,093</b>	<b>\$ 24,938,959</b>

	<u>2025 Adjusted Budget</u>	<u>2026 Proposed Budget</u>
<b><i>Levy Calculation Summary</i></b>		
Budgeted Property Taxes	\$ 21,798,273	\$ 21,742,806
Collection Factor	388,264	443,731
<b>HCHRA Property Tax Levy</b>	<b>\$ 22,186,537</b>	<b>\$ 22,186,537</b>

	<u>2025 Adjusted Budget</u>	<u>2026 Requested Budget</u>
<b><i>Levy by Fund</i></b>		
Operations (Fund 32)	\$ 7,306,870	\$ 7,531,870
Special Projects (Fund 37)	14,879,667	14,654,667
<b>HCHRA Property Tax Levy</b>	<b>\$ 22,186,537</b>	<b>\$ 22,186,537</b>