

HENNEPIN COUNTY

MINNESOTA

FINAL AUTHORITY AGENDA

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

1. **Approval of the Agenda**

2. **Minutes from Previous Meeting**

2.A. February 5, 2026 Meeting Minutes

Attachments: [HRA-AUTHORITYMINUTES-05-Feb-2026](#)

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)

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

Attachments: [Map - Tract L](#)
[Map- Tract O](#)

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

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

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

Attachments: [Budget - Budget Detail - HRA Small Business Recovery Fund](#)

HENNEPIN COUNTY

300 South Sixth Street
Minneapolis, MN
55487-0240

MINNESOTA

Board Action Request

TMP-26-0218

Item Description:

February 5, 2026 Meeting Minutes

HENNEPIN COUNTY

MINNESOTA

AUTHORITY MINUTES

HENNEPIN COUNTY HOUSING AND REDEVELOPMENT AUTHORITY
THURSDAY, FEBRUARY 5, 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 Thursday, February 5, 2026 to order at 4:42 p.m.

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

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 Lunde
Commissioner Fernando Commissioner Greene Commissioner Edelson

Absent Commissioner Goettel

2. Minutes from Previous Meeting

2.A. January 13, 2026 Meeting Minutes

APPROVE

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

Aye Commissioner Conley Commissioner Anderson Commissioner Lunde
Commissioner Fernando Commissioner Greene Commissioner Edelson

Absent Commissioner Goettel

3. Claims Register

4. New Business

4.A. [26-HCHRA-0003](#)

Neg Agmt A2613342 with MN Housing Finance Agency to accept an Impact Fund award for the Healthy Homes Assistance Project, 04/01/26-03/31/29, \$99,600 (recv)

ADOPT

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

Aye Commissioner Conley Commissioner Anderson Commissioner Lunde
Commissioner Fernando Commissioner Greene Commissioner
Edelson

Absent Commissioner Goettel

There being no further business, the Hennepin County Housing and Redevelopment Authority for Thursday, February 5, 2026 was declared adjourned at 4:44 p.m. until Tuesday, March 10, 2026.

Maria Rose
Clerk to the County Board

**Contracting opportunities can be found on the Hennepin County website:
www.hennepin.us**

Board Action Request

26-HCHRA-0004

Item Description:

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

Resolution:

BE IT RESOLVED, that the Executive Director be authorized to negotiate Agreement A2613378 with Ramsey County Housing and Redevelopment Authority (RCHRA) for participation in the CEO Now program serving established, growth-minded businesses in Hennepin and Ramsey Counties during the period March 12, 2026 through December 31, 2026, in the receivable amount up to \$20,000; 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 accept and disburse funds as directed.

Background:

CEO Now is Hennepin County's trademarked brand for a business support program that represents a core component of Hennepin County's inclusive economic growth strategy: building out a spectrum of targeted programming for businesses at every stage of growth. CEO Now provides support to established small businesses that are beyond the proof-of-concept phase, are scalable, and are actively seeking increased revenue and profitability.

CEO Now provides an eight-month facilitated cohort-based learning program focused on the strategic and technical foundations of running a business more efficiently and strategically, and tackling challenges associated with the early stages of growing a business.

Since 2023, 66 Hennepin County business owners and 9 Ramsey County business owners have participated in CEO Now, retaining over 314 jobs. Feedback from business participants has been consistently positive, and several businesses have shared transformative success stories since graduating from the program.

To maintain a regional focus, staff recommends Agreement A2613378 with Ramsey County Housing and Redevelopment Authority (RCHRA) to participate in the CEO Now program and provide for the contribution of up to \$20,000 toward program costs.

Current request: This request is for authorization to negotiate Agreement A2613378 with RCHRA to participate in the CEO Now program during the period March 12, 2026, through December 31, 2026, with a receivable amount up to \$20,000.

Impact/Outcomes: Authorization of this request will provide cost-sharing and regional collaboration in business support programming that will serve an estimated 20 small businesses in Hennepin and Ramsey counties.

Recommendation from County Administrator: Recommend Approval

Board Action Request

26-HCHRA-0005

Item Description:

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

Resolution:

BE IT RESOLVED, that the Hennepin County Housing and Redevelopment Authority authorizes conveyance to the Metropolitan Council of Tract L, Registered Land Survey No. 1896, consistent with Minn. Stat. § 465.035; and that following review and approval by the County Attorney's Office, the Chair be authorized to sign the deed, and the Executive Director be authorized to sign all related documents on behalf of the Authority; and

BE IT FURTHER RESOLVED, that the Executive Director be authorized to negotiate License Agreement A2613383 with Metropolitan Council, temporarily leasing Tract O, Registered Land Survey No. 1896, during the approximate period of May 1, 2026, through December 31, 2027, to Metropolitan Council for construction staging purposes; that following review and approval by the County Attorney's Office, the Executive Director be authorized to sign the agreement on behalf of the Authority; and that the Controller be authorized to accept and disburse funds as directed.

Background:

Resolution 14-HCHRA-0043 authorized acceptance of Hennepin County capital funding and various agreements for the acquisition and development of property located at the southwest corner of East Lake Street and Hiawatha Avenue in Minneapolis (the "Redevelopment Project"). The Redevelopment Project included construction of the South Minneapolis Regional Human Services Center, a public plaza, and multiple phases of privately developed multifamily housing.

The property the Hennepin County Housing and Redevelopment Authority (HCHRA) acquired for the Redevelopment Project included approximately 3,000 square feet of land adjacent to the Blue Line light rail transit (LRT) tracks and viaduct which was surplus to HCHRA's needs for the Redevelopment Project. This area was designated as "Tract L" in Registered Land Survey No. 1896 when the title registration process for the Redevelopment Project was completed. A prior HCHRA Resolution (19-HCHRA-0023) authorized conveyance of Tract L to the State of Minnesota, which was the owner of the adjacent LRT property at that time. HCHRA did not transfer Tract L, however, and in the intervening years, the state transferred ownership of the LRT tracks and viaduct to the Metropolitan Council. This action, then, would authorize conveyance of Tract L to the Metropolitan Council for continued public use as LRT infrastructure.

HCHRA also owns Tract O of the Redevelopment Project, an approximately 42,000 square foot surface parking lot which is planned for future redevelopment. Metropolitan Council has requested a temporary lease of Tract O for construction staging activities related to its planned substantial renovation of the Lake Street/Midtown Light Rail Station. License Agreement A2613383 would lease Tract O to Metropolitan Council to use for construction staging purposes for an approximately eighteen-month period, during which period Metropolitan Council would be responsible for security and maintenance of the property.

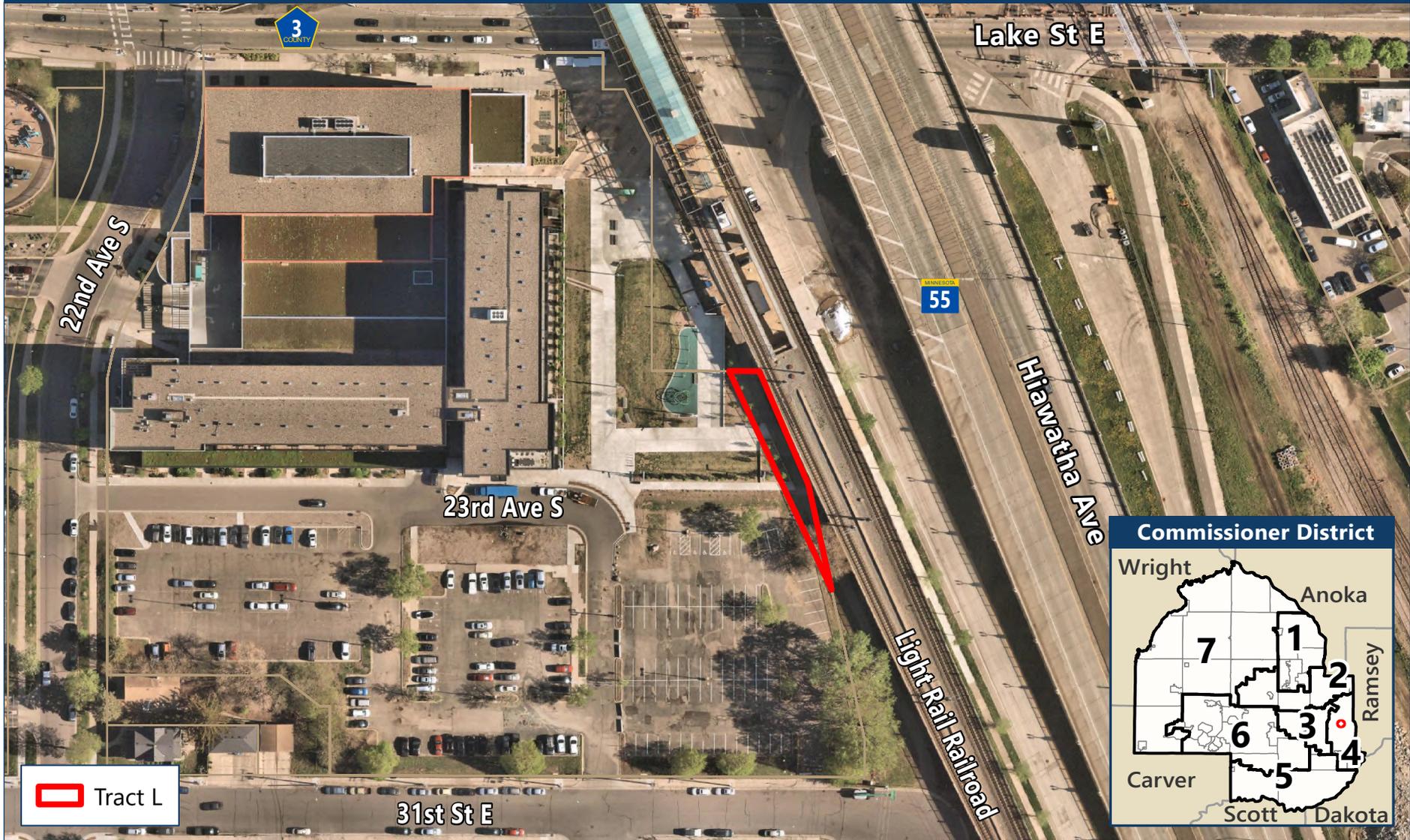
26-HCHRA-0005

Current Request: Authorization to convey Tract L of the Lake and Hiawatha Redevelopment Project to the Metropolitan Council, and to negotiate License Agreement A2613383 with the Metropolitan Council for its temporary use of Tract O of the Lake and Hiawatha Redevelopment Project.

Impacts/Outcome: This action will allow the HCHRA to convey surplus property to Metropolitan Council for ongoing use as light rail transit track infrastructure and will support improvements to the Lake Street/Midtown Light Rail Station to be constructed by the Metropolitan Council.

Recommendation from County Administrator: Recommend Approval

Lake and Hiawatha – Tract L



 Tract L

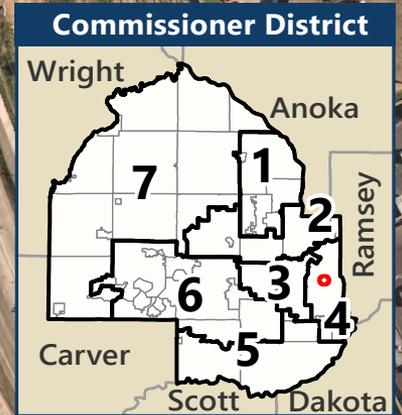
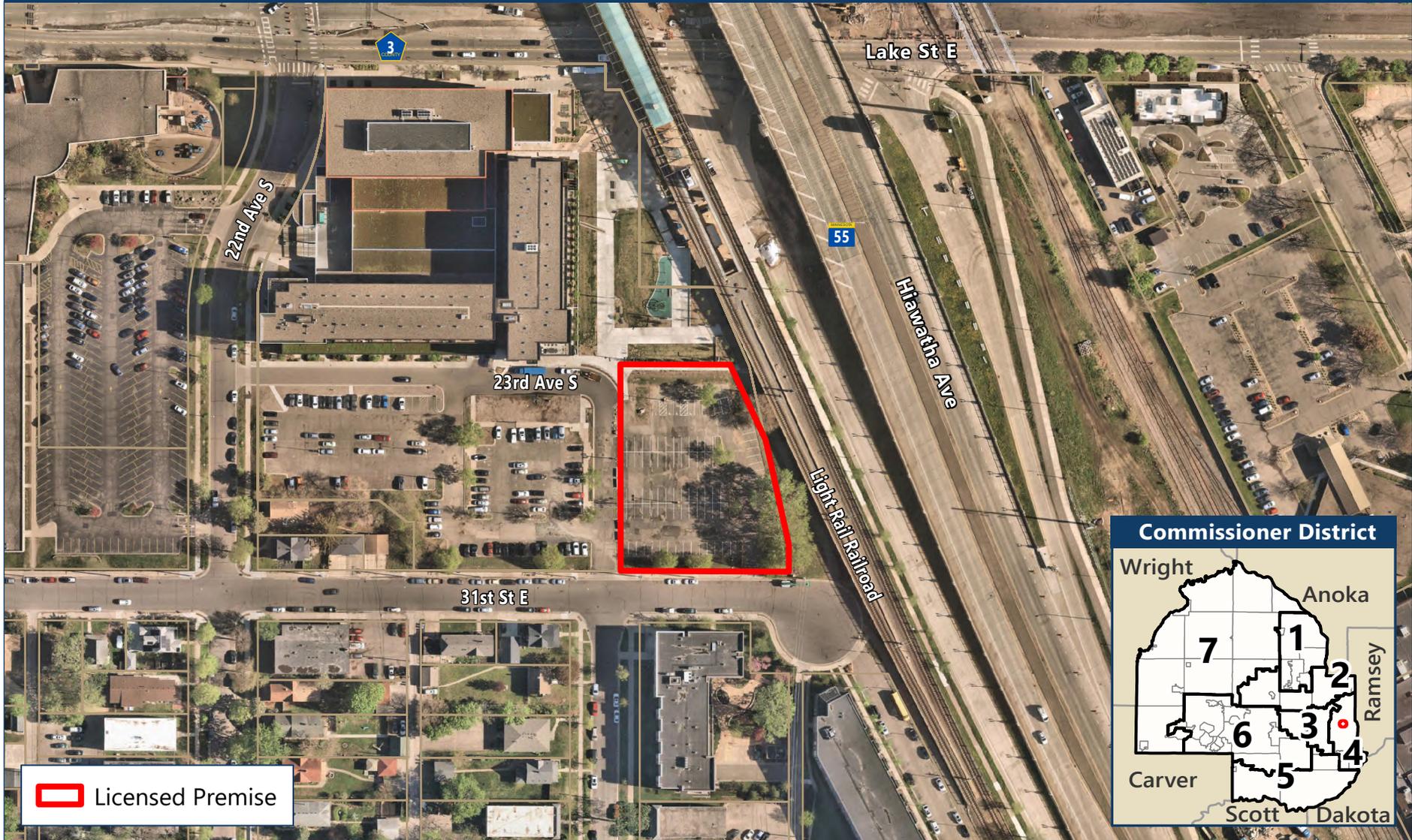
BAR map date:
2/19/2026

0 100 200 Feet

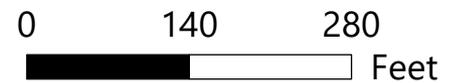
N



Lake and Hiawatha - Tract O



Map date:
2/5/2026



HENNEPIN COUNTY

300 South Sixth Street
Minneapolis, MN
55487-0240

MINNESOTA

Board Action Request

26-HCHRA-0006

Item Description:

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

Resolution:

BE IT RESOLVED, that a new project CP 1012259: 2026 Affordable Rental & Home Ownership Contracts be established in the 2026 Hennepin County Housing and Redevelopment Authority (HCHRA) Fund 37 Special Projects Budget; that an appropriation of \$813,418 be funded by an interfund transfer of HCHRA fund balance (Fund 32) through a transfer of budget authority from existing capital project 1011473: 2025 Affordable Rental & Home Ownership Contracts (Fund 37) for Agreement PR00004382 (Minnetonka Boulevard Redevelopment project, Resolution 22-HCHRA-0019); and that the Controller be authorized to transfer and disburse funds as directed; and

BE IT FURTHER RESOLVED, that project CP 1011473: 2025 Affordable Rental & Home Ownership Contracts (Fund 37) be closed.

Background:

In January 2022, staff issued a Request for Proposals (RFP) to support the development of affordable rental housing, and to create homeownership opportunities. A review panel consisting of subject matter experts from Hennepin County, the Minnesota Housing Finance Agency, and the Cities of Minneapolis, Eden Prairie, St. Louis Park, and Bloomington, reviewed the proposals. For homeownership, the review panel recommended five pandemic recovery awards to create 54 new affordable homeownership opportunities.

Several projects struggled to close by December 31, 2024, and were identified for 2025 funding under Capital Project 1011473: 2025 Affordable Rental & Home Ownership Contracts (Resolution 24-HCHRA-0037). The Minnetonka Boulevard project (Agreement PR00004382) in St. Louis Park has encountered additional challenges and will be unable to complete until December 31, 2026.

Staff recommend the transfer of \$813,418 originally budgeted for the Minnetonka Boulevard project in CP 1011473 to a new 2026 project (CP 1012259: 2026 Affordable Rental & Home Ownership Contracts) to facilitate completion in 2026.

Recommendation from County Administrator: Recommend Approval

Board Action Request

26-HCHRA-0007

Item Description:

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

Resolution:

BE IT RESOLVED, that the Executive Director be authorized to negotiate Agreements PR00008294 with Sigma Consulting and Training LLC (dba Ahmed Mohidin LLC) in the not-to-exceed amount of \$45,000 and PR00008293 with Small Business Dreambuilders LLC in the not to exceed amount of \$15,000 to provide financial management consulting to service provider organizations under contract with Hennepin County that are referred by Hennepin County Purchasing and Contract Services, during the period April 1, 2026 through December 31, 2026; that following review and approval by the County Attorney's Office, the Chair and 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.

Background:

In 2025, the Hennepin County Housing and Redevelopment Authority (HCHRA) allocated resources to provide financial management training and consulting for up to 30 contracted service providers referred by Purchasing and Contract Services. The goals of providing financial management consulting are to increase the financial management capacity of Hennepin County service providers and improve providers' ability to meet financial reporting and compliance requirements. Long-term goals are to enhance the overall viability and sustainability of participating service providers, ultimately improving service to residents, while reducing billing-related risk to service providers, Hennepin County, and/or the HCHRA.

Service providers assisted in 2025 included a variety of nonprofits that serve youth, provide counseling and recovery services, culturally specific programming, and other meaningful services. Consultants worked with service providers to improve their financial management capacity, including specific support with financial reporting, cost allocation, billing accuracy, and establishing clearer policies and procedures.

Agreements PR00008294 and PR00008293 will provide in-depth support to help service providers establish or improve their accounting system, financial management and billing practices, financial policies, procedures, and internal controls. The combined not-to-exceed amount of these agreements is reduced from the prior year based on utilization rates of service providers.

Current Request: This request is for authorization to negotiate professional service agreements to provide technical assistance in financial management to Hennepin County service providers effective April 1, 2026 through December 31, 2026 with a combined total not to exceed amount of \$60,000.

Impact/Outcomes: Improve the financial management capacity of up to 30 Hennepin County service providers.

Income Domain Disparity: By increasing the financial management capacity of Hennepin County service providers, this work contributes to the viability of service providers, their ability to sustain their workforce, and

26-HCHRA-0007

contributes to the quality of services provided to Hennepin County residents.

Recommendation from County Administrator: Recommend Approval

MINNESOTA

Board Action Request

26-HCHRA-0008

Item Description:

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

Resolution:

BE IT RESOLVED, that the Hennepin County Housing and Redevelopment Authority's (HCHRA) expenditure authority for Capital Project (Fund 37) 1009001 (HRA: Community Asset Transition Fund) be decreased by \$261,250; that the expenditure authority for Capital Project (Fund 37) 1006758 (HRA: Transit Oriented Development 2019-2023) be decreased by \$398,360; that the expenditure authority for Capital Project (Fund 37) 1012018 (HRA: Transit Oriented Communities 2026) be decreased by \$500,000; and that an appropriation transfer of \$1,159,610 be authorized from HCHRA Capital Projects (Fund 37) to HCHRA Operating (Fund 32); and that the Controller be authorized to transfer and disbursed funds as directed; and

BE IT FURTHER RESOLVED, that the 2026 HCHRA Operating (Fund 32) expenditure budget increase by \$2,019,610, funded through an appropriation transfer from the HCHRA Capital Project's (Fund 37) described herein (\$1,159,610) and use of HCHRA Operating (Fund 32) unassigned fund balance (\$860,000); that these funds be authorized to assist local businesses to survive and recover from the economic impacts of Operation Metro Surge, thereby helping to prevent wide-spread business closures, job loss, commercial vacancies, and blight in Hennepin County; and that the Controller be authorized to transfer and disburse funds as directed; and

BE IT FURTHER RESOLVED, that the Executive Director be authorized to negotiate Amendment 1 to Agreement PR00007976 with NextStage, Inc. with no change to the contract period of January 1, 2026 through December 31, 2026 and increasing the not to exceed amount by \$2,019,610 (including administrative fees up to \$30,294) for the purpose of administering and disbursing the Hennepin County Small Business Recovery Fund to a new total not-to-exceed amount of \$2,239,610; that following review and approval by the County Attorney's Office, the Chair be authorized to sign the amendment on behalf of the Authority; and that the Controller be authorized to disburse funds as directed.

Background:

Hennepin County Resolution 26-0034 denounced the violent and constitutionally questionable actions by Immigrations and Customs Enforcement (ICE) and Customs and Border Patrol (CBP) and directed staff to undertake a range of actions, including direction to gain credible insights regarding the impacts of Operation Metro Surge and explore potential alignment with local government partners for joint or coordinated work to respond to these impacts.

The economic impacts of the federal immigration enforcement surge have been well-documented, including particularly severe impacts to small businesses in cultural corridors, to immigrant-owned businesses, and to food service and retail businesses that anchor business districts throughout the metro, including in Hennepin County.

The Federal Reserve's February Beige Book released on March 5, 2026 describes economic disruptions

across many industry sectors in the Ninth District, the district that includes Minnesota, during the Operation Metro Surge timeframe. According to the report, impacts of the federal immigration enforcement actions were felt across nearly all industry sectors. Industries that experienced the most severe impacts were retail, accommodation, and leisure, including food service businesses. These sectors experienced revenue losses due to “a sharp decline in foot traffic” as consumers stayed home out of fear, and operational impacts as “legal, foreign-born workers were choosing not to work due to safety concerns.”* “Researchers at North Star Policy Action and the W.E. Upjohn Institute for Employment Research reported [in late February] that workers in the Twin Cities lost \$106 million in wages due to Operation Metro Surge.”** Hennepin County is home to over 6,700 businesses that employ over 138,000 workers in the accommodation, food services, and retail trade sectors. Many Community Development Financial Institutions (CDFIs) reported a “significant increase in requests for loan modifications” from impacted businesses, indicating that many businesses have been challenged to meet their financial responsibilities. “Of 180 loan clients at Metropolitan Economic Development Association (MEDA), about 20% said in a recent survey they will likely be late on payments and in need of new repayment plans because of the crackdown, said Catherine McCarthy, development director for the nonprofit. More than 52% of overall clients reported being hurt by immigration crackdown activity.”***

A survey conducted by Meet Minneapolis in January found that 90% of the restaurants, hotels, retail shops, service providers, and arts and events organizers reported negative impacts due to federal activity. A report published by the City of Minneapolis in February 2026**** estimated the combined revenue loss among restaurants and small businesses in Minneapolis were as high as \$81 million in January 2026. According to a city survey completed by restaurant and café owners and operators, one-third reported having to close temporarily and another third reported reducing hours. These survey findings and the documented steep decline in revenues suggest that without mitigation efforts, a significant percentage of restaurants, grocery, retail, and entertainment venues may be at risk of closure. The risk that closures lead to long-term vacancies is heightened because of several factors. First, because these types of establishments often anchor business districts, main streets, and commercial corridors, closures and vacancies among these businesses are likely to have ripple effects on neighboring businesses and communities in Hennepin County. Second, because the local landscape of restaurant owners and other entrepreneurs in the same sectors who are most likely to occupy newly vacant commercial spaces, and the community-based financial institutions that support them, have also likely suffered financial losses that make it difficult to take on the risk of a new establishment.

Outreach conducted by county staff found similar impacts. In one gathering of small business owners along a commercial corridor in Minneapolis, business leaders reported that customer traffic decreased by 60-75% in December and January, resulting in temporary closures of 25% of the businesses in a cooperatively owned marketplace. At a similar meeting of small business owners in another business district in late January, one owner noted that half of the business owners are challenged to cover expenses and remain open. In recent outreach conducted by a Hennepin County Elevate Hennepin advisor in the same Minneapolis business district, 100% of businesses contacted reported significant negative impacts. And the impacts are countywide: a city partner in Bloomington reported that 10 out of 14 businesses visited in early February experienced a wide range of impacts, including an estimated 70% reduction in customer traffic, reduced hours, worker absences, and business closures. Outreach conducted by Brooklyn Park staff showed that 69% of businesses reported decreased customer traffic, several reported worker shortages with minimal to no employees onsite.

Several local government agencies, including the cities of Brooklyn Park, Minneapolis, Minnetonka, Richfield and the Bloomington Port Authority have acted or are in the process of considering actions to authorize a combined total of \$7,720,000 in relief funding to small businesses experiencing hardship at this time.

In response to the economic impacts and hardships to small businesses caused by Operation Metro Surge, and in alignment with other local government agencies, the current action would utilize \$860,000 in Hennepin County Housing and Redevelopment Authority’s (HCHRA) Operating (Fund 32) unassigned fund balance and reallocate a total of \$1,159,610 in HCHRA funds previously authorized for the Community Asset Transition (CAT) Fund, Transit Oriented Development (TOD), and Transit Oriented Communities (TOC) programs to be

26-HCHRA-0008

used for a Small Business Recovery Fund to provide grants to impacted small businesses with a physical, brick-and-mortar establishment. Preservation of existing small businesses with a physical location in Hennepin County will help prevent widespread business closures and the attendant job loss, commercial vacancies, and blight.

In accordance with HCHRA powers to carry out activities to prevent blight in Minnesota Statutes section 469.012, and to achieve the public purpose of preventing blight, wide-spread job loss, and the loss of local businesses supporting the economy of Hennepin County, the Small Business Recovery Fund will provide financial support to small businesses that have experienced impacts from Operation Metro Surge between December 1, 2025 and February 28, 2026 that threaten business operations and continued existence.

A total of \$2,019,610 will be made available for the Small Business Recovery Fund, as further detailed below:

- Resolution 23-HCHRA-0023 made \$398,360 available for future TOD capital and/or predevelopment programming through adjustments to TOD projects
- Resolution 20-HCHRA-0036 accepted the transfer of \$3,000,000 from Hennepin County (CP1009002) and established the CAT Fund (CP 1009001) to create a leveraged capital pool for acquisition of commercial and residential properties along commercial corridors within the City of Minneapolis that were adversely impacted by civil unrest in May and June 2020 and at risk of market conversion or gentrification. Repayment proceeds from one such loan in the amount of \$261,250 are available after a project closed on permanent financing and successfully paid off the CAT Fund acquisition loan.
- Reprogramming funds from the 2026 Adopted Budget in the HCHRA for TOC project plans allows \$500,000 to be reprioritized for small business relief.
- HCHRA Operating (Fund 32) unassigned fund balance (\$860,000)

Amendment 1 to Agreement PR00007976 would provide for administration of the Small Business Recovery Fund by a non-profit, community-based lender that currently provides Elevate Hennepin consulting services to small businesses including financial analysis and projections, underwriting, and access to capital, including small business financing programs funded by Hennepin County. Of the total amount of \$2,019,610 for the Small Business Recovery Funds, up to \$30,294 (1.5%) would pay for grant administration, including application processing, evaluation of eligibility, verification of documentation, grant disbursement, reporting, and issuance of required federal tax reporting forms.

Outcomes: Authorize a 2026 HCHRA Operating (Fund 32) expenditure budget increase of \$2,019,610 to provide recovery funding for small businesses, and Amendment 1 to Agreement PR00007976 with NextStage will provide for the establishment of the Hennepin County Small Business Recovery Fund, which will provide critical funding as part of Operation Reconnect, which will prevent blight by helping an estimated 198 businesses sustain operations and financially recover from the impacts of Operation Metro Surge, and remain in their commercial spaces, retaining jobs, preventing vacancies, stabilizing the local economy and preventing blight.

Recommendation from County Administrator: Recommend Approval

Hennepin County Housing and Redevelopment - Small Business Recovery Fund

	Fund	Dept	Account	Project	Amount	
Revenue		32	841000	49990	<u>1,159,610.00</u>	
					1,159,610.00	
Expenditure		37	843200	58900	1006758	-398,360.00
		37	843200	59990	1006758	398,360.00
		37	843300	56050	1009001	-261,250.00
		37	843300	59990	1009001	261,250.00
		37	843200	58900	1012018	-500,000.00
		37	843200	59990	1012018	500,000.00
		32	841000	52902		<u>1,159,610.00</u>
						1,159,610.00