

HENNEPIN COUNTY

MINNESOTA

PRELIMINARY AUTHORITY AGENDA

**HENNEPIN COUNTY HOUSING AND
REDEVELOPMENT AUTHORITY**
TUESDAY, JULY 28, 2026

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

1. Approval of the Agenda

2. Minutes from Previous Meeting

2.A. June 2, 2026 Meeting Minutes

Attachments: [HRA-AUTHORITYMINUTES-02-June-2026](#)

3. Claims Register

3.A. [26-HCHRA-0023](#)

Claims Register for the period ending May 31, 2026

Attachments: [Claims Register ending 5 31 2026](#)

3.B. [26-HCHRA-0024](#)

Claims Register for the period ending June 30, 2026

Attachments: [Claims Register ending 6 30 2026](#)

4. New Business

4.A. [26-HCHRA-0022](#)

Terminate and forgive 2002 AHIF Agmt A040987 with RS EDEN for Lindquist Apartments in Minneapolis

HENNEPIN COUNTY

MINNESOTA

300 South Sixth Street
Minneapolis, MN
55487-0240

Board Action Request

TMP-26-0545

Item Description:

June 2, 2026 Meeting Minutes

HENNEPIN COUNTY

MINNESOTA

AUTHORITY MINUTES

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

Commissioner Kevin Anderson, Vice Chair, called the meeting of the Housing and Redevelopment Authority for Tuesday, June 2, 2026 to order at 3:13 p.m.

Present Commissioner Kevin Anderson, Commissioner Jeff Lunde, Commissioner Irene Fernando, Commissioner Debbie Goettel, and Commissioner Heather Edelson

Absent Commissioner Angela Conley, and Commissioner Marion Greene

1. Approval of the Agenda

APPROVE

Commissioner Irene Fernando moved, seconded by Commissioner Jeff Lunde, to approve the Agenda.

Aye Commissioner Anderson Commissioner Lunde Commissioner Fernando
Commissioner Goettel Commissioner Edelson

Absent Commissioner Conley Commissioner Greene

2. Minutes from Previous Meeting

2.A. May 12, 2026 Meeting Minutes

APPROVE

Commissioner Debbie Goettel moved, seconded by Commissioner Heather Edelson, to approve the Minutes.

Aye Commissioner Anderson Commissioner Lunde Commissioner
Fernando Commissioner Goettel Commissioner Edelson

Absent Commissioner Conley Commissioner Greene

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

ADOPT

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

Aye Commissioner Anderson Commissioner Lunde Commissioner
Fernando Commissioner Goettel Commissioner Edelson

Absent Commissioner Conley Commissioner Greene

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

ADOPT

Commissioner Jeff Lunde moved, seconded by Commissioner Heather Edelson, to adopt the Resolution.

Aye Commissioner Anderson Commissioner Lunde Commissioner
Fernando Commissioner Goettel Commissioner Edelson

Absent Commissioner Conley Commissioner Greene

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

ADOPT

Commissioner Debbie Goettel moved, seconded by Commissioner Irene Fernando, to adopt the Resolution.

Aye Commissioner Anderson Commissioner Lunde Commissioner
Fernando Commissioner Goettel Commissioner Edelson

Absent Commissioner Conley Commissioner Greene

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

ADOPT

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

Aye Commissioner Anderson Commissioner Lunde Commissioner
Fernando Commissioner Goettel Commissioner Edelson

Absent Commissioner Conley Commissioner Greene

There being no further business, the Housing and Redevelopment Authority for Tuesday, June 2, 2026 was declared adjourned at 3:23 p.m. until Tuesday July 28, 2026.

Sheri Selton
Deputy Clerk to the County Board

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

HENNEPIN COUNTY

300 South Sixth Street
Minneapolis, MN
55487-0240

MINNESOTA

Board Action Request

26-HCHRA-0023

Item Description:

Claims Register for the period ending May 31, 2026

Resolution:

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

Recommendation from County Administrator: Recommend Approval

HENNEPIN COUNTY HOUSING AND REDEVELOPMENT AUTHORITY

Period ending May 31, 2026

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

AMOUNT	
\$	95.16
\$	19,080.00
\$	261,669.00
\$	280,844.16

HENNEPIN COUNTY

MINNESOTA

300 South Sixth Street
Minneapolis, MN
55487-0240

Board Action Request

26-HCHRA-0024

Item Description:

Claims Register for the period ending June 30, 2026

Resolution:

BE IT RESOLVED, that the Claims Register for the period ending June 30, 2026, be approved/ratified.

Recommendation from County Administrator: Recommend Approval

HENNEPIN COUNTY HOUSING AND REDEVELOPMENT AUTHORITY

Period ending June 30, 2026

ACCOUNT NAME	VENDOR NAME
Other	Metro Lawns LLC
Consulting	Affordable Housing Connections, Inc.

AMOUNT	
\$	4,541.66
\$	10,000.00
\$	14,541.66

HENNEPIN COUNTY

MINNESOTA

300 South Sixth Street
Minneapolis, MN
55487-0240

Board Action Request

26-HCHRA-0022

Item Description:

Terminate and forgive 2002 AHIF Agmt A040987 with RS EDEN for Lindquist Apartments in Minneapolis

Resolution:

BE IT RESOLVED, that the Executive Director be authorized to terminate the 2002 Affordable Housing Incentive Fund Loan Agreement A040987 with Lindquist Apartments Limited Partnership for 1931 West Broadway Avenue in Minneapolis, awarded under Resolution 02-HCHRA-29, forgive the principal loan amount of \$400,000 and accrued interest for an estimated combined total amount of \$490,000, and negotiate documents to effectuate loan termination and release of the declaration; and that following review and approval by the County Attorney's Office, the Chair be authorized to sign any related termination and award forgiveness documents on behalf of the Authority.

Background:

RS Eden, through Lindquist Apartments Limited Partnership, was awarded \$400,000 in funding from the Hennepin County Housing and Redevelopment Authority's (HCHRA) 2002 Affordable Housing Incentive Fund (AHIF) program for the construction of Lindquist Apartments at 1931 West Broadway Avenue in Minneapolis. Agreement A040987 required compliance with affordability requirements through 2034; with 14 units at 50 percent of the area median income (AMI) and 10 units at 30 percent of AMI. A mortgage and declaration were recorded against the Lindquist Apartments property to secure the affordability.

In the more than 20 years since initial construction, Lindquist Apartments has provided supportive housing to extremely low-income youth and developed significant capital improvement needs including stucco and roof repairs, addressing water intrusion and mold, and replacing windows. These repairs and improvements must be made to ensure the property remains safe, viable supportive housing over the long term.

To address the property's capital needs, RS EDEN has obtained new funding commitments (and associated long-term affordability restrictions) from state and local funders, including 2025 Supportive Housing Strategy funding award of \$1,000,000 (Agreement PR00007252, Resolution 25-HCHRA-0014). RS EDEN plans to close on the new financing and begin property renovation in 2026. Affordability will be extended for at least 50 years, through 2078.

With the newly committed capital funding for the Lindquist Apartments, the cumulative debt on the property (after the 2026 closing) would far exceed the property's appraised value, making the oldest debt prohibitive to closing on new funding. RS EDEN has requested termination and forgiveness of AHIF Agreement A040987, including release of the related declaration, and satisfaction of the related mortgage.

Staff have reviewed RS EDEN's request and, consistent with county priorities, recommend approval as the best means to allow the property to remain stable, affordable, supportive housing for 24 extremely low-income youth.

Current Request: This request is for authorization to terminate and forgive 2002 AHIF Loan Agreement A040987 in the amount of \$400,000 plus accrued interest and to release the related note, mortgage and

declaration therewith.

Impact/Outcomes: Early forgiveness of this AHIF award will allow RS Eden to remain a stable affordable housing provider.

Housing Disparity Domain: This board action request aligns with Hennepin County disparity reduction efforts by creating affordable housing opportunities for households with extremely low incomes. Disparate impacts by race are especially stark amongst those experiencing homelessness. By providing 20 units for people experiencing homelessness, this project supports goals to reduce and eliminate disparities.

This request funds services that are: core services

Recommendation from County Administrator: Recommend Approval