

# HENNEPIN COUNTY

## MINNESOTA

### FINAL COMMITTEE AGENDA

#### HENNEPIN COUNTY HOUSING AND REDEVELOPMENT AUTHORITY

TUESDAY, FEBRUARY 4, 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

---

1. **Approval of the Agenda**

2. **Minutes from Previous Meeting**

2.A. January 14, 2025 HRA Minutes

**Attachments:** [HRA-BOARDMINUTES-14-Jan-2025](#)

3. **Claims Register**

4. **New Business**

4.A. [25-HCHRA-0004](#)

Terminate and forgive AHIF Agmts A030962, A061468, and A090091 with the Little Earth of United Tribes Housing Corporation for 2501 Cedar Avenue South in Minneapolis.

4.B. [25-HCHRA-0005](#)

Neg Agmt A2512744 with the MN Housing Finance Agency for the Home Accessibility Ramps Program, 03/01/25 - 06/01/28, \$303,000 (recv); Neg Agmt PR00006463 with Tree Trust to provide accessibility ramp management and construction, 03/01/25 - 04/01/28, NTE \$300,00

4.C. [25-HCHRA-0006](#)

Neg Assignment and Assumption of Agmt A110490 to transfer membership interest in Higher Ground Shelter to Catholic Charities of the Archdiocese of Saint Paul and Minneapolis

4.D. [25-HCHRA-0007](#)

Neg Agmt A2512759 with Ramsey County Housing and Redevelopment Authority, 02/15/25-12/31/25, (recv) \$23,000

# HENNEPIN COUNTY

300 South Sixth Street  
Minneapolis, MN  
55487-0240

## MINNESOTA

### Board Action Request

---

**TMP-25-0026**

---

**Item Description:**

January 14, 2025 HRA Minutes

# HENNEPIN COUNTY

## MINNESOTA

### BOARD MINUTES

**HENNEPIN COUNTY HOUSING AND REDEVELOPMENT AUTHORITY**  
TUESDAY, JANUARY 14, 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

---

Commissioner Angela Conley, Chair, called the meeting of the Hennepin County Housing and Redevelopment Authority for Tuesday, January 14, 2025 to order at 3:33 p.m.

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

#### 1. Approval of the Agenda

##### APPROVE

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

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

#### 2. Minutes from Previous Meeting

##### APPROVE

**Kevin Anderson moved, seconded by Heather Edelson, to approve the Minutes.**

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

2.A. December 12, 2024 Minutes

#### 3. Claims Register

##### 3.A. [25-HCHRA-0001](#)

Claims register for the period ending December 31, 2024

##### APPROVE/RATIFY

**Debbie Goettel moved, seconded by Heather Edelson, to approve/ratify the Resolution.**

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

#### 4. New Business

4.A. [25-HCHRA-0002](#)

2025 Hennepin County Housing and Redevelopment Authority Board of Commissioners organizational structure

**ADOPT**

**Kevin Anderson moved the slate of nominations for the 2025 Hennepin County Housing and Redevelopment Authority Board of Commissioners organizational structure, seconded by Commissioner Marion Greene, to adopt the Resolution.**

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

4.B. [25-HCHRA-0003](#)

2025 Hennepin County Housing and Redevelopment Authority meeting schedule

**ADOPT**

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

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

There being no further business, the Housing and Redevelopment Authority for Tuesday, January 14, 2025 was declared adjourned at 3:37 p.m. until Tuesday, February 4, 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)**

### Board Action Request

---

#### 25-HCHRA-0004

---

#### Item Description:

Terminate and forgive AHIF Agmts A030962, A061468, and A090091 with the Little Earth of United Tribes Housing Corporation for 2501 Cedar Avenue South in Minneapolis.

#### Resolution:

BE IT RESOLVED, that the Executive Director be authorized to terminate the 2002 Affordable Housing Incentive Fund (AHIF) program's Loan Agreement A030962 with the Little Earth of United Tribes Housing Corporation for 2501 Cedar Avenue South in Minneapolis, awarded under Resolution 02-HCHRA-29 and forgive the loan amount of \$400,000; that the Chair be authorized sign any related documents to effectuate loan termination and award forgiveness on behalf of the Authority; and

BE IT FURTHER RESOLVED, that the Executive Director be authorized to terminate the 2005 and 2006 AHIF program's Grant Agreement A061468 with the Little Earth of United Tribes Housing Corporation for 2501 Cedar Avenue South in Minneapolis, awarded under Resolutions 05-HCHRA-08 and 06-HCHRA-09 and forgive the total combined grant amount of \$800,000; that the Chair be authorized to sign any related documents to effectuate grant terminations and forgiveness of awards on behalf of the Authority; and

BE IT FURTHER RESOLVED, that the Executive Director be authorized to terminate the 2008 AHIF program's Grant Agreement A090091 with the Little Earth of United Tribes Housing Corporation for 2501 Cedar Avenue South in Minneapolis, awarded under Resolution 08-HCHRA-07-S1R1 and forgive the grant amount of \$740,000; that the Chair be authorized to sign any related documents to effectuate grant termination and award forgiveness on behalf of the Authority.

#### Background:

The Little Earth of United Tribes Housing Corporation (Little Earth) was awarded \$1,940,000 in funding from the Hennepin County Housing and Redevelopment Authority's (HCHRA) 2002, 2005, 2006, and 2008 Affordable Housing Incentive Fund (AHIF) program to renovate three affordable housing buildings at 2501 Cedar Avenue South in Minneapolis. First constructed in 1973, the complex includes 212 rental housing units and a community building.

Agreements A030962, A061468, and A090091 required compliance with the affordability requirements through 2039; provided that requirements were met, no repayment of funds would be due at the end of each term. Mortgages and declarations were recorded against the property to secure the affordability.

Since the 2008 renovation, the buildings have developed significant capital improvement needs and requires improvements that can only be achieved via a substantial rehabilitation across all 212 housing units. Little Earth has obtained new funding commitments (and associated long-term affordability restrictions) from state and local funders, including 2023 and 2024 AHIF awards of \$1,204,137 (Agreement PR00005294, Resolutions 23-HCHRA-0021 and 24-HCHRA-0015). Little Earth plans to close on the new financing and initiate rehabilitation in 2025.

Staff recommend early forgiveness of the 2003, 2006, and 2009 AHIF awards to Little Earth, release of the

---

## 25-HCHRA-0004

---

related declarations, and satisfaction of the related mortgages, because the cumulative debt on the property, after the 2025 closing, would exceed the property's appraised value.

**Current Request:** This request is for authorization to terminate and forgive 2002 AHIF Loan Agreement A030962 (\$400,000), 2005 and 2006 AHIF Grant Agreement A061468 (\$800,000), and 2008 AHIF Grant Agreement A090091 (\$740,000) with Little Earth of United Tribes Housing Corporation, in the total amount of \$1,940,000, and to release the notes, mortgages and declarations therewith.

**Impact/Outcomes:** Early forgiveness of these AHIF awards will allow Little Earth of United Tribes Housing Corporation to remain a stable affordable housing provider.

**Recommendation from County Administrator:** Recommend Approval

### Board Action Request

---

#### 25-HCHRA-0005

---

#### Item Description:

Neg Agmt A2512744 with the MN Housing Finance Agency for the Home Accessibility Ramps Program, 03/01/25 - 06/01/28, \$303,000 (recv); Neg Agmt PR00006463 with Tree Trust to provide accessibility ramp management and construction, 03/01/25 - 04/01/28, NTE \$300,00

#### Resolution:

BE IT RESOLVED, that the Executive Director be authorized to negotiate Agreement A2512744 with the Minnesota Housing Finance Agency to construct accessibility ramps and steps under the Hennepin County Housing and Redevelopment Authority Home Accessibility Ramps program during the period March 1, 2025 through June 1, 2028, with a receivable amount of \$303,000; that following review and approval by the County Attorney's Office, the Chair of the Board be authorized to sign the agreement on behalf of the Authority; and that the Controller be authorize to accept and disburse funds directed; and

BE IT FURTHER RESOLVED, that sponsorship and acceptance of grant funding for the program by the Hennepin County Housing and Redevelopment Authority Board of Commissioners does not imply a continued commitment by the Hennepin County Housing and Redevelopment Authority for these programs with grant funds are no longer available; and

BE IT FURTHER RESOLVED, that the Executive Director be authorized to negotiate Agreement PR00006463 with Tree Trust to provide case management and accessibility ramp construction for the Home Accessibility Ramps Program during the period March 1, 2025 through June 1, 2028, with the amount not to exceed \$300,000; that following review and approval by the County Attorney's Office, the Chair of the Board be authorized to sign the agreement on behalf of the Authority; and that the Controller be authorize to disburse funds directed.

#### Background:

In July 2024, the Minnesota Housing Finance Agency (Minnesota Housing) accepted proposals to maintain and increase the supply of affordable owner-occupied housing. The Hennepin County Housing and Redevelopment Authority (HCHRA) submitted a successful application for its Home Accessibility Ramps and Steps Program.

The HCHRA's Home Accessibility Ramps and Steps Program was awarded \$303,000 to assist in the construction of accessibility ramps and low-rise steps for low and moderate-income homeowners. The program provides a cost-effective way to enable persons with physically limiting challenges to remain in their homes. This award will fund approximately 30 modular ramps and/or low-rise, long-tread steps for low and moderate-income homeowners in Hennepin County.

This is the HCHRA's 17th award from MHFA for this activity. Prior awards have completed 460 ramps or steps projects.

In June 2024, the HCHRA released a competitive request for proposals for a community-based partner for the program. Tree Trust was selected because it brings a unique referral network as well as having extensive

---

## 25-HCHRA-0005

---

experience building accessibility ramps.

**Current Request:** This request is for the authorization to negotiate Agreement A2512744 with the Minnesota Housing Finance Agency for the construction of accessibility ramps and steps during the period March 1, 2025, through June 1, 2028, in the receivable amount of \$303,000. This request also seeks authorization to negotiate Agreement PR00006463 with Tree Trust for construction of accessibility ramps and steps during the period March 1, 2025, through June 1, 2028, with the not to exceed amount of \$300,000.

**Impact/Outcomes:** Approval of this request will provide for the construction of accessibility ramps/steps for approximately 30 low to moderate-income homeowners.

**Housing Disparity Domain:** Households of color are disproportionately housing cost burdened. This request provides a cost-effective way to enable persons with physical limiting disabilities to remain in their homes and for the immediate health and safety repairs to be addressed.

**Recommendation from County Administrator:** Recommend Approval



### Board Action Request

---

**25-HCHRA-0006**

---

**Item Description:**

Neg Assignment and Assumption of Agmt A110490 to transfer membership interest in Higher Ground Shelter to Catholic Charities of the Archdiocese of Saint Paul and Minneapolis

**Resolution:**

BE IT RESOLVED, that the Executive Director be authorized to negotiate the Assignment and Assumption of Agreement A110490 (2008 and 2009 Affordable Housing Incentive Fund (AHIF) program grant award), and related documents, allowing the assignment and assumption of debt and the transfer of membership interest in CHDC Boxleitner LLC, owner of a portion of Higher Ground, 165 Glenwood Avenue in Minneapolis, from Trellis Co. to Catholic Charities of the Archdiocese of Saint Paul and Minneapolis, or an affiliated entity; that following review and approval by the County Attorney's Office, the Chair and Executive Director be authorized to sign assignment and assumption agreements and other related documents on behalf of the Authority.

**Background:**

Higher Ground (Project) provides a continuum of shelter to housing that consists of 251 shelter beds (Higher Ground Minneapolis Shelter) and 85 supportive permanent rental units for single adults (Higher Ground Minneapolis Residence) located at 165 Glenwood Avenue in Minneapolis. All 331 units serve homeless single adults whose income is at or below 30 percent of area median income.

The Project was awarded Affordable Housing Incentive Fund (AHIF) program grant funding in 2008 and 2009. The AHIF funds were awarded under a 30-year term expiring in 2041 (Agreement A110490, Resolution 09-HCHRA-0013-R1). CHDC Boxleitner LLC is an entity affiliated with Trellis, Co., formerly known as Community Housing Development Corporation, and is the owner of the permanent housing portion of the Higher Ground project.

Catholic Charities serves as the manager of the entirety of the Higher Ground property, including the permanent supportive housing currently owned by the Trellis-affiliated entity.

To streamline operations, Catholic Charities requests approval to assume the existing AHIF Grant Agreement A110490 from Trellis. If approved, Catholic Charities anticipates completing the closing transaction for membership in CHDC Boxleitner LLC in the first quarter of this year.

**Current Request:** This request is for authorization to negotiate the assignment and assumption of Agreement A110490 for the Higher Grounds project, allowing the transfer of membership interest in the borrower, CHDC Boxleitner LLC, from Trellis Co. to Catholic Charities of the Archdiocese of Saint Paul and Minneapolis.

**Impact/Outcomes:** Approval of this request will streamline operations of Higher Ground, which provides 251 shelter beds and 85 permanent supportive rental housing units for single adults and preserve these units through 2041.

**Recommendation from County Administrator:** Recommend Approval

### Board Action Request

---

#### 25-HCHRA-0007

---

#### Item Description:

Neg Agmt A2512759 with Ramsey County Housing and Redevelopment Authority, 02/15/25-12/31/25, (recv) \$23,000

#### Resolution:

BE IT RESOLVED, that the Executive Director be authorized to negotiate Agreement A2512759 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 February 15, 2025 through December 31, 2025, in the receivable amount up to \$23,000; 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 a seven-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.

In March 2024, Hennepin County authorized Agreement PR00004899 between the county and the Ramsey County HRA, enabling Ramsey County HRA to contribute to Hennepin County's costs for the CEO Now program, and for use of Hennepin County's proprietary branding, promotional materials, and associated administrative costs. Under this prior agreement, Ramsey County HRA contributed \$46,000 toward an additional cohort of CEO Now that served both Hennepin and Ramsey County businesses in 2024. The Hennepin County board has transferred operation of the CEO Now program to the Hennepin County Housing and Redevelopment Authority (HCHRA) and the HCHRA is authorized to enter into a new agreement with the Ramsey County HRA under applicable laws.

Since 2023, 53 Hennepin County business owners and 5 Ramsey County business owners have participated in CEO Now, retaining over 299 jobs. Feedback from business participants has been consistently positive, and several businesses have shared transformative success stories since graduating from the program.

Agreement A2512759 with Ramsey County HRA would enable continued collaboration in the CEO Now program and provide for the contribution of up to \$23,000 toward program costs.

**Current request:** This request is for authorization to negotiate Agreement A2512759 with Ramsey County HRA to participate in the CEO Now program during the period February 15, 2025 through December 31, 2025 with a receivable amount up to \$23,000.

**Impact/Outcomes:** Authorization of this request will provide cost-sharing and regional collaboration in business support programming that will serve an estimated 14-20 small businesses in Hennepin and Ramsey counties.

**Recommendation from County Administrator:** Recommend Approval