

The Anoka County Housing and Redevelopment Authority will hold their regularly scheduled board meeting in Room #705 of the Anoka County Government Center. All members of the board will be present. However, due to the applicable Governor's Emergency Executive Orders, and a determination by the board chair that public attendance is not feasible due to the health pandemic, members of the public will not be allowed to attend this meeting in person. Public members may monitor this meeting through the internet at <https://www.anokacounty.us/1430/Watch-Board-Meetings-Online> or by calling 763-324-4704 24 hours in advance of the meeting time to arrange for telephonic access. Public monitoring in this manner is done pursuant to Minn. Stat. 13D.021.

ANOKA COUNTY

HOUSING AND REDEVELOPMENT AUTHORITY AGENDA

FOR THE AUGUST 25, 2020 MEETING

10:15 A.M. or Immediately Following the
Anoka County Board Meeting
Whichever is Later

County Board Room #705
Anoka County Government Center

1. Chair calls meeting to order.
2. Trustees: Matt Look
Julie Braastad
Robyn West
Mandy Meisner
Mike Gamache
Jeff Reinert
Scott Schulte
3. Chairs remarks.
- *4. Consider approving the minutes from the ACHRA Board Meeting of July 28, 2020. **See attached** minutes.
- *5. Consider approving amendments to the lease agreements of tenants at the Blaine Human Services Center, deferring the scheduled lease rental rate increase to January 1, 2022. **See attached** worksheet.
- *6. Consider approving executing a Cooperative Funding Agreement with the Fair Housing Implementation Council. Fair Housing planning and implementation are required for any community that receives Federal Community Development and Block Grant (CDBG) funding. **See attached** worksheet.
7. For informational purposes, the ACHRA will hold a public hearing on September 22 to review and gather feedback on the Twin Cities' draft Regional Analysis of Impediments to Fair Housing Choice.
8. For informational purposes, the ACHRA will hold a public hearing on September 22 to hear public comments on the performance in meeting the housing, community and economic development needs as outlined in the Anoka County portion of the 2019 Dakota County Consortium Consolidated Plan and the Anoka County portion of the 2019 Dakota County Consortium Action Plan.

*Requires ACHRA Board approval.

The Anoka County Housing and Redevelopment Authority held their regularly scheduled board meeting in Room #705 of the Anoka County Government Center. All members of the authority were present. However, due to the Governor's Emergency Executive Order 20-33, and a determination by the authority chair that public attendance is not feasible due to the health pandemic, members of the public were not allowed to attend this meeting in person. Public members were able to monitor this meeting through the internet at <https://www.anokacounty.us/1430/Watch-Board-Meetings-Online> or by calling 763-324-4704 24 hours in advance of the meeting time to arrange for telephonic access. Public monitoring in this manner was done pursuant to Minn. Stat. 13D.021.th

ANOKA COUNTY HOUSING AND REDEVELOPMENT AUTHORITY MEETING MINUTES

Government Center
Board Room
Anoka, Minnesota

July 28, 2020

Trustees Present: Scott Schulte (Chair)
Matt Look
Julie Braastad
Robyn West
Mandy Meisner
Mike Gamache
Jeff Reinert

Others Present: Rhonda Sivarajah, County Administrator; Andrew Jackola, Assistant County Attorney; Dee Guthman Housing and Redevelopment Authority Assistant Executive Director; and Tina Pedersen, Principal Administrative Secretary

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Chair Schulte called the meeting to order at 11:00 a.m.

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Trustee Look made motion approving the ACHRA minutes from June 23, 2020. Trustee Braastad seconded the motion. Motion carried.

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Trustee Look made motion approving a resolution from the City of Ramsey for the use of ACHRA funds in an amount of up to \$490,000 for street, trail and trunk utility improvements. Trustee Braastad seconded the motion. Motion carried.

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The Anoka County Housing and Redevelopment Authority meeting adjourned at 11:04 a.m.

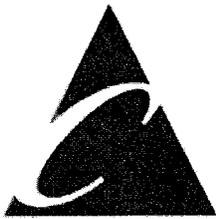
ATTEST:

**ANOKA COUNTY HOUSING AND
REDEVELOPMENT AUTHORITY**

By: _____
Mike Gamache, its Secretary/Treasurer

By: _____
Scott Schulte, Chair

Motion carried means all trustees in attendance voted affirmatively unless otherwise noted.



ANOKA COUNTY HRA

ACTION ITEM

August 25, 2020

ACTION REQUESTED	Consider Recommending the Anoka County Housing and Redevelopment Authority Approve Amendments to the Lease Agreements of Tenants at the Blaine Human Services Center, deferring the scheduled Lease Rental Rate increase to \$9.61 per square foot from July 1, 2021 to January 1, 2022 and Authorize the Executive Director and Chair of the Board to Execute the Amendments to the Leases for each Leaseholder.
BACKGROUND	Due to the COVID-19 Health Pandemic, The Anoka County Housing and Redevelopment Authority (HRA) wishes to provide some relief to the leaseholders, which are all non-profits or education based, at the Blaine Human Service Center. The Leases currently call for a 50 cent per square foot increase every two-years. In July of 2019, the rate increased from \$8.61 per square foot to \$9.11 per square foot. In July of 2021, the rate was planned to go to \$9.61 per square foot in accordance with the lease agreements.
SOLUTIONS	Defer the increase to \$9.61 planned for July 1, 2021, to January 1, 2022. The rent increase would be waived, allowing for all tenants to stay at the \$9.11 rate until January 1, 2022.
CONCLUSION	The Leases all call for a potential increase every two-years but does not specify what that increase might be. We have been on a trajectory for the last several cycles to increase it by 50 cents per square foot. Should we continue that cycle? With COVID-19 we are expecting to see some pressure on office building values and rents in the next year or two. One tenant has expressed a desire to understand why we are increasing the rate. Over the next year, we will work with Facilities to model our long-range building needs and costs associated with it. The goal has been to have the tenants, whether County departments or other tenants, pay an appropriate amount to maintain the building adequately.
RECOMMENDATIONS	Consider Recommending the Anoka County Housing and Redevelopment Authority Approve Amendments to the Lease Agreements of Tenants at the Blaine Human Services Center, deferring the scheduled Lease Rental Rate increase to \$9.61 per square foot from July 1, 2021 to January 1, 2022 and Authorize the Executive Director and Chair of the Board to Execute the Amendments to the Leases for each Leaseholder.
FUNDING	The action would lower the projected revenue by about \$20,000, however, we expect no impact in the overall building maintenance plan.



ANOKA COUNTY HRA ACTION ITEM

August 20, 2020

ACTION REQUESTED	Consider Recommending the Anoka County Housing and Redevelopment Authority execute a Cooperative Funding Agreement with the Fair Housing Implementation Council.
BACKGROUND	<p>Every five years members of the Fair Housing Implementation Council enter into a five-year cooperation agreement that runs concurrently with our five-year plan.</p> <p>This document identifies how the metropolitan area will affirmatively further fair housing, as well as how much funding each jurisdiction will allocate for fair housing projects.</p>
FUNDING SOURCE	Fair Housing planning and implementation are required for any community that receives federal CDBG funding. The 2020-2025 programs years funds will be used to cover the Anoka County portion of this project.