

MISSION STATEMENT

The Housing Authority develops, integrates, and operates housing and housing assistance policies and programs to ensure the availability of safe, affordable, and desirable housing options that meet the diverse, lifecycle housing needs of all the residents of St. Louis Park.

AGENDA

Housing Authority, St. Louis Park, Minnesota

Wednesday, September 11, 2024 5 p.m. City Hall, community room, first floor

1. Roll Call
2. Approval of Minutes for August 14, 2024
3. Hearings: none
4. Presentation
 - a. none
5. Unfinished Business
 - a. None
6. New Business
 - a. Approval of second amendment to Trellis Housing Assistance Payment contract, Resolution No. 760
7. Communications from Executive Director
 - a. Claims Lists: August
 - b. Financials: none
 - c. Communications: Next meeting is October 9, 2024 and includes a public hearing.
8. Other
9. Adjournment

Auxiliary Aides for those with disabilities are available upon request. To make arrangements please call the Housing Authority office at 952-924-2579 (TDD 952-924-2668) at least 96 hours in advance of meeting.

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MINUTES
St. Louis Park Housing Authority
St Louis Park, MN
Wednesday, August 14, 2024 5 p.m.

MEMBERS PRESENT: Commissioner Reynold Burrowes, Commissioner Thom Miller, and Commissioner Richard Webb

MEMBERS ABSENT: Commissioner Catherine Courtney, Commissioner Paul Beck

STAFF PRESENT: Marney Olson, Angela Nelson, and Nicole Randall

PRESENTER: Rebecca Peterson, RedPath and Company

1. Call to Order – The meeting was called to order at 5:02 p.m.
2. Approval of Minutes – Minutes for the July 10, 2024 board meeting were reviewed. Motion to approve was made by Commissioner Webb and seconded by Commissioner Burrowes. Motion passed 3-0.
3. Hearings – None.
4. Presentation – Fiscal Year 2023 Audit Presentation
Ms. Peterson from RedPath and Company presented the housing authority's final 2023 audit. There is one internal control finding that is related to audit adjustments that is required to be reported. It was not a significant dollar amount. It was recorded in the wrong fiscal year (purchased in Dec. 2023, posted 2024).
The housing authority remains in solid financial position to meet its outstanding obligations and continue to operate into the foreseeable future. The housing authority has no material weaknesses or deficiencies. No action required.
5. Unfinished Business – None
6. New Business
Commissioner Burrowes expressed concerns about Trellis as property manager. He visited two Trellis properties but was not able to speak with a Trellis manager. Perspective was one of the two properties he visited and he noted playground and walkway are overgrown. He noted Google reviews for Trellis four months ago (32 five-star ratings) appear to be an anomaly compared to the 1-2 negative reviews a month over the past 10 months. He also inquired why a 501(c)3 organization with 200 employees has six vice presidents.

Responding to Commissioner Burrows, Ms. Olson stated that Trellis has not yet closed on the Perspectives property so the property is still owned by Perspectives.

Ms. Olson confirmed that the board will consider an extension of the current contract with Trellis at the September board meeting. If either the housing authority or the property decide not to extend the contract the project-based voucher holders are required to receive a 12 month notice which would need to be given in September 2024.

Trellis and Mission representatives will be at the September meeting and will be able to respond to questions from the board.

7. Communications

a. Claims Lists: July 2024

b. Financials: June 2024

8. Other

9. Adjournment

Commissioner Burrowes moved to adjourn the meeting and Commissioner Webb seconded. The motion passed 3-0. The meeting was adjourned at 5:47 p.m.

Respectfully submitted,

Reynold Burrowes, Secretary

TITLE: Second Amendment to the Section 8 Project Based Voucher Housing Assistance Payment Contract (HAP) with Trellis, resolution 760

RECOMMENDED ACTION: Staff recommends the Housing Authority Board approve resolution 760 authorizing the execution of an amendment to the HAP contract with Trellis to continue administration of 22 units of Project Based Voucher rental assistance (PBV) at the property owned by Trellis for an additional 20 years. The property is located at 2753, 2760, 2759, 2765 and 2768 Louisiana Court, St. Louis Park, MN. The proposed amendment will be the second amendment to the original contract effective October 1, 2020. The proposed contract term is October 1, 2025 through September 30, 2045.

POLICY CONSIDERATION: Does the Housing Authority Board support amending the HAP contract effective October 1, 2025 to the proposed contract term of October 1, 2025 through September 30, 2045 and continuing the project basing of 22 units of Project Based Voucher rental assistance (PBV) at the property owned by Trellis located at 2753, 2760, 2759, 2765 and 2768 Louisiana Court, St. Louis Park, MN?

SUMMARY: HUD regulations allow HAs to project-base up to 20% of the HA's total HCV allocation. Based on the twenty-percent rule, the HA can allocate up to 81 PBVs. Currently the HA has 46 PBV units at three developments:

- Perspectives/Trellis Co. 22 PBV units: 2 one-bedroom and 20 two-bedroom units
- Wayside House 16 PBV units: 14 two-bedroom and 2 three-bedroom units
- Vail Place 8 PBV units: 7 one-bedroom units and 1 studio unit

Trellis is a 56-unit affordable housing development located in five adjacent buildings at Louisiana Court apartments. At the July 2024 board meeting, the Housing Authority board authorized the assignment of the Housing Assistance Payment (HAP) Agreement between the Housing Authority and Perspectives, Inc. that project bases 22 units at the properties located at 2753, 2759, 2760, 2765 and 2768 Louisiana Court to Trellis, Co. The PBV units at the property have not had a significant turnover rate and the development has had no operational impact on the HA's ability to issue vouchers to applicants off the general voucher waiting list.

Trellis submitted a request to the Housing Authority to extend the terms of the current HAP contact for 20 years in order to preserve the affordable and supportive housing at the property. HUD requires a 12 month notice to PBV tenants if a HAP contract is not renewed. The current contract term expires September 30, 2025 so staff recommend approving the extension at this time to ensure the continuation of rental assistance at the property.

The former owner, Perspectives, Inc. filed for Chapter 11 bankruptcy and was required to sell the property as part of its bankruptcy proceedings. All parties involved in the sale of Perspectives navigated the process with the goal of preserving affordable housing and supportive services. Perspectives accepted a suitable offer from Trellis Co. to purchase the five buildings, maintain all affordable restrictions, assume the project based rental assistance contract, and assume and continue all tenant leases. Trellis' acquisition and the bankruptcy court's approval of the sale were contingent upon both new financing from Greater Minnesota Housing Fund and the assignment and assumption of all secured debt from multiple sources including Hennepin County, Hennepin County Housing and Redevelopment Authority, Community Development Block Grant funds from the City of St. Louis Park and City of Edina, Minnesota Housing Finance Agency and Family Housing Fund.

Residents at the property have been without onsite supportive services for nearly one year. Trellis will resume supportive services and has partnered with Missions as their provider. Missions is a nonprofit organization who provides housing, emergency shelter and supportive services to domestic abuse survivors and those seeking recovery from substance use disorders. Missions intends to provide the same services Perspectives previously provided with the exception of childcare.

The development has provided stable and needed housing assistance for the resident population. With Trellis and Missions resuming onsite supportive services they will preserve housing stability for current and future residents. Preserving and improving the physical property is also needed. There are outstanding corrections from the last rental license inspection under Perspective's license and additional corrections required from the point-of-sale inspection. If the seller does not make the corrections the buyer can take responsibility through an escrow agreement with the City of St. Louis Park. Trellis has committed to making the required repairs and an escrow will be held with the title company until the repairs are completed by a date agreed to by Trellis and the city. Trellis has been working closely with the building and energy department on the inspection and future corrections.

The property has not had significant renovations or improvements for decades. In addition to completing the required corrections, Trellis's development plans include securing funding to comprehensively renovate the property. Trellis estimates it will cost more than \$7 million or about \$125,000 per unit. Planned renovations include: replacing the roofs and mechanical systems, improving site drainage and curb appeal, replacing old cabinets, countertops, flooring and other finishes and adding new appliances and amenities like dishwashers and microwaves. Trellis also plans to construct a new office and common building programmed for kids as well as upgrading the main entrances and laundry rooms.

The comprehensive preservation project is not feasible without a 20-year contract extension for the project-based units at the property. HUD allows for 20-year contract terms and although the Housing Authority has typically been done contract extensions in 5-year increments, the Housing Authority has entered into PBV HAP contracts for terms up to 20 years. Staff met with Trellis in August to discuss their 20-year extension request. The attached letter outlines the

reasons for their request. Staff support the request and recommend approval of a 20-year contract term.

The Housing Assistance Payment (HAP) contract is the primary document that governs the relationship between the owner of a unit in the HCV and PBV programs and the Housing Authority. The requirement that program funds be used in units that are decent, safe, sanitary, and in good repair is a cornerstone of HUD's mission. If the owner fails to maintain the dwelling unit in accordance with HQS, the HA must take prompt action to enforce the owner obligations.

In addition to discussing the contract extension, housing staff also discussed expectations and requirements of Trellis including:

- Complying with the city's rental license requirements including inspections every two years
- Addressing maintenance issues in a timely manner
- Participation from both Trellis Management and Missions in bi-monthly meetings held by the St. Louis Park police department. These meetings are for all properties at Louisiana Court including those owned by Trellis and Project for Pride in Living (PPL).
- Complying with all requirements of the HAP contract

Although Trellis is new to St. Louis Park, they have over 30 years of experience operating affordable housing in Minnesota, primarily in the metro area. Trellis also has experience administering PBV vouchers and understands the compliance and requirements related to the HAP contract. They are committed to being a partner with the housing authority and providing critical housing and supportive services to residents in St. Louis Park.

Supporting Documents: Resolution
Trellis contract extension request letter

Prepared by: Nicole Randall, housing assistance administrator

Reviewed by: Marney Olson, housing supervisor

Resolution No. 760

Authorize amendment of the Housing Assistance Payment contract with Trellis Co.

WHEREAS, the St. Louis Park Housing Authority administers the Housing Choice Voucher tenant based rental assistance program, and

WHEREAS, HUD regulations allow housing authorities to allocate up to twenty percent of their tenant-based Housing Choice Voucher allocation for a Housing Choice Voucher project based program, and

WHEREAS, the St. Louis Park Housing Authority allocated the use of up to 46 units of Housing Choice Voucher rental assistance for a project based program in three separate developments, and

WHEREAS, on July 10, 2024 the St. Louis Park Housing Authority Board authorized the Housing Authority to enter into an agreement with Trellis Co. to assign the agreement between the Housing Authority and Perspectives, Inc. that project bases 22 units at Perspectives, located at 2753, 2759, 2760, 2765 and 2768 Louisiana Court to Trellis, Co., and

WHEREAS, Trellis Co, purchased the property on September 10, 2024 assuming the Housing Assistance Payment (HAP) contract, and

WHEREAS, the existing HAP contract expires September 30, 2025, and

WHEREAS, Trellis Co. has submitted a request to extend the term of the HAP contract for an additional twenty years, and

WHEREAS, this extension will preserve affordable and supportive housing units in St. Louis Park.

NOW THEREFORE BE IT RESOLVED that the Housing Authority Board authorizes current HAP contract with Trellis, Co. be amended to a term from October 1, 2025 through September 30, 2045 with an option for the Authority to extend the Contract by providing Trellis, Co. with an amendment approved by the board. All other terms of the contract will remain unchanged.

Adopted by the Authority on September 11, 2024

Thom Miller, Chair

Reynold Burrowes, Secretary

Attest:

Karen Barton, Executive Director

DATE: August 29, 2024

TO: Saint Louis Park Housing Authority

FROM: Trellis Co. (“Trellis”)

RE: **20-Year Contract Extension Request - Perspectives**

REQUEST

Trellis requests a 20-year extension of the project-based Section 8 voucher contract (“PBVs”) at the Perspectives development located at Louisiana Court.

SITUATION

The 20-year request accounts for the time it will take to raise and close on the permanent funding and avoid a large required upfront reserve making the renovation development infeasible.

The Perspectives Bankruptcy Is an Unfortunate, Extraordinary Situation

- Preserving Perspectives as supportive housing has required speed—closing on the acquisition in 90 days, fundraising for comprehensive renovations, increasing occupancy, and stabilizing the property.
- Its needs are dire and comprehensive—buildings and grounds neglected, residents without supportive services for nearly a year, approximately one-third of the units vacant. To succeed, Trellis must holistically preserve and reposition the property.
- The level of distress and need for speed has required the existing affordable housing lenders and partners to align and expedite their processes and practices.

Preservation of the Supportive Housing

- An existing County loan and the future renovation funding from the state housing finance agency restrict the 22 PBV units at Perspectives to the 30% AMI income limit, ensuring the subsidy assists extremely low-income families.
- The residents in the 22 PBV units at Perspectives pay 30% of their income for housing costs. The housing authority pays the difference. Rents are required to be set in compliance with the HAP contract.
- If the PBVs went away, Trellis would have to reduce unit rents to the 30% AMI rent limit. For example, the current PBV rent for two-bedroom units is \$1,228, and the 30% AMI rent limit for two-bedrooms is \$838.



Permanent Financing Effectively Requires Long-Term 20-Year Contract

- In July 2024, Trellis applied to the state housing finance agency for more than \$6.1 million in new funding for Perspectives. It will apply to the Metropolitan Council and Hennepin County for approximately \$1.2 million next spring.
- The best fit permanent financing structure includes approximately \$5 million in non-scarce low-income housing tax credit proceeds.
- The IRS can claw-back housing tax credits for 15 years after the equity investment. So, if the PBV contract term is less than 15 years, the tax credit investor will require an extra upfront-funded reserve for the delta between the PBV contract rent at term maturity and the 30% AMI rent up to 15 years (called a Section 8 overhang reserve). This reserve mitigates the risk of the subsidy going away or not being renewed.
- For the Perspectives development, the tax credit investor would require a \$1.3 million reserve assuming a 5-year PBV contract and the current preliminary financing projection assumptions, making the development infeasible.

PBV Rents Necessary for Debt Service Payments

- Trellis preserved this supportive housing development out of bankruptcy using an acquisition first mortgage loan from the Greater Minnesota Housing Fund. Monthly debt service payments rely on the PBV rent amounts.

As a nonprofit owner, Trellis shares the housing authority's interest in preserving Perspectives as supportive housing serving the current population, thus the request for the longest, standard PBV contract term.

ISSUES TO CONSIDER

- The property has not been comprehensively renovated for decades. Trellis also needs to construct a new office and community room building on-site for the more than six FTE services and management staff and 130+ kids who live at the property. Trellis's architect identified nearly \$6 million in physical needs, and Trellis's proposed construction budget is more than \$7 million.
- A 20-year project-based Section 8 contract is standard and common for HUD and other housing authorities in the metro such as Minneapolis, Dakota County, and Metro HRA.
- Trellis may be new to Saint Louis Park but is a stable, large nonprofit organization with a successful track record of developing and owning projects just like Perspectives.
 - Trellis has been around for more than 30 years. It owns more than 4,000 affordable housing units in 51 properties.
 - More than half of its units have project-based Section 8 rent assistance.



- Its developments are primarily in the Twin Cities Metropolitan Area.
- Perspective's existing affordable housing lenders asked Trellis to preserve the development, which speaks to Trellis's integrity and execution.
- Many nonprofit affordable housing owners have experienced distress since Covid. Trellis has weathered the storm, and its portfolio and financial position remain strong. Taking on the Perspectives project now speaks to Trellis's strength.
- There is not an alternative-to-housing-tax-credits \$5 million gap source for this project in the affordable housing ecosystem. And, all other gap sources including the ones in this development are scarce and highly competitive.

ADDITIONAL INFORMATION

- The only current alternative project-based rent assistance source for Perspectives is called Housing Support. It is not a good fit for families because it is a flat rate that is not adequate and involves the residents giving the service provider control of all their income and assets.
- If the Housing Authority won't approve a long-term contract, Trellis could pursue increasing rent and income limits on the 22 units. However, it objects to doing so and wants to continue serving the extremely low-income population in need of supportive services. The other affordable housing lenders would also object.
- Trellis's development plans include securing funding to comprehensively renovate and reposition the property for the decades to come. Trellis estimates it will cost more than \$7 million dollars or about \$125,000 per unit. Renovation highlights include:
 - Replacing the roofs and mechanical systems.
 - Improving site drainage and curb appeal.
 - Replacing old cabinets, countertops, flooring and other finishes and adding new appliances and amenities like dishwashers and microwaves.
- Trellis also plans to construct a new office and common building programmed for kids as well as upgrading the main entrances and laundry rooms.

Thanks in advance for considering Trellis's request for a 20-year PBV contract extension. Trellis's comprehensive preservation project and ability to get permanent financing for the critical renovations and livability improvements are infeasible without the 20-year extension. Given Trellis's new ownership; potential for substantial new funding; and uncommon, unfortunate needs at the property, it is the right time in its long life to comprehensively reposition it.



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Payment Detail

Property=.all AND Bank=genfund AND mm/yy=08/2024-08/2024 AND All Checks=Yes AND Include Voids=All Checks

Check#	Bank - Vendor - Date	Payable #	Property	Amount	Account
30878	(genfund) - Centerpoint Energy (v0000285) - 08/20/24 (08/24)				
	4106 Randal Final Bill - 6/19-6/25	P-546	scatter	10.55	433000000 - Gas
Total 30878	(genfund) - Centerpoint Energy (v0000285) - 08/20/24 (08/24)			10.55	
30879	(genfund) - CMT Janitorial Services (v0000311) - 08/20/24 (08/24)				
	August 2024 cleaning	P-547	hamilton	2,500.00	443010000 - Contract-Janitorial/Cleaning
Total 30879	(genfund) - CMT Janitorial Services (v0000311) - 08/20/24 (08/24)			2,500.00	
30880	(genfund) - Jerry'S Hardware (v0000696) - 08/20/24 (08/24)				
	lawn mover	P-548	hamilton	485.98	442001000 - Maintenance Materials
	maint paper/supplies	P-548	hamilton	151.61	442001000 - Maintenance Materials
Total 30880	(genfund) - Jerry'S Hardware (v0000696) - 08/20/24 (08/24)			637.59	
30881	(genfund) - Adam's Pest Control, Inc. (v0000030) - 08/20/24 (08/24)				
	HH #309 - Bed Bug Cinventional Serv	P-549	hamilton	789.00	443007000 - Contract-Pest Control
	HH #310 #109 Bed Bug Inspection Serv	P-550	hamilton	149.00	443007000 - Contract-Pest Control
	4240 Raleigh - paper wasps	P-551	scatter	215.96	443007000 - Contract-Pest Control
	HH #209 Bed Bug Conventional Serv	P-552	hamilton	789.00	443007000 - Contract-Pest Control
Total 30881	(genfund) - Adam's Pest Control, Inc. (v0000030) - 08/20/24 (08/24)			1,942.96	
30882	(genfund) - Aspen Waste Systems (v0000126) - 08/20/24 (08/24)				
	HH - waste disposal & recycling	P-553	hamilton	1,999.34	434000000 - Garbage/Trash Removal
Total 30882	(genfund) - Aspen Waste Systems (v0000126) - 08/20/24 (08/24)			1,999.34	
30883	(genfund) - Fernbrook Landscaping (v0000487) - 08/20/24 (08/24)				
	SS - 20 lawn repairs - FINAL Payment	P-554	scatter	22,110.00	443009000 - Contract-Grounds
Total 30883	(genfund) - Fernbrook Landscaping (v0000487) - 08/20/24 (08/24)			22,110.00	
30884	(genfund) - Junk King (v0000723) - 08/20/24 (08/24)				
	HH - min load - junk removal	P-556	hamilton	148.00	434000000 - Garbage/Trash Removal
Total 30884	(genfund) - Junk King (v0000723) - 08/20/24 (08/24)			148.00	

Payment Detail

Property=.all AND Bank=genfund AND mm/yy=08/2024-08/2024 AND All Checks=Yes AND Include Voids=All Checks

30885 (genfund) - W.L. Hall Company (v0001575) - 08/20/24 (08/24)

SS - screen door latches	P-555	scatter	605.00	442001000 - Maintenance Materials
Total 30885 (genfund) - W.L. Hall Company (v0001575) - 08/20/24 (08/24)			605.00	

30886 (genfund) - Menards (v0000873) - 08/20/24 (08/24)

HH - Winston vanity combo	P-557	hamilton	162.98	442001000 - Maintenance Materials
Total 30886 (genfund) - Menards (v0000873) - 08/20/24 (08/24)			162.98	

30887 (genfund) - Metroplains Management (v0000886) - 08/20/24 (08/24)

Operating Subside MHOP - 2nd Qtr	P-558	louisian	8,432.03	459000000 - Other General Expense
Total 30887 (genfund) - Metroplains Management (v0000886) - 08/20/24 (08/24)			8,432.03	

30888 (genfund) - Minnesota NAHRO (v0000923) - 08/20/24 (08/24)

2024 Annual Conference	P-559	hamilton	475.00	414000000 - Staff Training
2024 Annual Conference	P-559	hcv	950.00	414000000 - Staff Training
Total 30888 (genfund) - Minnesota NAHRO (v0000923) - 08/20/24 (08/24)			1,425.00	

30889 (genfund) - Muska Plumbing Llc (v0000979) - 08/20/24 (08/24)

1420 Maryland - new tub/shower & vanity	P-562	scatter	1,547.75	443011000 - Contract-Plumbing
2914 Colorado - repair leaking water pipe	P-563	scatter	333.89	443011000 - Contract-Plumbing
27247 Blackstone - reset pedistal sink	P-564	scatter	157.62	443011000 - Contract-Plumbing
HH #411 - install toilet & vanity	P-565	hamilton	593.46	443011000 - Contract-Plumbing
8220 34 1/2 St - install bathroom faucet	P-566	scatter	295.93	443011000 - Contract-Plumbing
3325 Brownlow - install water heater	P-567	scatter	2,787.73	443011000 - Contract-Plumbing
Total 30889 (genfund) - Muska Plumbing Llc (v0000979) - 08/20/24 (08/24)			5,716.38	

30890 (genfund) - MKC, Inc. (v0001615) - 08/20/24 (08/24)

SS - Services for July 2024	P-560	scatter	292.50	443099000 - Contract Costs-Other
Total 30890 (genfund) - MKC, Inc. (v0001615) - 08/20/24 (08/24)			292.50	

30891 (genfund) - MRI Software (v0001616) - 08/20/24 (08/24)

HH - Application Reports	P-561	hamilton	64.00	419022000 - Other Misc Admin Expenses
Total 30891 (genfund) - MRI Software (v0001616) - 08/20/24 (08/24)			64.00	

Payment Detail

Property=.all AND Bank=genfund AND mm/yy=08/2024-08/2024 AND All Checks=Yes AND Include Voids=All Checks

30892 (genfund) - Nan Mckay & Associates Inc (v0000986) - 08/20/24 (08/24)

Model Admin Plan Digital Version	P-568	hcv	239.00	419022000 - Other Misc Admin Expenses
Total 30892 (genfund) - Nan Mckay & Associates Inc (v0000986) - 08/20			239.00	

30893 (genfund) - New Horizon Tree Service (v0001002) - 08/20/24 (08/24)

SS - tree/branch removal	P-569	scatter	1,900.00	443009000 - Contract-Grounds
Total 30893 (genfund) - New Horizon Tree Service (v0001002) - 08/20/2			1,900.00	

30894 (genfund) - Platinum Standard Elevator Llc (v0001095) - 08/20/24 (08/24)

HH - August 2024 Maint Service	P-571	hamilton	278.00	443017000 - Contract-Elevator Monitoring
HH - elevator not working on generator	P-572	hamilton	1,785.00	443017000 - Contract-Elevator Monitoring
Total 30894 (genfund) - Platinum Standard Elevator Llc (v0001095) - 08/			2,063.00	

30895 (genfund) - Scherer Brothers Lumber Co (v0001233) - 08/20/24 (08/24)

4106 Randall - 3 folding hndl/cover	P-573	scatter	237.00	442001000 - Maintenance Materials
Total 30895 (genfund) - Scherer Brothers Lumber Co (v0001233) - 08/20			237.00	

30896 (genfund) - Service Master (v0001272) - 08/20/24 (08/24)

4316 Mackey - water damage	P-574	scatter	1,382.93	443099000 - Contract Costs-Other
Total 30896 (genfund) - Service Master (v0001272) - 08/20/24 (08/24)			1,382.93	

30897 (genfund) - Sherwin Williams (v0001291) - 08/20/24 (08/24)

HH - paint	P-575	hamilton	975.36	442001000 - Maintenance Materials
Total 30897 (genfund) - Sherwin Williams (v0001291) - 08/20/24 (08/24)			975.36	

30898 (genfund) - ODP Business Solutions, LLC (v0001612) - 08/20/24 (08/24)

HH - supplies	P-570	hamilton	54.26	442001000 - Maintenance Materials
Total 30898 (genfund) - ODP Business Solutions, LLC (v0001612) - 08/20			54.26	

30899 (genfund) - Brothers Services (v0000229) - 08/20/24 (08/24)

4316 Mackey - Biohazard cleanup	P-576	scatter	350.00	443010000 - Contract-Janitorial/Cleaning
Total 30899 (genfund) - Brothers Services (v0000229) - 08/20/24 (08/24)			350.00	

Payment Detail

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30900 (genfund) - Redpath And Company (v0001155) - 08/20/24 (08/24)

Completion on 2023 audit & Fed YE	P-577	scatter	400.00	417100000 - Auditing Fees
Completion on 2023 audit & Fed YE	P-577	hamilton	1,200.00	417100000 - Auditing Fees
Completion on 2023 audit & Fed YE	P-577	hcv	2,400.00	417100000 - Auditing Fees

Total 30900 (genfund) - Redpath And Company (v0001155) - 08/20/24 (4,000.00

30901 (genfund) - Snyder Electric Co (v0001324) - 08/20/24 (08/24)

1841 Jersey - reattach mast	P-578	scatter	270.02	443006000 - Contract-Electrical
3220 Jersey - repair wiring & reattach mast	P-579	scatter	1,003.03	443006000 - Contract-Electrical

Total 30901 (genfund) - Snyder Electric Co (v0001324) - 08/20/24 (08/2 1,273.05

30902 (genfund) - STEP (v0001366) - 08/20/24 (08/24)

FSS Management July 2024	P-580	fssgrant	5,244.75	423000000 - Tenant Services Contract Costs
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Total 30902 (genfund) - STEP (v0001366) - 08/20/24 (08/24) 5,244.75

30903 (genfund) - Sundberg America LLC (v0001391) - 08/20/24 (08/24)

4106 Randal - hood vent fan blower	P-581	scatter	214.25	442001000 - Maintenance Materials
1832 Parker - replacement parts	P-582	scatter	31.30	442001000 - Maintenance Materials

Total 30903 (genfund) - Sundberg America LLC (v0001391) - 08/20/24 (245.55

30904 (genfund) - Vail Place (v0001489) - 08/20/24 (08/24)

HH - Admin Allocation & Ser Coor Serv 7/24	P-583	rosssvc	6,000.00	421002000 - Project Coordinator
HH - Admin Allocation & Ser Coor Serv 7/24	P-583	rosssvc	620.83	419022000 - Other Misc Admin Expenses

Total 30904 (genfund) - Vail Place (v0001489) - 08/20/24 (08/24) 6,620.83

30905 (genfund) - Wenzel Heat & Air Condition, Inc (v0001551) - 08/20/24 (08/24)

HH #203 - install range hood	P-584	hamilton	475.00	443013000 - Contract-HVAC
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Total 30905 (genfund) - Wenzel Heat & Air Condition, Inc (v0001551) - 0 475.00

30906 (genfund) - Adam's Pest Control, Inc. (v0000030) - 08/29/24 (08/24)

HH #207 - Bed Bug Conventional Service	P-593	hamilton	149.00	443007000 - Contract-Pest Control
1680 Kilmer - Treatment for ants - in & out	P-1138	scatter	199.00	443007000 - Contract-Pest Control

Payment Detail

Property=.all AND Bank=genfund AND mm/yy=08/2024-08/2024 AND All Checks=Yes AND Include Voids=All Checks

Total 30906 (genfund) - Adam's Pest Control, Inc. (v000030) - 08/29/24				348.00
30907 (genfund) - CMT Janitorial Services (v0000311) - 08/29/24 (08/24)				
Sept 2024 cleaning	P-594	hamilton	2,500.00	443010000 - Contract-Janitorial/Cleaning
Total 30907 (genfund) - CMT Janitorial Services (v0000311) - 08/29/24 (2,500.00
30908 (genfund) - Dashboard Solution Llc (v0000377) - 08/29/24 (08/24)				
Consulting Servces 7/16-7/31	P-586	hamilton	2,293.75	419022000 - Other Misc Admin Expenses
Consulting Services 7/16-7/31	P-586	kidspark	260.00	419022000 - Other Misc Admin Expenses
Consulting Services 7/16-7/31	P-586	hcv	2,293.75	419022000 - Other Misc Admin Expenses
Consulting Services 7/16-7-31	P-586	stablehm	365.00	419022000 - Other Misc Admin Expenses
Consulting Services - 8/1/24-8/15/24	P-599	hamilton	796.88	419022000 - Other Misc Admin Expenses
Consulting Services - 8/1/24-8/15/24	P-599	kidspark	159.37	419022000 - Other Misc Admin Expenses
Consulting Services - 8/1/24-8/15/24	P-599	hcv	1,912.50	419022000 - Other Misc Admin Expenses
Consulting Services - 8/1/24-8/15/24	P-599	stablehm	318.75	419022000 - Other Misc Admin Expenses
Total 30908 (genfund) - Dashboard Solution Llc (v0000377) - 08/29/24 (8,400.00
30909 (genfund) - Eide (v0000431) - 08/29/24 (08/24)				
HH - 4 mowings - July	P-595	hamilton	800.00	443009000 - Contract-Grounds
Total 30909 (genfund) - Eide (v0000431) - 08/29/24 (08/24)				800.00
30910 (genfund) - Hawkins Ash Cpa'S (v0000597) - 08/29/24 (08/24)				
Acctg Serv & Yardi - June 2024	P-601	hamilton	1,227.50	417000000 - Accounting Fees
Acctg Serv & Yardi - June 2024	P-601	hcv	817.50	417000000 - Accounting Fees
Acctg Serv & Yardi - June 2024	P-601	stablehm	230.00	417000000 - Accounting Fees
Acctg Serv & Yardi - June 2024	P-601	genfund	240.00	417000000 - Accounting Fees
Acctg Serv & Yardi - June 2024	P-601	kidspark	230.00	417000000 - Accounting Fees
Total 30910 (genfund) - Hawkins Ash Cpa'S (v0000597) - 08/29/24 (08/				2,745.00
30911 (genfund) - Jeff'S Sos Drain & Sewer Ser., Inc. (v0000693) - 08/29/24 (08/24)				
HH #218 - build of grease & rust	P-596	hamilton	140.00	443011000 - Contract-Plumbing
Total 30911 (genfund) - Jeff'S Sos Drain & Sewer Ser., Inc. (v0000693) -				140.00

Payment Detail

Property=.all AND Bank=genfund AND mm/yy=08/2024-08/2024 AND All Checks=Yes AND Include Voids=All Checks

30912 (genfund) - Jerry'S Hardware (v0000696) - 08/29/24 (08/24)

HH - service parts & repair	P-597	hamilton	73.49	442001000 - Maintenance Materials
Total 30912 (genfund) - Jerry'S Hardware (v0000696) - 08/29/24 (08/24)			73.49	

30913 (genfund) - Junk King (v0000723) - 08/29/24 (08/24)

HH #131 - Junk removal	P-587	hamilton	883.00	434000000 - Garbage/Trash Removal
Total 30913 (genfund) - Junk King (v0000723) - 08/29/24 (08/24)			883.00	

30914 (genfund) - Krj Inc (v0000763) - 08/29/24 (08/24)

1841 Jersey - emergency repair from storm	P-588	scatter	3,030.00	443099000 - Contract Costs-Other
Total 30914 (genfund) - Krj Inc (v0000763) - 08/29/24 (08/24)			3,030.00	

30915 (genfund) - Muska Plumbing Llc (v0000979) - 08/29/24 (08/24)

2732 Blackstone - new vanity & lavatory faucet	P-589	scatter	656.55	443011000 - Contract-Plumbing
Total 30915 (genfund) - Muska Plumbing Llc (v0000979) - 08/29/24 (08/24)			656.55	

30916 (genfund) - SPS Companies, Inc. (v0001338) - 08/29/24 (08/24)

HH - parts for bathrooms	P-600	hamilton	947.19	442001000 - Maintenance Materials
Total 30916 (genfund) - SPS Companies, Inc. (v0001338) - 08/29/24 (08/24)			947.19	

30917 (genfund) - Sundberg America LLC (v0001391) - 08/29/24 (08/24)

2914 Colorado - oven part	P-598	scatter	22.48	442001000 - Maintenance Materials
Total 30917 (genfund) - Sundberg America LLC (v0001391) - 08/29/24 (08/24)			22.48	

30918 (genfund) - ODP Business Solutions, LLC (v0001612) - 08/29/24 (08/24)

HH - supplies	P-590	hamilton	51.26	442001000 - Maintenance Materials
Total 30918 (genfund) - ODP Business Solutions, LLC (v0001612) - 08/29/24 (08/24)			51.26	

30919 (genfund) - Value Plus Flooring, Inc. (v0001617) - 08/29/24 (08/24)

HH #411 - remove & install flooring	P-592	hamilton	3,281.45	443019000 - Unit Turnaround Contract Cost
Total 30919 (genfund) - Value Plus Flooring, Inc. (v0001617) - 08/29/24 (08/24)			3,281.45	

30920 (genfund) - City of St. Louis Park (v0001618) - 08/29/24 (08/24)

Payment Detail

Property=.all AND Bank=genfund AND mm/yy=08/2024-08/2024 AND All Checks=Yes AND Include Voids=All Checks

6/3/24-7/15/24 Salary Reimbursement	P-591	hamilton	2,876.28	419022000 - Other Misc Admin Expenses
6/3/24-7/15/24 Salary Reimbursement	P-591	hcv	2,876.28	419022000 - Other Misc Admin Expenses
6/3/24-7/15/24 Salary Reimbursement	P-591	stablehm	653.70	419022000 - Other Misc Admin Expenses
6/3/24-7/15/24 Salary Reimbursement	P-591	kidspark	130.74	419022000 - Other Misc Admin Expenses
July 2024 Salary Reimbursement	P-1137	hamilton	44,136.70	213500000 - Accrued Payroll & Payroll Taxes
July 2024 Salary Reimbursement	P-1137	hcv	13,109.29	213500000 - Accrued Payroll & Payroll Taxes
July 2024 Salary Reimbursement	P-1137	stablehm	2,303.42	213500000 - Accrued Payroll & Payroll Taxes
July 2024 Salary Reimbursement	P-1137	kidspark	910.99	213500000 - Accrued Payroll & Payroll Taxes
July 2024 Salary Reimbursement	P-1137	ms5	1,918.34	213500000 - Accrued Payroll & Payroll Taxes
Total 30920 (genfund) - City of St. Louis Park (v0001618) - 08/29/24 (08/29/24)			68,915.74	
			163,901.22	