

**MINUTES**  
**St. Louis Park Housing Authority**  
**St Louis Park, MN**  
**Wednesday, July 10, 2024 5 p.m.**

MEMBERS PRESENT: Commissioner Catherine Courtney, Commissioner Paul Beck, Commissioner Reynold Burrowes, Commissioner Thom Miller, Commissioner Richard Webb

STAFF PRESENT: Karen Barton, Marney Olson, Angela Nelson, Nicole Randall

PRESENTER: Dan Walsh, Vice President, Trellis Co.

1. Call to Order – The meeting was called to order at 5:01 p.m.
2. Approval of Minutes – Minutes for the May 8, 2024 board meeting were reviewed. Motion to approve was made by Commissioner Webb and seconded by Commissioner Miller. Motion passed 5-0.

3. Hearings – None.

4. Presentation – None.

5. Unfinished Business – None

6. New Business

- a. Election of Officers: Annually, the housing authority board must elect the Chair, Vice-Chair and Secretary to serve on the board. A roster of officers was put forth including Thom Miller as Chair, Paul Beck as Vice Chair and Reynold Burrowes as Secretary.

Motion to approve was made by commissioner Webb and seconded by Commissioner Miller. Motion passed 5-0.

- b. Staff recommended the Housing Authority (HA) Board authorize the assignment of the current agreement with Perspectives, Inc. to Trellis Co. for Housing Choice voucher project based assistance. The current owner, Prospectives Inc., has filed for Chapter 11 bankruptcy and is required to sell the property. Commissioner Courtney clarified that this is an assignment of the current agreement with Perspectives and not a new agreement with Trellis. The Prospectives property currently has 22 project based vouchers (PBV) located in five buildings at Louisiana Court.

Mr. Walsh presented an introduction to Trellis, Co. It was founded in 1991 and is a non-profit developer/owner focused on multi-family affordable housing with more than 4,000 units in 51 properties mostly in the metro area.

Primary goals:

- Preserving rent assistance and supportive housing by continuing to serve the existing target population, single mothers with disabilities and about 130 children.
- Continuing to offer comprehensive supportive services. Hennepin County is assigning their existing service contracts to Missions Inc. which will have about five full-time equivalent staff at the property.
- Continuing deep affordability by keeping the same rent and income restrictions. About 40% of the units are at 30% AMI and the remaining are at 50% AMI.
- Applying for comprehensive renovation funding with the Minnesota Housing Finance Agency and Hennepin County since the buildings have not been renovated in decades. The estimate for the renovation is about \$7 million to address building performance, replace building systems, add new unit amenities, a community room and a new office building to house Mission staff.
- They have Section 8/PBVs in their portfolio of properties.

Following Mr. Walsh's presentation commissioners asked questions of Mr. Walsh and staff.

Responding to Commissioner Courtney's question, Mr. Walsh explained that Trellis Co. is the owner/developer and has six staff. Full-time administrative and maintenance staff will be provided by Trellis Management which has about 200 staff. The president of Trellis is also the president of Trellis Management. In addition, Trellis Co. is partnering with Missions, Inc. to provide supportive services.

Mr. Walsh explained there are two declarations that run with the land requiring any owner to lease to households at 50% AMI for all 56 units on the land. Ms. Randall clarified that the 22 PBV units are under a contract between HA and Perspectives until the end of September 2025. The board will need to consider the renewal of this PBV contract soon because if the contract is not renewed, tenants would need to receive a 12-month notice in September 2024. Mr. Walsh said they will be requesting the longest possible renewal that the HA would offer.

Responding to Commissioner Miller's question, Mr. Walsh stated the Perspectives building at Republic Avenue and Walker Street was not considered for purchase because it is not located near the apartments and the location was set up for other programs like childcare.

Responding to Commissioner Burrowes' question, Mr. Walsh said BBC was acquired by Trellis 3-4 years ago and the name was changed to Trellis. Commissioner Burrowes raised questions regarding online negative reviews of Trellis Management until just a few months ago. Mr. Walsh offered to have management company representatives come to a future board meeting to address any concerns before the contract renewal. Ms. Olson noted that with issues specifically related to maintenance, the city has a comprehensive rental licensing inspection program and conducts inspections every two

years and also responds to complaints as needed. Ms. Barton stated that if staff had concerns about the management company, the assignment would not have been presented.

In response to Commissioner Burrowes question, Mr. Walsh said there currently is not a skilled nurse at the property. Trellis will not be adding new services so they will not be adding a skilled nurse at the property.

Ms. Olson explained that staff intentionally did not bring the PBV contract renewal at the same time as this resolution for the contract assignment. Before the end of September, the board will be asked to consider the renewal of the PBV contract. Attorneys and staff for Hennepin County, Minnesota Housing, and the Family Housing Fund have been doing due diligence to assign loans to Trellis for this property. The City of St. Louis Park also has a CDGB loan with Perspectives that will be assigned to Trellis.

Motion to approve was made by Commissioner Webb and seconded by Commissioner Miller. Motion passed 5-0.

Ms. Randall explained the HA would have immediately issued tenant based vouchers to PBV residents if there was no owner/management company. Ms. Barton confirmed there was one other offer on the property. The bidder was looking to remove the underlying requirements for affordability, rehab the property and raise rents to market-rate. The bankruptcy court could have removed the deed restrictions for affordability. Trellis purchasing the property will continue to provide much needed affordable housing and supportive services in St. Louis Park.

7. Communications

- a. Claims Lists: April, May, June 2024
- b. Financials May 2024
- c. Amy Morris has taken a position with the St. Paul HA and the position is posted.

8. Other

9. Adjournment

Commissioner Webb moved to adjourn the meeting and Commissioner Burrowes seconded. The motion passed 5-0. The meeting was adjourned at 6:00 p.m.

Respectfully submitted,

  
Reynold Burrowes, Secretary