

**ST. LOUIS COUNTY HOUSING AND REDEVELOPMENT AUTHORITY (HRA)  
PROCEEDINGS**

Tuesday, March 23, 2021

The St. Louis County Housing and Redevelopment Authority (HRA), met this 23<sup>rd</sup> day of March 2021, at 9:47 a.m., at the St. Louis County Public Works Facility, Virginia, Minnesota, with the following members present: Commissioners Frank Jewell, Patrick Boyle, Ashley Grimm, Paul McDonald, Keith Musolf, Mike Jugovich and Chair Keith Nelson - 7. Absent: None - 0.

Commissioners Frank Jewell and Ashley Grimm participated by WebEx.

Commissioner McDonald, supported by Commissioner Jugovich, moved to approve the minutes from the January 5, 2021, HRA meeting. A roll call vote was taken, the motion passed; seven yeas, zero nays.

Commissioner Jewell, supported by Commissioner Boyle, moved that the County HRA Board approves a grant of \$1,000,000 to Churches United in Ministry (CHUM)/St. Francis Apartments, LLC for the purchase of the Duluth Inn; that the HRA authorizes the Executive Director and County Attorney to negotiate a \$1,000,000 grant agreement and its associated security with Churches United in Ministry/St. Francis Apartments, LLC; that issuance of the agreement to Churches United in Ministry/St. Francis Apartments, LLC will be conditional upon authorization from the City of Duluth for the County HRA to participate in the project and upon CHUM/St. Francis Apartments, LLC securing all acquisition funding by December 31, 2021; that the appropriate HRA officials and a representative of the County Attorney are authorized to execute the funding agreement on behalf of the St. Louis County HRA, including a Declaration of Covenants and Restrictions, along with all the necessary documents related thereto; and further, that funds, as needed, be transferred from HRA fund balance and be paid from HRA Fund 250, Agency 251003. Lee Stuart, Executive Director of CHUM, commented that the facility will include 45 units of permanent housing and mentioned that the Duluth HRA has committed \$250,000 and CHUM has committed \$100,000 to the project. St. Louis County Public Health and Human Services Director Linnea Mirsch said that the project was critical in closing the healthcare gap and aligns with the housing first initiative. After further discussion, the motion passed; seven yeas, zero nays. HRA Resolution No. 21-02.

**HRA RESOLUTION No. 21-02**

WHEREAS, St. Louis County Community Assistance Program approved an investment of \$1,000,000 into Churches United in Ministry (CHUM) project to purchase the Duluth Inn motel for conversion to transitional or short-term housing for individuals experiencing homelessness who are particularly vulnerable to COVID-19; and

WHEREAS, The funds have been previously transferred to the Housing and Redevelopment Authority (HRA) by the County Board for this project and are available as a result of the savings from the allocation of CARES dollars to County Public Health and Safety salaries; and

WHEREAS, The investment in 45 short-term housing units will provide safe shelter to dozens of individuals experiencing homelessness, providing additional protection for these individuals and the community from the transmission of COVID-19.

THEREFORE, BE IT RESOLVED, That the County HRA Board approves a grant of \$1,000,000 to CHUM/St. Francis Apartments, LLC for the purchase of the Duluth Inn.

RESOLVED FURTHER, That the HRA authorizes the Executive Director and County Attorney to negotiate a \$1,000,000 grant agreement and its associated security with Churches United in Ministry/St. Francis Apartments, LLC.


RESOLVED FURTHER, That issuance of the agreement to Churches United in Ministry/St. Francis Apartments, LLC will be conditional upon authorization from the City of Duluth for the County HRA to participate in the project and upon CHUM/St. Francis Apartments, LLC securing all acquisition funding by December 31, 2021.


RESOLVED FURTHER, That the appropriate HRA officials and a representative of the County Attorney are authorized to execute the funding agreement on behalf of the St. Louis County HRA, including a Declaration of Covenants and Restrictions, along with all the necessary documents related thereto.

RESOLVED FURTHER, That funds, as needed, be transferred from HRA fund balance and be paid from HRA Fund 250, Agency 251003.

Unanimously adopted March 23, 2021.

At 10:13 a.m., March 23, 2021, Chair Nelson adjourned the meeting. A roll call vote was taken, the motion passed; seven yeas, zero nays.

  
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Keith Nelson, Chair of the St. Louis County HRA

  
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Phil Chapman, Deputy Auditor/Clerk of the St. Louis County HRA