



NOTICE AND AGENDA

March 23, 2022

A SPECIAL MEETING OF THE MINNEAPOLIS PUBLIC HOUSING AUTHORITY IN AND FOR THE CITY OF MINNEAPOLIS WILL BE HELD ON MARCH 23, 2022 AT 1:30 P.M. AT THE CORA MCCORVEY HEALTH AND WELLNESS CENTER, 1015 4TH AVENUE NORTH, MINNEAPOLIS, MINNESOTA

The Resident Advisory Board will meet at 12:00 Noon, same date and place

Commissioners:

- Andrea Brennan, Vice-Chair**
- Mikkel Beckmen, Secretary**
- Abdullahi Isse, Commissioner**
- Cara Letofsky, Commissioner**
- Tamir Mohamud, Commissioner**
- Hon. James Rosenbaum, Commissioner**
- Tessa Wetjen, Commissioner**
- Faith Xiong, Commissioner**

GENERAL:

- Roll Call
- Approval of Agenda
- Minutes of a Special Annual Meeting of February 23, 2022

RESIDENT ADVISORY BOARD – RAB Chairperson Comments

EXECUTIVE DIRECTOR'S UPDATE

RESOLUTION:

1. Authorization to Execute Deferred Loan Repayment Agreements (Laura Dykema, Director of Planning & Development)

RECEIVE AND FILE:

- Monthly Performance Report for February 2022 (Abdi Warsame Executive Director / CEO)
- Newsletters and News Clippings (Jennifer Keogh, Deputy Executive Director)



Next Regular Meeting:

**Wednesday, April 27, 2022 - 1:30p.m.
1001 Washington Avenue North
Minneapolis, MN 55401**

Notice: *A portion of this meeting may be closed to the public pursuant to Minnesota Statutes
Section 13D.03 or 13D.05.*



Next Regular Meeting:

**Wednesday, April 27, 2022 - 1:30p.m.
1001 Washington Avenue North
Minneapolis, MN 55401**

Notice: *A portion of this meeting may be closed to the public pursuant to Minnesota Statutes
Section 13D.03 or 13D.05.*



**MINUTES OF A SPECIAL ANNUAL MEETING OF THE
MINNEAPOLIS PUBLIC HOUSING AUTHORITY
IN AND FOR THE CITY OF MINNEAPOLIS
February 23, 2022**

The Minneapolis Public Housing Authority in and for the City of Minneapolis met in a special annual meeting at 1:30 P.M. February 23, 2022 at The Cora McCorvey Health & Wellness Center, 1015 – 4th Avenue North, Minneapolis, Minnesota, the date, time, and place established for the holding of such meeting.

Vice Chair Andrea Brennan presided over the February 23, 2022 meeting due to the absence of the MPHA Chair of the Board of Commissioners: The Chair resigned his position, effective February 14, 2022. Pursuant to Minneapolis Ordinance, and in the accordance with the city's open appointment process, the Mayor will appoint a new Chairperson.

Roll Call:

The Vice Chair called the meeting to order, the following members of the Board being present:

Andrea Brennan	Vice Chair
Mikkel Beckmen	Secretary
Abdullahi Isse	Commissioner
Cara Letofsky	Commissioner
Tamir Mohamud	Commissioner
Hon. James Rosenbaum	Commissioner
Tessa Wetjen	Commissioner
Faith Xiong	Commissioner

(Commissioner Xiong arrived at 1:38 p.m.)

The following members of the Board were absent:

The following others were also present:

Abdi Warsame	Executive Director / CEO
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The Vice Chair declared the presence of a quorum.

Approval of Agenda:

Commissioner Rosenbaum moved approval of the proposed agenda. The motion was seconded by Commissioner Letofsky. Upon a voice vote, the Vice Chair declared the motion carried.



Approval of Minutes:

The Minutes of a Special Meeting of December 15, 2021, were presented for approval. Commissioner Isse moved the minutes be accepted as presented. The motion was seconded by Commissioner Mohamud. Upon a voice vote, the Vice Chair declared the motion carried.

Election of Officers:

Upon nomination by Commissioner Rosenbaum, to re-elect Commissioner Brennan as the Board's Vice-Chair, and seconded by Commissioner Mohamud and upon a roll call vote, eight Commissioners voted "aye" (Commissioners Beckmen, Brennan, Isse, Letofsky, Mohamud Rosenbaum, Wetjen, and Xiong) and no Commissioner voted "nay". Commissioner Brennan was unanimously re-elected Vice Chair of the MPHA Board of Commissioners.

Upon nomination by Commissioner Letofsky, to re-elect Commissioner Beckmen as the Board's Secretary, and seconded by Commissioner Mohamud and upon a roll call vote, eight Commissioners voted "aye" (Commissioners Beckmen, Brennan, Isse, Letofsky, Mohamud Rosenbaum, Wetjen, and Xiong) and no Commissioner voted "nay". Commissioner Beckmen was unanimously re-elected Secretary of the MPHA Board of Commissioners.

Appointments of Board Committees:

The appointment of board committee members is postponed until the Mayor appoints a new Chairperson to the MPHA Board of Commissioners.

Resident Advisory Board (RAB):

The Resident Advisory Board (RAB) Chair Lisa Anderson declared there was a quorum and all items on the agenda were discussed.

Executive Director's Update:

In an effort to keep MPHA Commissioners, staff and the public informed regarding significant activities being addressed by the Agency, Executive Director Warsame spoke briefly on the topics shown below, upon which the Board took no official action:

1. Covid Update
2. Minneapolis City Council Members Meetings with Executive Director
3. MPHA leaders identified 2022 department goals
4. Leadership scheduled virtual meetings with each department to share their collective vision for the agency and to hear from department members
5. MPHA's 2022 Goals:
 - Stability
 - Operational Excellence
 - Transformation
 - Alignment and Collaboration



(The Executive Director's written report is attached to these minutes)

Item No. 1: Meeting Schedule for 2022 Board Meetings

After a brief presentation by staff and discussion, Commissioner Mohamud moved approval of the recommendation set forth in the Report. Commissioner Beckmen seconded the motion. Upon a voice vote, the Vice Chair declared the motion carried. [See Document No. 2022-01]

Item No. 2: New Policy for COVID-19 for Employees

After a brief presentation by staff and discussion, Commissioner Beckmen moved approval of the recommendation set forth in the Report. Commissioner Mohamud seconded the motion. Upon a voice vote, the Vice Chair declared the motion carried. [See Document No. 2022-02]

Item No. 3: Building Modernization at 1314 – 44th Avenue North

After a brief presentation by staff and discussion, Commissioner Letofsky moved approval of the recommendation set forth in the Report. Commissioner Mohamud seconded the motion. Upon a voice vote, the Vice Chair declared the motion carried. [See Document No. 2022-03]

Receive and File Items:

The following items were received and filed by the Board:

- The Monthly Performance Report for December 2021. [See Document No. 2022-04]
- The Monthly Performance Report for January 2022. [See Document No. 2022-05]
- Affirmative Action Plan Update [See Document No. 2022-06]
- Newsletters and News Clippings [See Document No. 2022-07]

Adjournment:

There being no further business to come before the meeting, and upon a motion duly made and seconded, the meeting was adjourned at 2:22 p.m.

Secretary of the Board of Commissioners

Date These Minutes Approved



March 23, 2022

REPORT TO THE COMMISSIONERS

Agenda Item 1

FROM: Abdi Warsame, Executive Director / CEO

SUBJECT: Authorization to Execute Deferred Loan Repayment Agreements

Previous Directives: The Board has previously authorized the MPHA to enter into deferred loan repayment agreements under this program for five other projects. Additionally, the Board authorized the MPHA to execute contracts for fire suppression systems installation at its August 25, 2021 meeting.

Resident Association Notification: This matter will be discussed with the Resident Advisory Board (RAB) immediately prior to the Board's March 23, 2022 meeting.

Impact on MPHA Budget: Provides funding for budgeted activities.

Affirmative Action Compliance: Not Applicable.

Procurement Review: Not Applicable.

RECOMMENDATION: It is recommended that the Board of Commissioners approve the attached Resolutions authorizing the Executive Director or his designee to execute deferred Loan Repayment Agreements and all related documents with Minnesota Housing for fire suppression systems installations at 2121 Minnehaha in the amount of \$365,821, 630 Cedar Avenue South in the amount of \$659,397, 600 18th Avenue North in the amount of \$1,015,045, and 1627 South 6th Street in the amount of \$359,737.

The MPHA applied for and was awarded through Minnesota Housing's Publicly Owned Housing Program (POHP) a total of \$2.4M in the form of deferred loans which will provide funding to cover some of the costs related to fire suppression systems installations at four MPHA high-rises. The loans have a term of 20 years and are forgiven and extinguished with no repayment required if the MPHA continues to operate and manage the developments as public housing for public housing residents.

This Report was prepared by Laura Dykema, Director of Planning & Development. For further information, please contact Ms. Dykema at (612) 342-1428 or ldykema@mplspha.org.

RESOLUTION NO. 22-218

WHEREAS, The Minnesota Legislature authorized Minnesota Housing to make loans for the rehabilitation of public housing; and

WHEREAS, the Minneapolis Public Housing Authority (MPHA) has applied for such loan and has been awarded a \$365,821.00 no-interest deferred payment loan to provide building improvements at James Heltzer Manor located at 2121 Minnehaha Avenue, Minneapolis, Minnesota; and

WHEREAS, on this 23rd day of March, 2022, there has been presented to the MPHA Board of Commissioners, a proposal for MPHA to borrow a zero-interest, forgivable loan from Minnesota Housing, a public body corporate and politic of the State of Minnesota, 400 Wabasha Street North, Suite 400, St. Paul, Minnesota 55102, (the "Agency") in an amount not to exceed \$365,821.00, (the "Loan") that will be forgiven in 20 years, which Loan will be evidenced by a Deferred Loan Repayment Agreement. Further, a General Obligations Bond Declaration (the "G.O. Declaration"), Construction Loan Agreement, Master Disbursement Agreement ("MDA"), and a Publicly Owned Housing Program Declaration of Covenants, Conditions and Restrictions (the "POHP Declaration") shall be executed in connection with the Loan, the terms of which require that (i) the MPHA retain ownership of the Development located in the County of Hennepin, State of Minnesota and more fully described in Exhibit A attached hereto and made a part hereof, and (ii) provides public housing for a term of 35 years. The Deferred Loan Repayment Agreement; G.O. Declaration; POHP Declaration; Construction Loan Agreement; MDA; and any other Agency-required document are referred to collectively as the "Loan Documents".

NOW THEREFORE BE IT RESOLVED, that Abdi Warsame, Executive Director / CEO of the Minneapolis Public Housing Authority is authorized at any time hereafter and without further action by or authority or direction from the MPHA Board of Commissioners, to execute and deliver to the Agency in such form as may be required by the Agency, any and all Loan Documents evidencing the indebtedness.

BE IT FURTHER RESOLVED, by the members of the MPHA, that the MPHA be and it hereby is authorized to borrow the funds referred to hereinabove from the Agency;

BE IT FURTHER RESOLVED, that Executive Director of the Minneapolis Public Housing Authority is authorized at any time hereafter and without further action by or authority or direction from the Board of Commissioners, to execute and deliver or cause to be executed and delivered, all such other further agreements, assignments, statements, instruments, certificates and documents and to do or cause to be done all such other and further acts and things as they may determine to be necessary or advisable under or in connection with such borrowing, and that their execution of any such agreement, assignment, statement, instrument, certificate or document, or the doing of any such act or thing, shall be conclusive evidence of their determination in that respect;

BE IT FURTHER RESOLVED, that Minnesota Housing be and hereby authorized to rely on continuing force and effect of this Resolution until receipt by the Commissioner of Minnesota Housing at its principal office of notice in writing from the MPHA of any amendments or alterations thereof.

Exhibit A
LEGAL DESCRIPTION

Lots 7 to 13 inclusive, Block 1, Westfall's Addition to Minneapolis, together with the adjoining 1/2 of vacated East 22nd Street, according to the recorded plat thereof, Hennepin County, Minnesota.

Part being Registered land as is evidenced by Certificate of Title Nos. 476368, 474966, 474169 and 474170.

RESOLUTION NO. 22-219

WHEREAS, The Minnesota Legislature authorized Minnesota Housing to make loans for the rehabilitation of public housing; and

WHEREAS, the Minneapolis Public Housing Authority (MPHA) has applied for such loan and has been awarded a \$659,397.00 no-interest deferred payment loan to provide building improvements at Cedar High Apartments located at 630 Cedar Avenue South, Minneapolis, Minnesota; and

WHEREAS, on this 23rd day of March, 2022, there has been presented to the MPHA Board of Commissioners, a proposal for MPHA to borrow a zero-interest, forgivable loan from Minnesota Housing, a public body corporate and politic of the State of Minnesota, 400 Wabasha Street North, Suite 400, St. Paul, Minnesota 55102, (the "Agency") in an amount not to exceed \$659,397.00, (the "Loan") that will be forgiven in 20 years, which Loan will be evidenced by a Deferred Loan Repayment Agreement. Further, a General Obligations Bond Declaration (the "G.O. Declaration"), Construction Loan Agreement, Master Disbursement Agreement ("MDA"), and a Publicly Owned Housing Program Declaration of Covenants, Conditions and Restrictions (the "POHP Declaration") shall be executed in connection with the Loan, the terms of which require that (i) the MPHA retain ownership of the Development located in the County of Hennepin, State of Minnesota and more fully described in Exhibit A attached hereto and made a part hereof, and (ii) provides public housing for a term of 35 years. The Deferred Loan Repayment Agreement; G.O. Declaration; POHP Declaration; Construction Loan Agreement; MDA; and any other Agency-required document are referred to collectively as the "Loan Documents".

NOW THEREFORE BE IT RESOLVED, that Abdi Warsame, Executive Director / CEO of the MPHA is authorized at any time hereafter and without further action by or authority or direction from the MPHA Board of Commissioners, to execute and deliver to the Agency in such form as may be required by the Agency, any and all Loan Documents evidencing the indebtedness.

BE IT FURTHER RESOLVED, by the members of the MPHA, that the MPHA be and it hereby is authorized to borrow the funds referred to hereinabove from the Agency;

BE IT FURTHER RESOLVED, that the Executive Director of the MPHA is authorized at any time hereafter and without further action by or authority or direction from the Board of Commissioners, to execute and deliver or cause to be executed and delivered, all such other further agreements, assignments, statements, instruments, certificates and documents and to do or cause to be done all such other and further acts and things as they may determine to be necessary or advisable under or in connection with such borrowing, and that their execution of any such agreement, assignment, statement, instrument, certificate or document, or the doing of any such act or thing, shall be conclusive evidence of their determination in that respect;

BE IT FURTHER RESOLVED, that Minnesota Housing be and hereby authorized to rely on continuing force and effect of this Resolution until receipt by the Commissioner of Minnesota Housing at its principal office of notice in writing from the MPHA of any amendments or alterations thereof.

Exhibit A
LEGAL DESCRIPTION

Block 14 except Lots 7 and 8 and the Northeasterly 35 feet of Lots 5 and 6, and Block 15, Atwaters Addition to the Town of Minneapolis including that part of adjacent vacated 17th Avenue South lying Northwesterly of said Block 14 and Southeasterly of said Block 15. Part of which is registered property as evidenced by:

The Northwesterly Half of Lot 11, Block 15, except the rear or Southwesterly 35 feet thereof, Atwaters Addition to the Town of Minneapolis, according to the plat thereof on file or of record in the office of the Register of Deeds in and for said Hennepin County; and

Lot 11 in Block 14 in Atwaters Addition to the Town of Minneapolis, according to the plat thereof on file or of record in the office of the Register of Deeds in and for said Hennepin County; and

Lot 8 in Block 15 of Atwater's Addition to Minneapolis according to the official plat of said Addition on file or of record in the office of the Register of Deeds in and for said Hennepin County; and

The Northwesterly 26.5 feet of Lot 1, Block 15, Atwaters Addition to the Town of Minneapolis, according to the recorded plat thereof; and

Northwesterly 31 feet of Northeasterly 100 feet of Lot 12 in Block 15 in Atwaters Addition to the Town of Minneapolis, according to the plat thereof on file and of record in the office of the Register of Deeds in and for said County.

AND

Parcel 1:

All that part of Lot 10, Block 26, Atwaters Addition to the Town of Minneapolis lying Northeasterly of the right of way of the Chicago, Milwaukee & St. Paul Railroad, according to the plat thereof on file or of record in the office of the Register of Deeds in and for said Hennepin County.

Parcel 2:

That part of Lot 11, Block 26, Atwaters Addition to the Town of Minneapolis described as follows: Commencing at the Northeasterly corner of said Lot; thence Northwesterly along Northeasterly line of said Lot, 27 feet; thence Southwesterly at right angles to a point which is distant 34 feet Northeasterly measured at right angles from center line of main track of Chicago, Milwaukee & St. Paul Railway Company as originally located and established through said Block; thence Southeasterly parallel to said center line to Southeasterly side of said Lot; thence Northeasterly along line last aforesaid to place of beginning, according to the plat

thereof on file or of record in the office of the Register of Deeds in and for said Hennepin County.

Parcel 3:

All that part of Lots 7, 8 and 9 in Block 26 Atwater's Addition to the Town of Minneapolis described as follows to-wit: Beginning at the Northeast corner of said Lot 7 formed by the intersection of the Southwesterly line of Seventh Street South and the Northwesterly line of Seventeenth Avenue South in the City of Minneapolis; thence Southwesterly along the Southeasterly line of said Lot 7 a distance of 172.84 feet to a point; thence Northwesterly a distance of 197.54 feet to a point on the Northwesterly line of said Lot 9 distant Southwesterly 64.91 feet from the Southwesterly line of said Seventh Street; thence Northeasterly along the Northwesterly line of said Lot 9, 64.91 feet to said Southwesterly line of Seventh Street South; thence Southeasterly along the Southwesterly line of said Seventh Street a distance of 165.45 feet to the point of beginning, according to the plat thereof on file and of record in the office of the Register of Deeds in and for said Hennepin County.

Those parts of Lot 12, Block 27, and of the adjoining vacated 7th St. and Avon St. (also known as 17th Avenue South) described as beginning at the point of intersection of the center lines of said vacated streets; thence Easterly along the center line of 7th St. to its intersection with the Northerly extension of the Easterly line of said Lot; thence Southerly to a point on the Easterly line of said Lot 75 feet Southerly from the most Easterly corner of said Lot; thence Westerly along a line passing through a point on the Westerly line of said Lot 85 feet from the most Northerly corner of said Lot to the center line of Avon St.; thence Northerly to the point of beginning; all in Atwaters Addition to the Town of Minneapolis, according to the recorded plat thereof.

The Northeasterly 35 feet of Lots 5 and 6 and all of Lots 7 and 8, Block 14, Atwaters Addition to the Town of Minneapolis; and that part of vacated 7th Street South lying Northwesterly of the Southwesterly extension of the Southeasterly line of said Block 14, and Southeasterly of the Northeasterly extension of the Northwesterly line of Block 26, Atwaters Addition to the Town of Minneapolis; and that part of the Northwesterly Half of vacated 17th Avenue South lying Southwesterly of the Northwesterly extension of the Southwesterly line of Block 14, Atwaters Addition to the Town of Minneapolis and Northeasterly of the Northwesterly extension of a line running from a point on the Easterly line of Lot 12, Block 27, Atwaters Addition to the Town of Minneapolis distant 75 feet Southerly from the most Easterly corner of said Lot to a point on the Westerly line of said Lot 12 distant 85 feet from the most Northerly corner of said Lot.

Being both Abstract and Torrens, with the Registered land as is evidenced by Certificate of Title Nos. 332593, 332598, 336735, 339400, 339773, 441110, and 477777.

Address: 630 Cedar Avenue, Minneapolis, MN

RESOLUTION NO. 22-220

WHEREAS, The Minnesota Legislature authorized Minnesota Housing to make loans for the rehabilitation of public housing; and

WHEREAS, the Minneapolis Public Housing Authority (MPHA) has applied for such loan and has been awarded a \$1,015,045.00 no-interest deferred payment loan to provide building improvements at Lyndale Manor located at 600 18th Avenue North, Minneapolis, Minnesota; and

WHEREAS, on this 23rd day of March, 2022, there has been presented to the MPHA Board of Commissioners, a proposal for the MPHA to borrow a zero-interest, forgivable loan from Minnesota Housing, a public body corporate and politic of the State of Minnesota, 400 Wabasha Street North, Suite 400, St. Paul, Minnesota 55102, (the "Agency") in an amount not to exceed \$1,015,045.00, (the "Loan") that will be forgiven in 20 years, which Loan will be evidenced by a Deferred Loan Repayment Agreement. Further, a Construction Loan Agreement, a General Obligations Bond Declaration of Covenants, Conditions and Restrictions (the "G.O. Declaration") and a Publicly Owned Housing Program Declaration of Covenants, Conditions and Restrictions (the "POHP Declaration") shall be executed in connection with the Loan, the terms of which require that (i) the MPHA retain ownership of the Development located in the County of Hennepin, State of Minnesota and more fully described in Exhibit A attached hereto and made a part hereof, and (ii) provides public housing for a term of 35 years. The Deferred Loan Repayment Agreement; G.O. Declaration; POHP Declaration; Construction Loan Agreement and any other Agency-required document are referred to collectively as the "Loan Documents".

NOW THEREFORE BE IT RESOLVED, that Abdi Warsame, Executive Director / CEO of the MPHA is authorized at any time hereafter and without further action by or authority or direction from the MPHA Board of Commissioners, to execute and deliver to the Agency in such form as may be required by the Agency, any and all Loan Documents evidencing the indebtedness.

BE IT FURTHER RESOLVED, by the members of the MPHA, that the MPHA be and it hereby is authorized to borrow the funds referred to hereinabove from the Agency;

BE IT FURTHER RESOLVED, that the Executive Director of the MPHA is authorized at any time hereafter and without further action by or authority or direction from the Board of Commissioners, to execute and deliver or cause to be executed and delivered, all such other further agreements, assignments, statements, instruments, certificates and documents and to do or cause to be done all such other and further acts and things as they may determine to be necessary or advisable under or in connection with such borrowing, and that their execution of any such agreement, assignment, statement, instrument, certificate or document, or the doing of any such act or thing, shall be conclusive evidence of their determination in that respect;

BE IT FURTHER RESOLVED, that Minnesota Housing be and hereby authorized to rely on continuing force and effect of this Resolution until receipt by the Commissioner of Minnesota Housing at its principal office of notice in writing from the MPHA of any amendments or alterations thereof.

Exhibit A
LEGAL DESCRIPTION

Parcel 1:

Lots 10 through 27, inclusive, Block 31, Case and Others Subdivisions, Hennepin County, Minnesota; together with the vacated public alley in said Block 31 which adjoins said Lots 10 through 27; also, together with the vacated $\frac{1}{2}$ of Sixth Street North as vacated by a Resolution dated April 15, 1968, recorded April 23, 1968 as Document No. 3710965; and The South $\frac{1}{3}$ of Lot 5, all of Lots 6, 7, 8 and 9, the North 30 feet of Lot 10, all of Lot 11 and Lot 12 except the North 12.5 feet thereof, all in Block 32, said Case and Others Subdivision; together with the vacated public alley in said Block 32 which adjoins the above referred to lots. Also, together with the vacated $\frac{1}{2}$ of Sixth Street North as was vacated by Resolution recorded as Document No. 3710965, and vacated $\frac{1}{2}$ of Fifth Street North as was vacated by Resolution recorded as Document No. 4717772.

(Abstract property)

Parcel 2:

The South 5 feet of Lot 4 and the North $\frac{2}{3}$ of Lot 5, Block 32, Case & others Subdivisions, Hennepin County, Minnesota; and that part of the vacated North-South alley dedicated in Block 32 in the Plat of Case & Others Subdivisions lying West of the center line of said alley and between the extensions across it of the North line of the South 5 feet of Lot 4, Block 32, said plat and the South line of the North $\frac{2}{3}$ of Lot 5, Block 32, said plat. That part of the vacated undesignated street 60 feet in width, dedicated in the plat of Case & Others Subdivisions (now 6th Street North) lying East of the Center line of said street and lying between the extensions across it of the North line of the South 5 feet of Lot 4, Block 32, said plat and the South line of the North $\frac{2}{3}$ of Lot 5, Block 32, said plat.

Being Registered land as is evidenced by Certificate of Title No. 447590.

(Torrens Property)

Parcel 3:

The South 25 feet of Lot 10, Block 2, Case & Others Subdivisions, Hennepin County, Minnesota; and that part of the vacated North South alley dedicated in Block 32 in the Plat of Case & Others Subdivisions lying West of the Center line of said alley and between the extensions across it of the North line of the South 25 feet of Lot 10, Block 32, said Plat and the South line of Lot 10, Block 32, said Plat. That part of the vacated undesignated Street, 30 feet in width dedicated in the Plat of Case & Others Subdivisions (now 5th Street North) lying West of the East line of said 30 foot undesignated street, (said line is now the centerline of

5th Street North) and lying between the extensions across it of the North line of the South 25 feet of Lot 10, Block 32, said plat and the South line of Lot 10, Block 32, said plat.

Being Registered land as is evidenced by certificate of Title No. 410708.

(Torrens Property)

Address: 600 18th Avenue North, Minneapolis, MN

RESOLUTION NO. 22-221

WHEREAS, The Minnesota Legislature authorized Minnesota Housing to make loans for the rehabilitation of public housing; and

WHEREAS, the Minneapolis Public Housing Authority (MPHA) has applied for such loan and has been awarded a \$359,737.00 no-interest deferred payment loan to provide building improvements at Cedar High Apartments located at 1627 South Sixth Street, Minneapolis, Minnesota; and

WHEREAS, on this 23rd day of March, 2022, there has been presented to the MPHA Board of Commissioners, a proposal for MPHA to borrow a zero-interest, forgivable loan from Minnesota Housing, a public body corporate and politic of the State of Minnesota, 400 Wabasha Street North, Suite 400, St. Paul, Minnesota 55102, (the "Agency") in an amount not to exceed \$359,737.00, (the "Loan") that will be forgiven in 20 years, which Loan will be evidenced by a Deferred Loan Repayment Agreement. Further, a Construction Loan Agreement, a General Obligations Bond Declaration of Covenants, Conditions and Restrictions (the "G.O. Declaration") and a Publicly Owned Housing Program Declaration of Covenants, Conditions and Restrictions (the "POHP Declaration") shall be executed in connection with the Loan, the terms of which require that (i) the MPHA retain ownership of the Development located in the County of Hennepin, State of Minnesota and more fully described in Exhibit A attached hereto and made a part hereof, and (ii) provides public housing for a term of 35 years. The Deferred Loan Repayment Agreement; G.O. Declaration; POHP Declaration; Construction Loan Agreement and any other Agency-required document are referred to collectively as the "Loan Documents".

NOW THEREFORE BE IT RESOLVED, that Abdi Warsame, Executive Director / CEO of the MPHA is authorized at any time hereafter and without further action by or authority or direction from the MPHA Board of Commissioners, to execute and deliver to the Agency in such form as may be required by the Agency, any and all Loan Documents evidencing the indebtedness.

BE IT FURTHER RESOLVED, by the members of the MPHA, that the MPHA be and it hereby is authorized to borrow the funds referred to hereinabove from the Agency;

BE IT FURTHER RESOLVED, that the Executive Director of the MPHA is authorized at any time hereafter and without further action by or authority or direction from the Board of Commissioners, to execute and deliver or cause to be executed and delivered, all such other further agreements, assignments, statements, instruments, certificates and documents and to do or cause to be done all such other and further acts and things as they may determine to be necessary or advisable under or in connection with such borrowing, and that their execution of any such agreement, assignment, statement, instrument, certificate or document, or the doing of any such act or thing, shall be conclusive evidence of their determination in that respect;

BE IT FURTHER RESOLVED, that Minnesota Housing be and hereby authorized to rely on continuing force and effect of this Resolution until receipt by the Commissioner of Minnesota Housing at its principal office of notice in writing from the MPHA of any amendments or alterations thereof.

Exhibit A
LEGAL DESCRIPTION

Block 14 except Lots 7 and 8 and the Northeasterly 35 feet of Lots 5 and 6, and Block 15, Atwaters Addition to the Town of Minneapolis including that part of adjacent vacated 17th Avenue South lying Northwesterly of said Block 14 and Southeasterly of said Block 15. Part of which is registered property as evidenced by:

The Northwesterly Half of Lot 11, Block 15, except the rear or Southwesterly 35 feet thereof, Atwaters Addition to the Town of Minneapolis, according to the plat thereof on file or of record in the office of the Register of Deeds in and for said Hennepin County; and

Lot 11 in Block 14 in Atwaters Addition to the Town of Minneapolis, according to the plat thereof on file or of record in the office of the Register of Deeds in and for said Hennepin County; and

Lot 8 in Block 15 of Atwater's Addition to Minneapolis according to the official plat of said Addition on file or of record in the office of the Register of Deeds in and for said Hennepin County; and

The Northwesterly 26.5 feet of Lot 1, Block 15, Atwaters Addition to the Town of Minneapolis, according to the recorded plat thereof; and

Northwesterly 31 feet of Northeasterly 100 feet of Lot 12 in Block 15 in Atwaters Addition to the Town of Minneapolis, according to the plat thereof on file and of record in the office of the Register of Deeds in and for said County.

AND

Parcel 1:

All that part of Lot 10, Block 26, Atwaters Addition to the Town of Minneapolis lying Northeasterly of the right of way of the Chicago, Milwaukee & St. Paul Railroad, according to the plat thereof on file or of record in the office of the Register of Deeds in and for said Hennepin County.

Parcel 2:

That part of Lot 11, Block 26, Atwaters Addition to the Town of Minneapolis described as follows: Commencing at the Northeasterly corner of said Lot; thence Northwesterly along Northeasterly line of said Lot, 27 feet; thence Southwesterly at right angles to a point which is distant 34 feet Northeasterly measured at right angles from center line of main track of Chicago, Milwaukee & St. Paul Railway Company as originally located and established through said Block; thence Southeasterly parallel to said center line to Southeasterly side of said Lot; thence Northeasterly along line last aforesaid to place of beginning, according to the plat

thereof on file or of record in the office of the Register of Deeds in and for said Hennepin County.

Parcel 3:

All that part of Lots 7, 8 and 9 in Block 26 Atwater's Addition to the Town of Minneapolis described as follows to-wit: Beginning at the Northeast corner of said Lot 7 formed by the intersection of the Southwesterly line of Seventh Street South and the Northwesterly line of Seventeenth Avenue South in the City of Minneapolis; thence Southwesterly along the Southeasterly line of said Lot 7 a distance of 172.84 feet to a point; thence Northwesterly a distance of 197.54 feet to a point on the Northwesterly line of said Lot 9 distant Southwesterly 64.91 feet from the Southwesterly line of said Seventh Street; thence Northeasterly along the Northwesterly line of said Lot 9, 64.91 feet to said Southwesterly line of Seventh Street South; thence Southeasterly along the Southwesterly line of said Seventh Street a distance of 165.45 feet to the point of beginning, according to the plat thereof on file and of record in the office of the Register of Deeds in and for said Hennepin County.

Those parts of Lot 12, Block 27, and of the adjoining vacated 7th St. and Avon St. (also known as 17th Ave. So.) described as beginning at the point of intersection of the center lines of said vacated streets; thence Easterly along the center line of 7th St. to its intersection with the Northerly extension of the Easterly line of said Lot; thence Southerly to a point on the Easterly line of said Lot 75 feet Southerly from the most Easterly corner of said Lot; thence Westerly along a line passing through a point on the Westerly line of said Lot 85 feet from the most Northerly corner of said Lot to the center line of Avon St.; thence Northerly to the point of beginning; all in Atwaters Addition to the Town of Minneapolis, according to the recorded plat thereof.

The Northeasterly 35 feet of Lots 5 and 6 and all of Lots 7 and 8, Block 14, Atwaters Addition to the Town of Minneapolis; and that part of vacated 7th Street South lying Northwesterly of the Southwesterly extension of the Southeasterly line of said Block 14, and Southeasterly of the Northeasterly extension of the Northwesterly line of Block 26, Atwaters Addition to the Town of Minneapolis; and that part of the Northwesterly Half of vacated 17th Avenue South lying Southwesterly of the Northwesterly extension of the Southwesterly line of Block 14, Atwaters Addition to the Town of Minneapolis and Northeasterly of the Northwesterly extension of a line running from a point on the Easterly line of Lot 12, Block 27, Atwaters Addition to the Town of Minneapolis distant 75 feet Southerly from the most Easterly corner of said Lot to a point on the Westerly line of said Lot 12 distant 85 feet from the most Northerly corner of said Lot.

Being both Abstract and Torrens, with the Registered land as is evidenced by Certificate of Title Nos. 336735, 332593, 332598, 339400, 339773, 441110 and 477777.

Address: 1627 6th Street South, Minneapolis, MN



Monthly Performance Report

Minneapolis Public Housing Authority
Board of Commissioners
For the month ending February 28, 2022

Contents

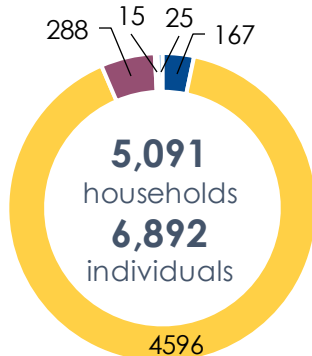
1. Performance of Operations
 - Public Housing Programs
 - Housing Choice Voucher Programs
2. Building Improvement and Development Projects
 - Update on Elliot Twins RAD Conversion and Scattered Sites Section 18 Process
3. Inquiry Response and Social Media

*2021 year end final financial results and January-February 2022 financial reporting are pending due to year end general ledger closing activities. At the April board meeting the 2021 year end financial results will be presented.

Public Housing Programs



Occupied Units*



- Glendale
- MHOP
- Scattered Sites
- Highrise
- Minnehaha Townhomes

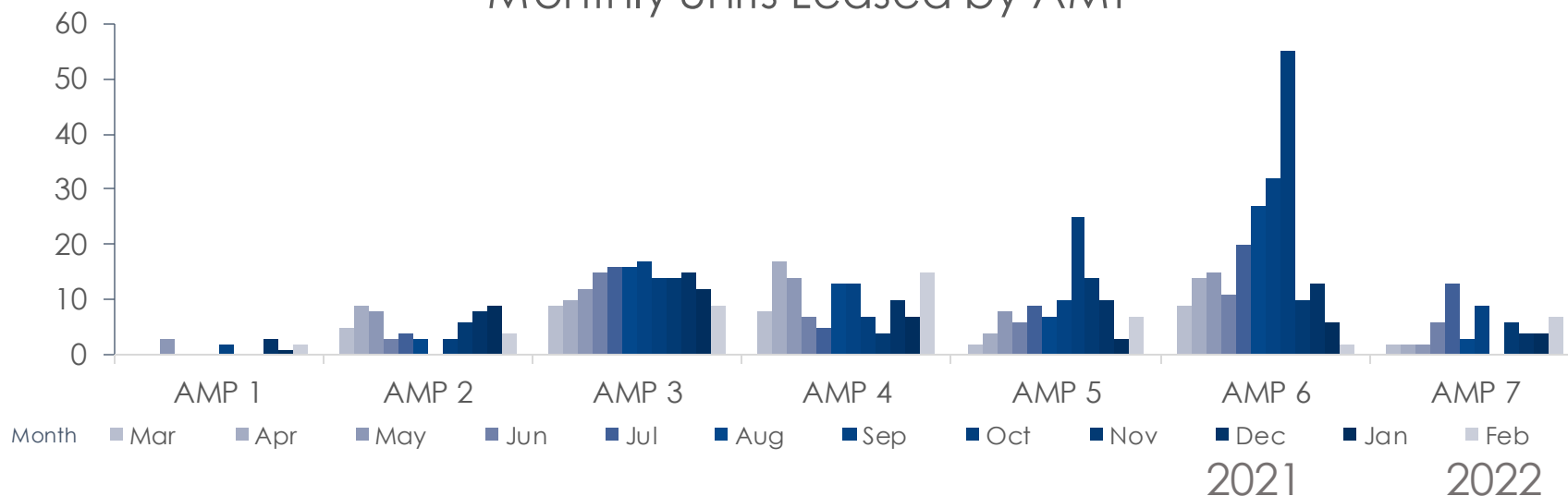
46

new units leased
during month

97.7%

occupancy

Monthly Units Leased by AMP



*At any given time, units may be vacant due to normal unit turnaround or because they are undergoing renovations.

**Metropolitan Housing Opportunities Program (Hollman consent decree units owned and operated by third-parties)

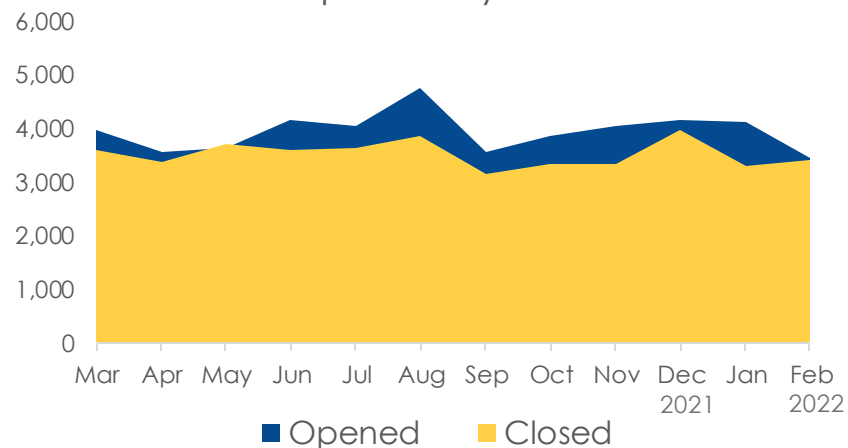
***Update to this metric pending software conversion reconciliation

Public Housing Programs

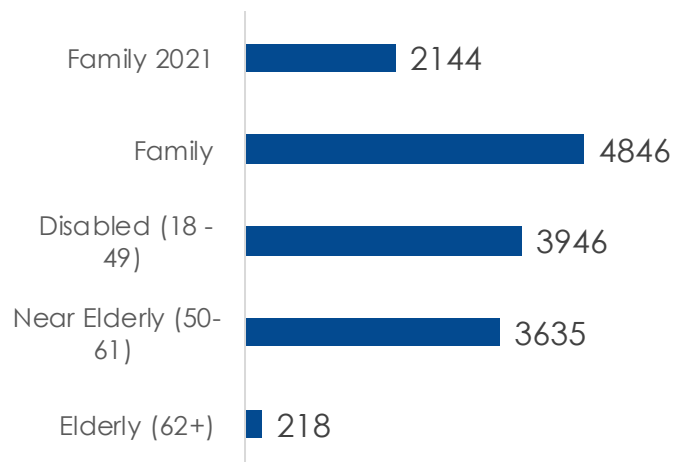


Reason for Vacating Unit	Count
Death	18
Moving in with or closer to Family	6
Found Alternative Housing	5
Evicted - Other	3
To Nursing Home	3
Received S8 Voucher	2
Moving Out of Town	2
Evicted - Housekeeping	2
Mutual Agreement	1

Work Orders Opened and Completed by Month



Applicants on Waiting List

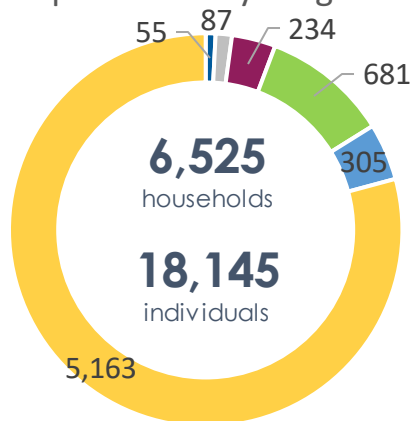


Goal	Total Completed	% Completed within Goal	Average Days Open
Emergency: 24 Hours	73	97%	0
Urgent: 1 Day	685	90%	0
After Hours Non-Emergency: 2 Days	5	100%	0
Important: 3 Days	706	76%	2
Routine: 10 Days	691	80%	4
Non-Routine: 20 Days	54	96%	6
Pest Control	373	100%	127

Housing Choice Voucher Programs



People Served by Program*



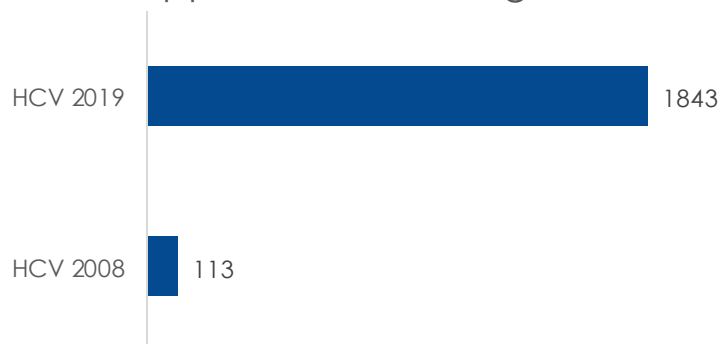
- Sponsor-Based
- Mod Rehab
- FUP and VASH

Family Unification Program and Veterans Affairs Supportive Housing

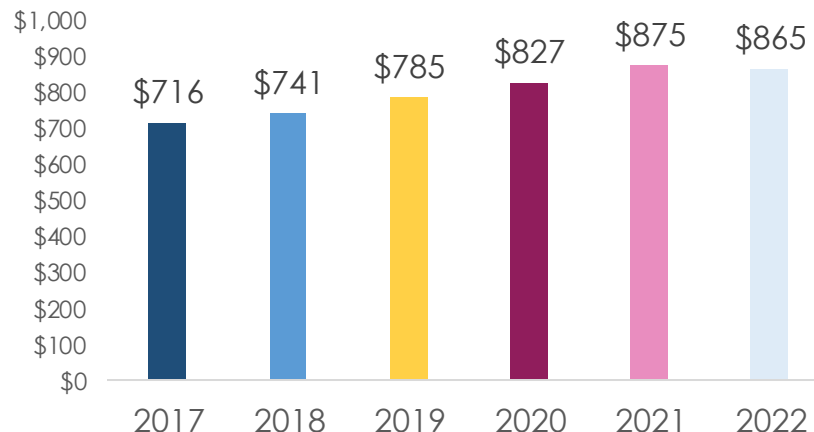
- Stable Homes Stable Schools
- Project-Based
- Tenant-Based

*Including port-ins and port-outs

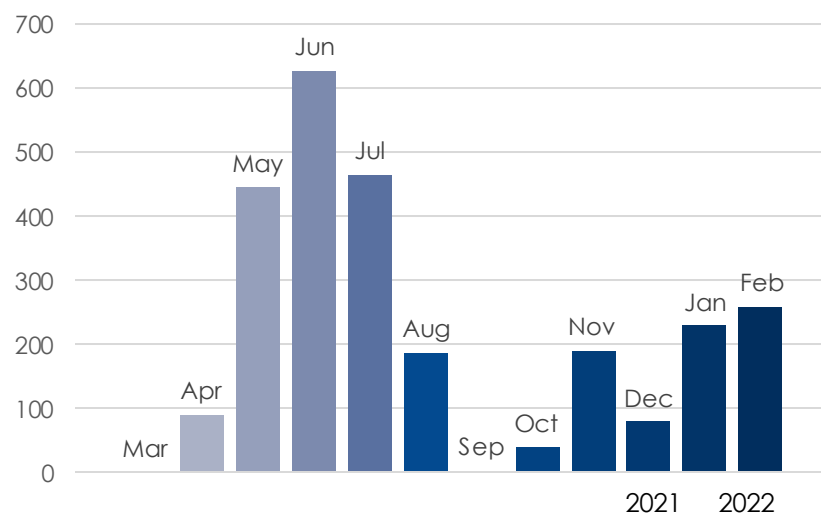
Applicants on Waiting List



Average Housing Assistance Payment per Unit, Year to Date



Annual Inspections Conducted*



*Inspections were subjected to interruption by COVID-19 Safety Procedures

Building Improvement Projects - Planning



ADDRESS	DESCRIPTION OF WORK	STATUS
Hiawatha Towers	Fire sprinkler system installation	Planning
314 Hennepin Avenue	Fire sprinkler system installation	Planning
1314 44 th Avenue North	Exterior façade restoration	Bidding
1707 3 rd Avenue South	Exterior façade restoration & window replacement	Planning
2415 North 3 rd Street	Exterior façade restoration & balcony repairs	Planning
Cedars	Exterior façade/structural repairs	Planning
1515 Park/1920 4 th /1710 Plymouth/710 2 nd	Main electrical switch gear & generator replacement	Planning
Glendale Townhomes	Flat roof replacement	Planning
Multiple sites	Security related improvements	Planning
Multiple sites	HVAC/systems upgrades	Planning

Development Projects - Planning

ADDRESS	DESCRIPTION OF WORK	STATUS
CHR scattered site units	Major modernization	Planning
Scattered sites new construction	Development of new family housing	Planning

Building Improvement Projects - Active

ADDRESS	DESCRIPTION OF WORK	STATUS
CHR units – various scattered sites	2022 improvements: roof & siding replacement, unit modernization, site improvements	Ongoing
Cora McCorvey Center	HVAC system upgrades	Substantially complete
314 Hennepin Avenue	Roof & skylight replacement	In progress
1707 3 rd Avenue South	Unit entry door replacement	In progress
Cedars highrises	Window replacement and exterior façade repairs	In progress; multi-year project
Multiple highrises & Glendale townhomes	Security surveillance system upgrades	Substantially complete
Multiple highrises	Fire sprinkler system installation	In progress; timeline varies by site
1314 44 th Avenue North	Plumbing replacement, fire sprinkler system installation, unit bath modernization/new finishes	Contract awarded; May start
Multiple highrises	Security surveillance system upgrades funded via HUD's Safety & Security Grant	Contract awarded; April start

Development Projects - Active

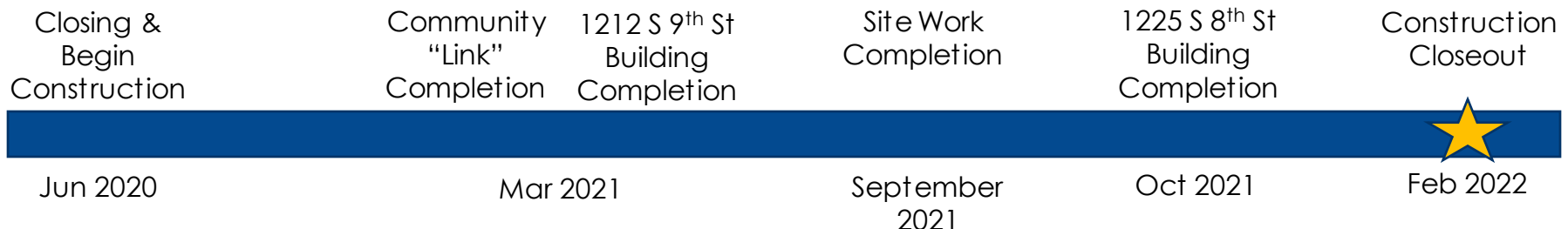
ADDRESS	DESCRIPTION OF WORK	STATUS
Elliot Twins	Comprehensive building modernization	Complete
Scattered Site	Energy efficient single-family construction	In progress

Elliot Twins RAD Conversion & Building Renovation



- **Construction closeout complete**
- **Permanent loan conversion underway**
- Addressed deferred maintenance, **plus** unit improvements, community link addition, envelope enhancement, new HVAC system, addition of 10 fully accessible units
- Projected 30% reduction in utilities
- Hard costs: ~\$27M

Construction Timeline



Scattered Site Rehab Process



Financed through Section 18 with debt financing



- Conversion to project-based vouchers occurred on October 1st
- Exploring lending options to best support investments in portfolio
- Debt will support investments in deferred maintenance and ongoing unit needs
- Scope refinement and planning for construction & resident accommodations ongoing

Timeline (subject to change)



Scattered Site New Construction



84-unit new scattered site construction



- 84 new deeply affordable family units in 16 small apartment buildings throughout the City
- Financing includes project-based vouchers, 4% bonds and Low- Income Housing Tax Credits, Soft Sources, and Debt
- Financial partners selected
- Received \$1.4M grant award from Met Council
- Subcontractor bidding underway

Timeline (subject to change)

Architect &
General
Contractor
Selection

May
2021

Gap Funding
Applications

July
2021

Design
Development &
Constructability
Analysis

Gap Funding
Application
Awards

Feb
2022

4% Bond
Application;
Due Diligence;
Construction
Pricing &
Financing
Finalized

Closing;
Construction
Begins

July
2022

Inquiry Response and Social Media



MPHA on Facebook

Top Performing Post (885 views)



MPHA on Twitter

Top Mention (815 views)

February 2022



3

Posts for the Month
6,716 Followers
27 New Followers



3

Tweets for the Month
892 Followers
5 New Followers

MPHA Celebrates Women's History Month

MPHA is empowering women in our agency by uplifting and elevating their voices. We have sat down with our team members and asked what Women's History Month means to them and the importance of women in their lives. These conversations will be posted on MPHA's social media platforms and blog all throughout the month of March. MPHA will also be hosting a Women's History Month Celebration with our legacy builder, Cora McCorvey.



MPHA will receive \$2 Million in Federal Appropriations for Fire Suppression

As a part of the government funding package passed by Congress late last week and signed by President Biden on March 15, the Minneapolis Public Housing Authority is slated to receive a direct appropriation of \$2 million from the federal appropriations to assist with the installation of fire suppression systems across the agency's high rises. The appropriation, supported by Senators Smith and Klobuchar as well as Congresswoman Omar, will help the agency complete its fire suppression installation work quicker than previously scheduled.



“Since arriving at MPHA, I have prioritized investing in fire suppression systems for all MPHA high rises,” said **Abdi Warsame, Executive Director/CEO** of the

Minneapolis Public Housing Authority. “While our work is ongoing with the limited capital funding HUD provides the agency, this funding secured by Senators Smith, Klobuchar, and Congresswoman Omar will allow MPHA to complete this critical work at an accelerated pace. I am incredibly thankful for their leadership to secure this new funding and for their commitment to the safety and wellbeing of public housing residents.”

Procurement Fair

MPHA hosted a procurement fair to give subcontractors an opportunity to meet our General Contractor for the Family Housing Expansion Project. This was the first procurement fair for this project. About 25 subcontractors attended the event and many were interested. The subcontractors got an overview of the project and were able to ask questions about submitting a bid.



1001 Employees Return to Work

Employees in our 1001 building returned to work on March 7, 2022. MPHA is excited to have everyone back in the building on a full time or hybrid schedule. The teams will be able to have time to collaborate and meet face to face again. MPHA is thankful for all our team members and especially those who continued to work in our buildings and offices to best service our community throughout the pandemic.

[View this email in your browser](#)



Minneapolis Public Housing Authority to Receive \$2 Million Federal Appropriation for Installation of Fire Suppression Systems

(March 14, 2021)

Minneapolis, MN – The Minneapolis Public Housing Authority is slated to receive a direct appropriation of \$2 million as a part of the appropriations government funding package passed by Congress late last week to assist with the installation of fire suppression systems across the agency's high rises. The appropriation, supported by Senators Smith and Klobuchar as well as Congresswoman Omar, will help the agency complete its fire suppression installation work quicker than previously scheduled.

Beginning in the mid-to-late 2000's, MPHA began retrofitting its properties with sprinkler systems as part of a broader effort to improve fire safety in its high rises. To date, fire sprinkler systems have been installed in 18 of 42 high rises, with carbon monoxide/smoke detectors and stovetop firestop cans installed in

Historically, MPHA has only received about ten percent of the funding necessary for major building improvements. In 2022, MPHA's estimated capital funding is \$16.3 Million, whereas the agency's expanding capital improvement backlog is more than \$160 million. Continued disinvestment in the capital fund has failed to cover the agency's actual annual capital needs and prevents the agency from making critical and necessary improvements to its buildings.

"Since arriving at MPHA, I have prioritized investing in fire suppression systems for all MPHA high rises," said **Abdi Warsame, Executive Director/CEO of the Minneapolis Public Housing Authority**. "While our work is ongoing with the limited capital funding HUD provides the agency, this funding secured by Senators Smith, Klobuchar, and Congresswoman Omar will allow MPHA to complete this critical work at an accelerated pace. I am incredibly thankful for their leadership to secure this new funding and for their commitment to the safety and wellbeing of public housing residents."

About Minneapolis Public Housing Authority

The Minneapolis Public Housing Authority (MPHA) is the largest public housing authority in the state of Minnesota. MPHA provides housing stability to over 26,000 residents of Minneapolis every single night. The mission of MPHA is to promote and deliver quality, well-managed homes to a diverse low-income population and, with partners, contribute to the well-being of the individuals, families, and community we serve. To learn more about MPHA, visit www.mphaonline.org.

Contact: media@mplspha.org



Federal funding will help Minneapolis public housing add sprinklers to high rise buildings

Kirsten Swanson KSTP

Updated: 1 hour ago

Published: March 15, 2022 - 2:48 PM

kirsten 6p fire sprinklers



Two and a half years after a deadly fire in a Minneapolis public housing high-rise, an agency announced it will receive federal funding to help retrofit its remaining buildings that still do not have fire sprinklers.

Late last week, Congress passed a funding package that includes \$2 million for the Minneapolis Public Housing Authority (MPHA)'s plan to install fire suppression systems.

MPHA Executive Director Abdi Warsame said in a statement Monday that the funding "will allow MPHA to complete this critical work at an accelerated pace."

The additional funding will be part of a \$21 million plan to retrofit the 24 high rise buildings that still do not have fire sprinklers.

Fifteen of those buildings will have fire suppression systems by the end of next year.



(KSTP-TV)

The funding comes after [5 INVESTIGATES found](#) the tallest, most vulnerable buildings had previously been left out of plans to install fire suppression systems more than a year after a deadly fire.

The fire that broke out the day before Thanksgiving in 2019 ripped through the 14th floor of the apartment complex in the Cedar-Riverside neighborhood in Minneapolis. Five people died as a result of smoke inhalation.

The building did not have a fire sprinkler system. A [report later released by the Minnesota State Fire Marshal](#) said sprinklers could have saved the lives of the victims.

In the weeks after the fire, community members demanded changes that would make high-rise buildings safer, including retrofitting more than two dozen public housing complexes in Minneapolis.

In 2020, 5 INVESTIGATES reported the MPHA had approved a plan to install fire suppression systems in six high-rise properties in 2021, at a price tag of more than \$5.7 million, according to MPHA'S 2021 capital investment plan.

But that plan did not include the building at 630 Cedar Avenue, despite repeated pleas from tenants, safety experts and lawmakers.

Months after the reporting, the city of Minneapolis [approved grant money](#) to help fund the fire sprinkler retrofits in four high-rise buildings, including 630 Cedar Avenue. That work is expected to be completed this year or next.

The public housing agency says a lack of funding is in part to blame for the slow pace of retrofits. MPHA said in 2022, it tallied more than \$160 million in needed capital improvements, but was only funded for \$16.3 million.

For Related Stories: [Kirsten Swanson](#) [5 Investigates](#) [Cedar Riverside](#) [Fire Sprinklers](#) [Minneapolis Housing Authority](#)

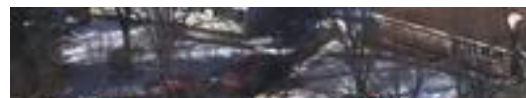
RECOMMENDED FOR YOU



[Police: Man arrested in connection with shooting of 2-year-old](#)



[Critics take aim at legalized sports betting in Minnesota](#)



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Minneapolis Public Housing Authority Awarded a \$1.4 Million Grant from Metropolitan Council

(March 9, 2022)

Minneapolis, MN – The Metropolitan Council recently recognized the MPHA Family Housing Expansion by awarding a \$1.4 million grant towards the project.

The Minneapolis Public Housing Authority Family Housing Expansion project, with the help of our funding partners, includes the development of 16 four- and six-plexes located across the city, resulting in 84 new two- and three-bedroom units. This project will serve the nearly 8,000 people on the MPHA large waiting list for public and deeply affordable family housing.

All 84 units will be available to households that earn 30% of the area median income (AMI) with 17 units being available for individuals within Hennepin County's homeless assistance program.

with all impacted households and asked for their design feedback. This has helped MPHA to design spaces that are resident-focused.

“Delivering these 84 new units is a top priority for MPHA this year,” said **MPHA Executive Director/CEO Abdi Warsame**. “Not only does this project deliver 84 new units, but it will give hundreds of families a place to call home in the coming decades. This is all made possible through partnerships like the one we have with the Metropolitan Council, as well as our other funders. Our team will continue to work with existing residents to ensure they experience minimal disruption during the construction process and then are welcomed back to their new homes once the project is complete.”

About Metropolitan Council

The Metropolitan Council is the regional policy-making body, planning agency, and provider of essential services for the seven-county Twin Cities metro area. Our mission is to foster efficient and economic growth for a prosperous region. To learn more about the Metropolitan Council visit, metro council.org.

About Minneapolis Public Housing Authority

The Minneapolis Public Housing Authority (MPHA) is the largest public housing authority in the state of Minnesota. MPHA provides housing stability to over 26,000 residents of Minneapolis every single night. The mission of MPHA is to promote and deliver quality, well-managed homes to a diverse low-income population and, with partners, contribute to the well-being of the individuals, families, and community we serve. To learn more about MPHA, visit www.mphaonline.org.

Contact: media@mplspha.org

MINNEAPOLIS

New federal funding to bring sprinklers to last public housing high-rises in Minneapolis

A fatal 2019 fire prompted the Public Housing Authority to set the goal that all of its 42 high-rise buildings would have that safeguard.

By Faiza Mahamud (<https://www.startribune.com/faiza-mahamud/6370527/>) Star Tribune |

MARCH 14, 2022 — 5:55PM

Nearly three years after a fire killed five residents, Minneapolis will receive \$2 million in federal funding to add sprinklers to the last of its aging public housing high-rise buildings.

The Minneapolis Public Housing Authority (MPHA) has been racing in the past few years to add sprinklers to all of its buildings, most of them built before government fire codes required the equipment. The urgency was a result of a Nov. 2019 fire

(<https://www.startribune.com/after-5-die-in-minneapolis-high-rise-fire-calls-for-fire-prevention/565628002/>) on the 14th floor of the Cedar High Apartments that killed five people.

A recent investigation by the State Fire Marshal's Office found that an improper door seal, an outdated stairwell design and a lack of sprinklers contributed to the residents' deaths. A sixth person died months later of COVID-19, with smoke inhalation from the fire listed as a significant factor on the medical examiner's report.

"We set an ambitious goal" to add sprinklers in the public housing agency's 42 high-rise buildings within three to five years, Abdi Warsame, who took over MPHA shortly after the fatal fire, said on Monday.

The agency remains on pace to do just that, said Jennifer Keogh, deputy executive director for the Housing Authority.

To date, the agency has installed sprinklers in 18 of its 42 high-rises buildings, retrofitting all units with smoke and carbon monoxide detectors and stovetop firestop cans.

Another 15 high-rise buildings, including the Cedar High Apartments in the Cedar-Riverside neighborhood where the 2019 fire occurred, are being retrofitted with sprinklers. Most of that work is expected to be completed over the next two years, officials said. The installation of those new sprinkler systems cost at least \$18 million.

The federal funding announced Monday — part of a massive federal spending package passed this past week — will help the housing authority's nearly \$3 million project to complete the installation in the nine remaining buildings within the next three to five years.

Warsame said the federal money will "allow us to complete this critical work at an accelerated pace." He announced the funding alongside U.S. Rep. Ilhan Omar and others from the community in north Minneapolis on Monday. Omar and Sens. Amy Klobuchar and Tina Smith helped secure the sprinkler money.



AARON LAVINSKY, STAR TRIBUNE FILE

Nine public high-rises to get sprinklers

Big money deal that sprinklers have saved lives in the Cedar High Apartments, a 25-story structure at 630 These Minneapolis high rises are the remaining buildings to get retrofitted with safety systems, using federal funding.

Hover/tap for detail

ADVERTISEMENT

Some would like to see the improvements done more quickly.

Residents and family members of the fire victims who sued the Minneapolis Public Housing Authority have criticized the progress made in installing the upgrades, saying the process is moving too slowly.

The push to add sprinklers and other fire suppression equipment means the public housing agency has not been able to make other "critical and necessary improvements" to its buildings, housing leaders contend.

The agency has a backlog of more than \$160 million in projects. Agency leaders have been lobbying at the city and state level for additional resources to make a dent in that amount. They also are looking for additional sources to support its projects, Keogh said, noting federal funds are helping with the sprinkler installations.

Staff writer Briana Bierschbach contributed to this report.

Faiza Mahamud covers Minneapolis for the Star Tribune. She has previously covered education, immigrant communities, city government and neighborhoods.

faiza.mahamud@startribune.com

Faiza_Mahamud