



# City of Saint Paul

City Hall and Court House  
15 West Kellogg Boulevard  
Council Chambers - 3rd  
Floor  
651-266-8560

## Meeting Minutes

### Housing & Redevelopment Authority

*Chair Chris Tolbert*  
*Commissioner Russel Balenger*  
*Commissioner Amy Brendmoen*  
*Commissioner Mitra Jalali*  
*Commissioner Rebecca Noecker*  
*Commissioner Jane L. Prince*  
*Commissioner Nelsie Yang*

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Wednesday, October 26, 2022

2:00 PM

Council Chambers, City Hall

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#### ROLL CALL

*The meeting was called to order at 2:02 p.m.*

- Present** 6 - Commissioner Rebecca Noecker, Commissioner Jane L. Prince, Commissioner Amy Brendmoen, Chair Chris Tolbert, Commissioner Mitra Jalali, and Commissioner Nelsie Yang
- Absent** 1 - Commissioner Russel Balenger

#### FOR DISCUSSION

*Commissioner Balenger Arrived*

- Present** 7 - Commissioner Rebecca Noecker, Commissioner Jane L. Prince, Commissioner Amy Brendmoen, Chair Chris Tolbert, Commissioner Mitra Jalali, Commissioner Nelsie Yang, and Commissioner Russel Balenger

- 1 [RES 22-1687](#) Resolution approving (i) the establishment of the Farwell Yards Tax Increment Financing District (a redevelopment district) in the Riverfront Redevelopment Project area, (ii) the adoption of a Tax Increment Financing Plan therefor, (iii) the execution of a tax increment development agreement and related documents, and (iv) an HRA budget amendment, all for the Farwell Yards Project, District 3, Ward 2

*Nicolle Goodman, HRA Executive Director, gave a brief staff report.*

*Commissioner Noecker moved to approve.*

*7 in favor, None opposed*

*Resolution is Adopted*

**Moved by Commissioner Noecker, Resolution is Adopted.**

- Yea:** 7 - Commissioner Noecker, Commissioner Prince, Commissioner Brendmoen, Chair Tolbert, Commissioner Jalali, Commissioner Yang, and Commissioner Balenger

**Nay:** 0

- 2      [RES 22-1688](#)      Resolution approving financing under Temporary Tax Increment Financing Spending Plan authority to provide infrastructure improvements necessary to advance private development in the area bounded by the Mississippi River on the north, Wabasha Street on the east, Smith Avenue on the west and the bluff on the south, and approving an HRA budget amendment, District 3, Ward 2

*Nicolle Goodman, HRA Executive Director, gave a brief staff report.*

*Commissioner Noecker moved to approve.*

*7 in favor, None opposed*

*Resolution is Adopted*

**Moved by Commissioner Noecker, Resolution is Adopted.**

**Yea:** 7 - Commissioner Noecker, Commissioner Prince, Commissioner Brendmoen, Chair Tolbert, Commissioner Jalali, Commissioner Yang, and Commissioner Balenger

**Nay:** 0

**PUBLIC HEARINGS**

- 3      [RES PH 22-335](#)      Resolution approving the issuance of conduit multifamily housing revenue bonds; approving related documents; adopting a related Housing Program; and approving the execution of a tax increment financing development agreement, including a Pooled TIF Loan and related documents, 801 Mt Curve Boulevard and 2265 Hillcrest Avenue (Emma Norton/Restoring Waters Project), District 15, Ward 3

*Sarah Zorn, Principal Project Manager, gave a brief staff report.*

*Commissioner Noecker moved to approve.*

*7 in favor, None opposed*

*Resolution is Adopted*

**Moved by Commissioner Noecker, Resolution-Public Hearing is Adopted.**

**Yea:** 7 - Commissioner Noecker, Commissioner Prince, Commissioner Brendmoen, Chair Tolbert, Commissioner Jalali, Commissioner Yang, and Commissioner Balenger

**Nay:** 0

- 4     [RES PH 22-336](#)     Resolution approving the issuance of conduit multifamily housing revenue bonds; approving related documents; adopting a related Housing Program; and approving the execution of a tax increment financing development agreement, including a Pooled TIF Loan and related documents, 2285 Hillcrest Avenue (Nellie Francis Court Project), District 15, Ward 3

*Commissioner Brendmoen moved to approve.*

*7 in favor, None opposed*

*Resolution is Adopted*

**Moved by Commissioner Brendmoen, Resolution-Public Hearing is Adopted.**

**Yea:** 7 - Commissioner Noecker, Commissioner Prince, Commissioner Brendmoen, Chair Tolbert, Commissioner Jalali, Commissioner Yang, and Commissioner Balenger

**Nay:** 0

#### STAFF REPORT

- 5     [SR 22-195](#)     30% AMI Round Two Solicitation update

*Erika Byrd, Senior Project Manager, presented the Commissioners with a brief staff report.*

**Received and Filed**

#### ADJOURNMENT

*The meeting was Adjourned at 2:41 p.m.*

**Adjourned**

#### INFORMATION

*A Request for Offers has been issued for 1570 White Bear Avenue (the former Hafner's site). See website for further details: [stpaul.gov/1570WhiteBearAve](http://stpaul.gov/1570WhiteBearAve)*

**Housing and Redevelopment Authority Board of Commissioners (HRA) meetings are open for in person attendance, but the public may also comment on public hearing items in writing or via voicemail. Comments may be submitted as follows:**

Written public comment on public hearing items can be submitted to [HRAHearing@ci.stpaul.mn.us](mailto:HRAHearing@ci.stpaul.mn.us) or by voicemail at 651-266-6806.

Comments and materials submitted by 12:00 p.m. of the day before the meeting will be attached to the public record and available for review by the Board.

Live testimony will be taken in person in the Council Chambers, Third Floor City Hall.

Members of the public may view HRA meetings online at <https://stpaul.legistar.com/Calendar.aspx> or on local cable Channel 18.

