



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

Wednesday, December 14, 2022

2:00 PM

Council Chambers, City Hall

ROLL CALL

The meeting was called to order at 2:03 p.m.

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

APPROVAL OF MINUTES

- 1 [Min 22-40](#) Approving the minutes of the October and November 2022 HRA meetings

Commissioner Balenger moved to approve.

7 in favor, None opposed

Approval of Minutes is Adopted.

Moved by Commissioner Balenger, Approval of Minutes is Adopted.

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

Nay: 0

FOR DISCUSSION

- 2** [RES 22-1931](#) Resolution authorizing the issuance and sale of conduit charter school lease revenue bonds, under Minnesota Statutes, Sections 469.152 through 469.1655, for The Higher Ground Academy Charter School Project and approving related documents; 1381 Marshall Avenue, District 13, Ward 1
- Nicolle Goodman, HRA Executive Director, gave a brief staff report.
Commissioner Brendmoen moved to approve.
5 in favor, 2 opposed (Commissioners Jalali and Yang)
Resolution is Adopted.*
- Moved by Commissioner Balenger, Resolution is Adopted.**
- Yea:** 5 - Commissioner Noecker, Commissioner Prince, Commissioner Brendmoen, Chair Tolbert, and Commissioner Balenger
- Nay:** 2 - Commissioner Jalali, and Commissioner Yang
- 3** [RES 22-1932](#) Resolution authorizing modifications to parking operation and management agreements (collectively, "Ramp Agreements") at: (i) Robert Street Municipal Ramp at 95 E. 7th Street; (ii) Lowertown Municipal Ramp at 316 Jackson Street; (iii) Lawson Municipal Ramp at 10 W. 6th Street; (iv) Smith Transit Center Ramp at 145 Smith Ave.; and (v) Kellogg Municipal Ramp at 129 Kellogg Boulevard, District 17, 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
- 4** [RES 22-1934](#) Resolution approving and authorizing modifications to development agreement and promissory note made with 754 Randolph, LLC, for property at 754 Randolph Avenue, District 9, Ward 2
- Nicolle Goodman, HRA Executive Director, gave a brief staff report.
Commissioner Noecker spoke in favor of the project and 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

- 5** [RES PH 22-379](#) Resolution giving preliminary approval to the issuance of conduit Multifamily Housing Revenue Bonds on behalf of 115 Plato LP, for the Plato Apartments at Farwell Yards Project, at 115 Plato Boulevard West, District 3, Ward 2
- Nicolle Goodman, HRA Executive Director, gave a brief staff report.
Commissioner Brendmoen moved to approve.
7 in favor, none opposed
Resolution Public Hearing 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
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- 6** [RES PH 22-380](#) Resolution giving preliminary approval to the proposed issuance of conduit multifamily housing revenue bonds for the Sibley Court Apartments located at 484 Temperance Street and Sibley Park Apartments located at 211 7th Street East, under Minnesota Statutes, Chapter 462C; and adopting a Housing Program, District 17 Ward 2
- Nicolle Goodman, HRA Executive Director, gave a brief staff report.
Commissioner Noecker moved to approve.
7 in favor, none opposed
Resolution Public Hearing 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
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- 7** [RES PH 22-381](#) Authorization to Acquire a Vacant Lot Currently Used as a Parking Lot from the City of Saint Paul located at 410 Griggs and Subsequently Convey the Same to Adjacent Property Owner, Concordia University, St. Paul, District 13, Ward 1
- Nicolle Goodman, HRA Executive Director, gave a brief staff report.
Commissioner Balenger moved to approve.
7 in favor, none opposed
Resolution Public Hearing is Adopted.*
- Moved by Commissioner Balenger, 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

- 8 [SR 22-222](#) Inspiring Communities 2022 RFP 7 update

Nick Boettcher, Sr. Housing Project Manager, presented the Commissioners with an Inspiring Communities update.

Received and Filed

ADJOURNMENT

The meeting was Adjourned at 2:49 p.m.

Adjourned

INFORMATION

A Request for Proposals has been issued for 1170 Arcade Street. See website for further details: stpaul.gov/1170Arcade

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.

Any 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.

Comments may be submitted as follows:

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

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.