



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, September 28, 2022

2:00 PM

Council Chambers, City Hall

ROLL CALL

The meeting was called to order at 2:01 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

FOR DISCUSSION

- 1 [RES 22-1513](#) Authorization to borrow funds from the Minnesota Housing Finance Agency and Ramsey County for improvements to the Midway Residence; authorization to execute necessary agreements with the Minnesota Housing Finance Agency and Ramsey County; and authorization to amend the project budget, District 12, Ward 4

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

Commissioner Jalali moved to approve.

6 in favor, None opposed

Resolution is Adopted

Moved by Commissioner Jalali, Resolution is Adopted.

Yea: 6 - Commissioner Noecker, Commissioner Prince, Chair Tolbert, Commissioner Jalali, Commissioner Yang, and Commissioner Balenger

Nay: 0

- 2 [RES 22-1514](#) Resolution approving the execution of a tax increment financing development agreement, for a project located at 830 Cretin Avenue (The Lumin at Highland Bridge Project), District 15, Ward 3
- Tara Beard, Housing Director, gave a brief staff report.*
Commissioner Jalali moved to approve.
7 in favor, None opposed
Resolution is Adopted.
- Moved by Commissioner Jalali, Resolution 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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- 3 [RES 22-1515](#) Resolution approving and authorizing a temporary parking license agreement with Hope Community Academy to use a portion of a parking lot on HRA-owned property located at 694 Minnehaha Avenue E., District 4, Ward 7
- Nicolle Goodman, HRA Executive Director, gave a brief staff report.*
Commissioner Prince moved to approve.
7 in favor, None opposed
Resolution is Adopted.
- Moved by Commissioner Prince, Resolution 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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- 4 [RES 22-1516](#) Resolution approving modifications to the 2002 HOME loan to RS Eden, owner of Seventh Landing, a 12-unit low-income rental property located at 1364 West 7th Street, District 9, 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

- 5 [RES 22-1517](#) Resolution authorizing a partial waiver of the Sustainable Building Ordinance and approving additional financing for the projects at 947 Sylvan Street and 964 Woodbridge Street, District 6, Wards 1 and 5

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

Commissioner Brendmoen moved to amend and approve.

7 in favor, none opposed

Resolution is Adopted as Amended.

Moved by Commissioner Brendmoen, Resolution is Adopted As Amended.

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

Nay: 0

PUBLIC HEARING

- 6 [RES PH 22-296](#) Resolution approving and authorizing the sale and conveyance of a vacant lot under the Saint Paul Housing and Redevelopment Authority's (HRA) Guidelines for Disposition of a Splinter Parcel for a parcel at 473 Hatch Avenue in North End, District 6, Ward 5

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

ADJOURNMENT

The meeting was Adjourned at 2:33 p.m.

Adjourned

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 or by voicemail at 651-266-6806.

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.

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.