



# City of Saint Paul

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

## Meeting Agenda

### Housing & Redevelopment Authority

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

---

Wednesday, November 10, 2021

2:00 PM

Council Chambers, City Hall

---

Please see below for meeting guidelines due to the COVID-19 pandemic emergency

#### ROLL CALL

#### FOR DISCUSSION

- 1 [RES](#) Resolution approving guidelines and funding for the 2022 4d Affordable  
[21-1623](#) Housing Incentive Program, Citywide

**Sponsors:** Tolbert

**Attachments:** [Board Report](#)

[2022 4d Program Proposed Guidelines](#)

[2022 Housing Trust Fund 4d Project Budget Amendment](#)

[City of Saint Paul 4d Program Map – Participating Properties 2019-2021](#)

[4d Program Tax Impact Summary](#)

**PUBLIC HEARINGS**

- 2**      [RES PH  
21-316](#)      Resolution approving and authorizing (i) the expansion of the Saint Paul Neighborhood Redevelopment Project Area, (ii) an amendment to the Redevelopment Plan therefor, (iii) the establishment of the 520 Payne Avenue Housing Tax Increment Financing District (The Hollows) in the Project Area, as expanded, (iv) a Tax Increment Financing Plan therefor, (v) the conveyance of land, (vi) the execution of a tax increment development agreement, including a Pooled TIF Loan, and related documents, and (vii) an HRA budget amendment, District 5, Ward 7

**Sponsors:** Prince

**Attachments:** [Board Report](#)

[Financial Analysis](#)

[Seventh Amendment to Redevelopment Plan for the Saint Paul Neighborhood F  
Tax Increment Financing Plan for the 520 Payne Avenue Housing Tax Incremer](#)

[Map](#)

[D5 Payne Phalen Neighborhood Profile](#)

*The public may provide comments during the public hearing by dialing 651-266-5860 or may listen to the meeting and provide comments during the public hearing by dialing 1-877-820-7831, passcode 180664#.*

- 3**      [RES PH  
21-315](#)      Resolution authorizing the issuance and sale of conduit multifamily housing revenue bonds for The Hollows Apartments Project to be located at 520 Payne Avenue; approving the execution of related documents; and adopting a Housing Program, District 5, Ward 7

**Sponsors:** Prince

**Attachments:** [Board Report](#)

[Map](#)

[D5 Payne Phalen Neighborhood Profile](#)

**ADJOURNMENT**

In-person meetings, or meetings conducted under Minn. Stat. § 13D.02 of the Housing and Redevelopment Authority Board of Commissioners (HRA), are not practical or prudent because of the COVID-19 health pandemic emergency declared under Minn. Stat. Chapter 12 by the Minnesota Governor Tim Walz and Saint Paul Mayor Melvin Carter. In light of the COVID-19 health pandemic, members of the HRA will participate in HRA meetings by telephone or other electronic means.

Public attendance at the HRA's regular meeting location is not feasible due to the COVID-19 health pandemic. Members of the public may view HRA meetings online at <https://stpaul.legistar.com/Calendar.aspx> or on local cable Channel 18.

The public may comment on public hearing items in writing or via voicemail. Any comments and materials submitted by 12:00 pm 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](mailto:HRAHearing@ci.stpaul.mn.us) or by voicemail at 651-266-6806.

While the Board will make best efforts to decide all issues before them, the Board may delay decisions on certain matters where the members believe meeting in-person is necessary.