

**MINUTES OF THE  
HOUSING AND REDEVELOPMENT AUTHORITY  
OF THE CITY OF SAINT PAUL, MINNESOTA  
Wednesday, May 27, 2020**

Tina Sheldon, Recording Secretary  
(651) 266-6604

**ROLL CALL**

Present 7 – Commissioners Brendmoen, Jalali, Noecker, Prince, Thao, Yang and Chair Tolbert

**FOR DISCUSSION**

1. Resolution approving the re-subordination and extension of the terms and affordability periods of five HRA/City deferred loans associated with Minnesota Vistas and Minnesota Place projects due to refinancing of first mortgages, District 17, Ward 2

Kristin Guild, Interim Executive Director, stated this request is related to financing for a 2010 affordable housing development with 137 units located at 4<sup>th</sup> and Cedar Street.

Commissioner Prince spoke in favor of this project.

Moved by Commissioner Noecker, Resolution Adopted and set forth in RES 20-766

VOTE:           Yeas – 7           Nays – 0

2. Authorizing the Housing and Redevelopment Authority to accept gifts and donations that will help the City of Saint Paul to plan, prepare for, or respond to the COVID-19 outbreak.

Ms. Guild stated that agenda items #2 and #3 are actions providing authority to HRA staff to be able to accept gifts, donations, and apply for and receive grants connected to COVID response actions. This action is aligned with a parallel action at the City Council regarding future applying for and acceptance of potential awards connected with COVID-19.

Moved by Commissioner Jalali, Resolution Adopted and set forth in RES 20-747

VOTE:           Yeas – 7           Nays – 0

3. Authorizing the Housing Redevelopment Authority to apply for and accept grant funds to plan, prepare for, or respond to the COVID-19 outbreak

Moved by Commissioner Noecker, Resolution Adopted and set forth in RES 20-748

VOTE:           Yeas – 7           Nays – 0

4. Resolution accepting a grant of up to \$115,000 from the Saint Paul & Minnesota Foundation; and amending the 2020 Housing and Redevelopment Authority budget, Citywide

Ms. Guild stated this action is to accept private donations of up to \$115,000 to the Saint Paul Bridge Fund.

Commissioner Noecker shared her support for the program.

Chair Tolbert thanked the Saint Paul & Minnesota Foundation for their generous support of the program by serving as fiscal agent.

Moved by Commissioner Yang, Resolution Adopted and set forth in RES 20-789

VOTE:           Yeas – 7       Nays – 0

## **PUBLIC HEARINGS**

5. Resolution approving and authorizing (i) the establishment of the Tax Increment Financing District (West Side Flats Phase III Apartments Project) (a housing district) in the Riverfront Redevelopment Project area and a Tax Increment Financing Plan therefor, (ii) an amendment to the Tax Increment Financing Plan for the Riverfront Renaissance Redevelopment Tax Increment Financing District, (iii) the conveyance of land, (iv) a Loan of up to \$990,000 in HOME Funds and the execution of related documents, (v) the execution of a tax increment development agreement, LCDA and TBRA Subgrant agreements, and related documents, and (vi) an HRA budget amendment, all for the West Side Flats Phase IIIB Apartments Project, District 3, Ward 2

Ms. Guild stated items #5, #6 and #7 are all related to the West Side Flats re-development project with the result being a mixed income community near the Mississippi River.

Commissioner Prince and Noecker thanked staff for their hard work and shared their support on this project.

No testimony was received.

Moved by Commissioner Noecker, Resolution Adopted and set forth in RES PH 20-133

VOTE:           Yeas – 7       Nays – 0

6. Resolution approving the issuance of conduit multifamily housing revenue bonds (West Side Flats Phase III B Apartment Project); approving related documents; and adopting a Housing Program, District 3, Ward 2

No testimony was received.

Moved by Commissioner Noecker, Resolution Adopted and set forth in RES PH 20-134

VOTE:           Yeas – 7       Nays – 0

7. Resolution approving and authorizing (i) the conveyance of land, (ii) acceptance of a purchase price note in the amount of \$2,000,000, and (iii) the execution of a development agreement, LCDA and TBRA Subgrant agreements, and related documents, all for the West Side Flats Phase III A Apartments Project, District 3, Ward 2

No testimony was received.

Moved by Commissioner Noecker, Resolution Adopted and set forth in RES PH 20-135

VOTE:           Yeas – 7           Nays – 0

## **ADJOURNMENT**

Moved by Commissioner Tolbert, the HRA Board Meeting is Adjourned

VOTE:           Yeas – 7           Nays – 0