



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 Amy Brendmoen
Commissioner Mitra Jalali
Commissioner Rebecca Noecker
Commissioner Jane L. Prince
Commissioner Dai Thao
Commissioner Nelsie Yang

Wednesday, August 25, 2021

2:00 PM

Council Chambers, City Hall

Please see the meeting guidelines due to the COVID-19 health pandemic emergency.

ROLL CALL

The meeting was called to order at 2:01 p.m.
Commissioner Prince is Excused

Present 6 - Commissioner Dai Thao, Commissioner Rebecca Noecker, Commissioner Amy Brendmoen, Chair Chris Tolbert, Commissioner Mitra Jalali, and Commissioner Nelsie Yang

Absent 1 - Commissioner Jane L. Prince

APPROVAL OF MINUTES

1 [Min 21-24](#) Approving the minutes of the July 2021 HRA meetings

Commissioner Jalali moved to approve.
6 in favor, None opposed
Approval of Minutes is adopted.

Moved by Commissioner Jalali, Approval of Minutes is Adopted.

Yea: 6 - Commissioner Thao, Commissioner Noecker, Commissioner Brendmoen, Chair Tolbert, Commissioner Jalali, and Commissioner Yang

Nay: 0

Absent: 1 - Commissioner Prince

FOR DISCUSSION

- 2 [RES 21-1225](#) Resolution authorizing additional expenditures for the redevelopment of 800 Robert Street South, District 3, Ward 2

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

Commissioner Noecker spoke in favor of this project.

Commissioner Noecker moved to approve.

6 in favor, None opposed

Resolution is adopted.

Moved by Commissioner Noecker, Resolution is Adopted.

Yea: 6 - Commissioner Thao, Commissioner Noecker, Commissioner Brendmoen, Chair Tolbert, Commissioner Jalali, and Commissioner Yang

Nay: 0

Absent: 1 - Commissioner Prince

- 3 [RES 21-1218](#) Resolution approving the re-subordination and extension of the terms of two CDBG-deferred loans associated with Lowertown Loft Cooperative due to refinancing of first mortgages, District 17, Ward 2

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

Commissioner Noecker spoke in support and thanked staff for their work on this project.

Commissioner Noecker moved to approve.

6 in favor, None opposed

Resolution is adopted.

Moved by Commissioner Noecker, Resolution is Adopted.

Yea: 6 - Commissioner Thao, Commissioner Noecker, Commissioner Brendmoen, Chair Tolbert, Commissioner Jalali, and Commissioner Yang

Nay: 0

Absent: 1 - Commissioner Prince

PUBLIC HEARINGS

- 4 [RES PH 21-221](#) Authorizing and approving the execution of a lease between the Housing and Redevelopment Authority (HRA) and the Minnesota Department of Employment and Economic Development (MN DEED) for parking at the Lowertown Ramp, District 17, Ward 2

*Nicolle Goodman, HRA Executive Director, gave a brief staff report.
Commissioner Noecker moved to close the public hearing and approve.
6 in favor, None opposed
Public Hearing is Closed and Resolution is adopted.*

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

Yea: 6 - Commissioner Thao, Commissioner Noecker, Commissioner Brendmoen, Chair Tolbert, Commissioner Jalali, and Commissioner Yang

Nay: 0

Absent: 1 - Commissioner Prince

- 5 [RES PH 21-222](#) Resolution approving and authorizing the transfer and conveyance of HRA-owned land located at the Hamm’s Brewery site to the City of Saint Paul for park purposes and waiving the 45-day notice requirement, District 4, Ward 7

*Andy Hestness, Principal Project Manager, gave a brief staff report.
Commissioner Brendmoen moved to close the public hearing and approve.
6 in favor, None opposed
Public Hearing closed and Resolution is adopted.*

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

Yea: 6 - Commissioner Thao, Commissioner Noecker, Commissioner Brendmoen, Chair Tolbert, Commissioner Jalali, and Commissioner Yang

Nay: 0

Absent: 1 - Commissioner Prince

- 6 [RES PH 21-223](#) Resolution authorizing the issuance and sale of senior housing and healthcare revenue refunding bonds under Minnesota Statutes, Chapter 462C and Sections 469.152 through 469.1655, for the Episcopal Homes Obligated Group Project, 1879 Feronia Avenue, 490 E Lynnhurst Avenue, 502 E Lynnhurst Avenue, 1850 University Avenue and 1860 University Avenue and approving related documents; District 13, Ward 4

Jenny Wolfe, HRA Debt Manager, gave a brief summary of this request.

Commissioner Jalali spoke in favor of this item.

Commissioner Jalali moved to close the public hearing and approve.

6 in favor, None opposed

Public Hearing Closed and Resolution is adopted.

Moved by Commissioner Jalali, Resolution-Public Hearing is Adopted.

Yea: 6 - Commissioner Thao, Commissioner Noecker, Commissioner Brendmoen, Chair Tolbert, Commissioner Jalali, and Commissioner Yang

Nay: 0

Absent: 1 - Commissioner Prince

ADJOURNMENT

The meeting was adjourned at 2:16 p.m.

Adjourned

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 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.