



City of Saint Paul

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

Minutes - Final - Final Housing & Redevelopment Authority

Cecile Bedor, Executive
Director of the HRA,
651-266-6565
Britney Stanley, Recording
Secretary, 651-266-6604

Chair Dave Thune
Commissioner Dan Bostrom
Commissioner Amy Brendmoen
Commissioner Kathy Lantry
Commissioner Russ Stark
Commissioner Dai Thao
Commissioner Chris Tolbert

Wednesday, December 11, 2013

2:00 PM

Council Chambers, City Hall

Roll Call

Present 6 - Chair Dave Thune, Commissioner Dan Bostrom, Commissioner Amy Brendmoen, Commissioner Kathy Lantry, Commissioner Russ Stark, and Commissioner Chris Tolbert

Swearing in of Dai Thao

Consent

- 1 [Min 13-46](#) Approval of the November 13, 2013 HRA Meeting Minutes.
Commissioner Lantry approved the November 13, 2013 HRA Meeting Minutes.
Yea: 7 - Chair Thune, Commissioner Bostrom, Commissioner Brendmoen, Commissioner Lantry, Commissioner Stark, Commissioner Thao, and Commissioner Tolbert
Nay: 0
- 2 [RES 13-1998](#) Resolution Authorizing the 2013 Budget Amendment for the Citywide Streetcar Feasibility Study.
Sponsors: Stark
Attachments: [Board Report](#)
[Attachment C - Financial Analysis](#)
[Attachment D - Public Purpose](#)
Commissioner Lantry moved approval. Resolution was adopted.
Yea: 7 - Chair Thune, Commissioner Bostrom, Commissioner Brendmoen, Commissioner Lantry, Commissioner Stark, Commissioner Thao, and Commissioner Tolbert

Nay: 0

- 3 [RES 13-1982](#) Resolution Consenting to the Issuance of a Tax-Exempt Revenue Note by the Port Authority of the City of Saint Paul for the Achieve Language Academy Project.

Sponsors: Bostrom

Attachments: [Board Report](#)

Commissioner Lantry moved approval. Resolution was adopted.

Yea: 7 - Chair Thune, Commissioner Bostrom, Commissioner Brendmoen, Commissioner Lantry, Commissioner Stark, Commissioner Thao, and Commissioner Tolbert

Nay: 0

- 4 [RES 13-1973](#) Authorization and Approval for Grant of Easement to H.F.S. Properties for Robert Street Parking Ramp located at 95 E. 7th St., Saint Paul, MN, District 17, Ward 2.

Sponsors: Thune

Attachments: [Board Report](#)
 [Attachment B - Map](#)
 [Attachment C - District Profile](#)

Commissioner Lantry moved approval. Resolution was adopted.

Yea: 7 - Chair Thune, Commissioner Bostrom, Commissioner Brendmoen, Commissioner Lantry, Commissioner Stark, Commissioner Thao, and Commissioner Tolbert

Nay: 0

- 5 [RES 13-1971](#) Authorizing the Acceptance of a \$250 Gift Donation for the Ready for Rail Forgivable Loan Program. Citywide.

Sponsors: Thune

Attachments: [Board Report](#)
 [Attachment B - Financial Analysis Sheet](#)

Commissioner Lantry moved approval. Resolution was adopted.

Yea: 7 - Chair Thune, Commissioner Bostrom, Commissioner Brendmoen, Commissioner Lantry, Commissioner Stark, Commissioner Thao, and Commissioner Tolbert

Nay: 0

- 6 [RES 13-2008](#) Resolution Authorizing and Approving an Interfund Loan under the TIF Act for the Riverfront Tax Increment Financing District

Sponsors: Thune

Attachments: [Board Report](#)

Commissioner Lantry moved approval. Resolution was adopted.

Yea: 7 - Chair Thune, Commissioner Bostrom, Commissioner Brendmoen, Commissioner Lantry, Commissioner Stark, Commissioner Thao, and Commissioner Tolbert

Nay: 0

Public Hearing

7 [RES PH 13-311](#)

Approval of the Sale and Conveyance of Parcel 326 Maria Avenue under the ISP/NSP Program, Dayton's Bluff, District 4, Ward 7.

Sponsors: Lantry

Attachments: [Board Report](#)
[Attachment B - Marketing and Incentives](#)
[Attachment C - 326 Maria Photos](#)
[Attachment C - 326 Maria Map](#)
[Attachment D - Public Purpose](#)
[Attachment E - District 4 Profile](#)

Commissioner Lantry moved approval. Resolution was adopted.

Yea: 7 - Chair Thune, Commissioner Bostrom, Commissioner Brendmoen, Commissioner Lantry, Commissioner Stark, Commissioner Thao, and Commissioner Tolbert

Nay: 0

8 [RES PH 13-313](#)

Approval of the Sale and Conveyance of Parcel 659 Lafond Avenue under the NSP Program, Frogtown, District 7, Ward 1.

Sponsors: Thao

Attachments: [Board Report](#)
[Attachment B - Marketing and Incentives](#)
[Attachment C - 659 Lafond Photos](#)
[Attachment C - 659 Lafond Map](#)
[Attachment D - Public Purpose](#)
[Attachment E - District 7 Profile](#)

Commissioner Thao moved approval. Resolution was adopted.

Yea: 7 - Chair Thune, Commissioner Bostrom, Commissioner Brendmoen, Commissioner Lantry, Commissioner Stark, Commissioner Thao, and Commissioner Tolbert

Nay: 0

9 [RES PH 13-314](#)

Approval of the Sale and Conveyance of Parcel 695 4th Avenue East under the ISP/NSP Program, Dayton's Bluff, District 4, Ward 7.

Sponsors: Lantry

Attachments: [Board Report](#)
 [Attachment B - Marketing and Incentives](#)
 [Attachment C - 695 4th Photos](#)
 [Attachment C - 695 4th Map](#)
 [Attachment D - Public Purpose](#)
 [Attachment E - District 4 profile](#)

Commissioner Lantry moved approval. Resolution was adopted.

Yea: 7 - Chair Thune, Commissioner Bostrom, Commissioner Brendmoen, Commissioner Lantry, Commissioner Stark, Commissioner Thao, and Commissioner Tolbert

Nay: 0

10 [RES PH 13-316](#)

Approval of the Sale and Conveyance of Parcel 742 Jessamine Avenue E. under the NSP Program, Payne-Phalen, District 5, Ward 6.

Sponsors: Bostrom

Attachments: [Board Report](#)
 [Attachment B - Marketing and Incentives](#)
 [Attachment C - 742 Jessamine Photos](#)
 [Attachment C - 742 Jessamine Map](#)
 [Attachment D - Public Purpose](#)
 [Attachment E - District 5 Profile](#)

Commissioner Bostrom moved approval. Resolution was adopted.

Yea: 7 - Chair Thune, Commissioner Bostrom, Commissioner Brendmoen, Commissioner Lantry, Commissioner Stark, Commissioner Thao, and Commissioner Tolbert

Nay: 0

11 [RES PH 13-317](#)

Approval of the Sale and Conveyance of Parcel 1185 Burr Street under the

NSP Program, Payne-Phalen, District 5, Ward 5.

Sponsors: Brendmoen

Attachments: [Board Report](#)
[Attachment B - Marketing and Incentives](#)
[Attachment C - 1185 Burr Photos](#)
[Attachment C - 1185 Burr Map](#)
[Attachment D - Public Purpose](#)
[Attachment E - District 5 Profile](#)

Commissioner Brendmoen moved approval. Resolution was adopted.

Yea: 7 - Chair Thune, Commissioner Bostrom, Commissioner Brendmoen, Commissioner Lantry, Commissioner Stark, Commissioner Thao, and Commissioner Tolbert

Nay: 0

12 [RES PH 13-315](#)

Approval of the Sale and Conveyance of Parcel 712 Magnolia Avenue E. under the NSP Program, Payne-Phalen, District 5, Ward 6.

Sponsors: Bostrom

Attachments: [Board Report](#)
[Attachment B - Marketing and Incentives](#)
[Attachment C - 712 Magnolia Photos](#)
[Attachment C - 712 Magnolia Map](#)
[Attachment D - Public Purpose](#)
[Attachment E - District 5 Profile](#)

Commissioner Bostrom moved approval. Resolution was adopted.

Yea: 7 - Chair Thune, Commissioner Bostrom, Commissioner Brendmoen, Commissioner Lantry, Commissioner Stark, Commissioner Thao, and Commissioner Tolbert

Nay: 0

13 [RES PH 13-312](#)

Approval of the Sale and Conveyance of Parcel 536 Jenks Avenue under the NSP Program, Payne-Phalen, District 5, Ward 5.

Sponsors: Brendmoen

Attachments: [Board Report](#)
[Attachment B - Marketing and Incentives](#)
[Attachment C - 536 Jenks Photos](#)
[Attachment C - 536 Jenks Map](#)
[Attachment D - Public Purpose](#)
[Attachment E - District 5 Profile](#)

Commissioner Brendmoen moved approval. Resolution was adopted.

Yea: 7 - Chair Thune, Commissioner Bostrom, Commissioner Brendmoen, Commissioner Lantry, Commissioner Stark, Commissioner Thao, and Commissioner Tolbert

Nay: 0

14 [RES PH 13-318](#)

Approval of the Sale and Conveyance of Parcel 1554 Minnehaha Avenue E. under the NSP Program, Dayton's Bluff, District 4, Ward 7.

Sponsors: Lantry

Attachments: [Board Report](#)
[Attachment B - Marketing and Incentives](#)
[Attachment C - 1554 Minnehaha Photos](#)
[Attachment C - 1554 Minnehaha Map](#)
[Attachment D - Public Purpose](#)
[Attachment E - District 4 Profile](#)

Commissioner Lantry moved approval. Resolution was adopted.

Yea: 7 - Chair Thune, Commissioner Bostrom, Commissioner Brendmoen, Commissioner Lantry, Commissioner Stark, Commissioner Thao, and Commissioner Tolbert

Nay: 0

Discussion

15 [RES 13-1946](#)

Resolution Levying the Housing and Redevelopment Property Tax, Payable in the Year 2014, on All Real and Personal Property Within the City of Saint Paul and Adopting the 2014 HRA Budget. Citywide.

Sponsors: Thune

Attachments: [Board Report](#)
[Attachment A - 2014 Budget Balancing Status](#)

Chair Thune moved approval. Resolution was adopted.

Yea: 7 - Chair Thune, Commissioner Bostrom, Commissioner Brendmoen, Commissioner Lantry, Commissioner Stark, Commissioner Thao, and Commissioner Tolbert

Nay: 0

16 [RES 13-2007](#)

Resolution Approving and Authorizing Resubordination of HRA Mortgage for Parkside Gardens Senior Housing Project located at 1145 Hudson Road, Saint Paul, Minnesota (aka Bridgecreek Senior Place Apartments), Extending Affordability Period, and Releasing Certain Parcels of Land from HRA Mortgage, District 4, Ward 7.

Sponsors: Lantry

Attachments: [Board Report](#)
[Attachment C - Parkway Gardens Map](#)
[Attachment D - Project Summary Form](#)
[Attachment E - Sources and Uses](#)
[Attachment F - Public Purpose Statement](#)
[Attachment G - District 4 Profile](#)

Commissioner Lantry moved approval. Resolution was adopted.

Yea: 7 - Chair Thune, Commissioner Bostrom, Commissioner Brendmoen, Commissioner Lantry, Commissioner Stark, Commissioner Thao, and Commissioner Tolbert

Nay: 0

17 [RES 13-1988](#)

Resolution Approving and Designating Mississippi Market as Tentative Developer for a portion of the HRA Owned Parcel at 740 East 7th Street; District 4, Ward 7.

Sponsors: Lantry

Attachments: [Board Report](#)
[Attachment B - Location of Site Hospital/Linen](#)
[Attachment C - Background Mississippi Market](#)
[Attachment D - Updated Mississippi Market Cooperative Proposal](#)
[Attachment E - Project Summary Form](#)
[Attachment F - Public Purpose](#)
[Attachment G - District 4 Profile](#)

Commissioner Lantry moved approval. Resolution was adopted.

Yea: 7 - Chair Thune, Commissioner Bostrom, Commissioner Brendmoen, Commissioner Lantry, Commissioner Stark, Commissioner Thao, and Commissioner Tolbert

Nay: 0

18 [RES 13-1987](#)

Resolution Approving and Designating Dominion or an affiliate thereof, as Tentative Developer for the HRA Owned Parcels at 740(a portion thereof), 724, 722, 716, 712 and 710 East 7th Street, and 412 and 406 Bates Avenue; District 4, Ward 7.

Sponsors: Lantry

Attachments: [Board Report](#)
[Attachment B - Location of Site HospitalLinen](#)
[Attachment C - Background Information for Dominion](#)
[Attachment D - Dominion Proposal Units Layout](#)
[Attachment E - Project Summary Form](#)
[Attachment F - Public Purpose](#)
[Attachment G - District 4 Profile](#)

Commissioner Lantry moved approval. Resolution was adopted.

Yea: 7 - Chair Thune, Commissioner Bostrom, Commissioner Brendmoen, Commissioner Lantry, Commissioner Stark, Commissioner Thao, and Commissioner Tolbert

Nay: 0

Adjournment

Commissioner Lantry moved adjournment. The HRA meeting was adjourned.