



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 Russel Balenger
Commissioner Amy Brendmoen
Commissioner Mitra Jalali
Commissioner Rebecca Noecker
Commissioner Jane L. Prince
Commissioner Nelsie Yang

Wednesday, December 13, 2023

2:00 PM

Council Chambers, City Hall

ADMINISTRATIVE ORDERS

- 1 [AO 23-120](#) Amend the 2023 Housing and Redevelopment Authority (HRA) Debt Service Budget for the Emerald Park Tax Increment Refunding Revenue Bonds, Series 2010
Sponsors: Tolbert
Attachments: [Financial Analysis](#)

- 2 [AO 23-121](#) Amend the 2023 Housing and Redevelopment Authority (HRA) Parking Enterprise Fund Budget to more accurately reflect actual spending
Sponsors: Tolbert
Attachments: [Financial Analysis](#)

ROLL CALL

CONSENT AGENDA

Note: Items listed under the Consent Agenda will be enacted by one motion with no separate discussion. If discussion on an item is desired, the item will be removed from the Consent Agenda for separate consideration.

- 3 [Min 23-48](#) Approving the minutes of the October & November 2023 HRA meetings.
Sponsors: Tolbert
Attachments: [10.11.23 Meeting Minutes](#)
[10.25.23 Meeting Minutes](#)
[11.8.23 Meeting Minutes](#)

- 4 [RES
23-1890](#) Amendment of Resolution 23-1549 to Increase the Reservation of year 2024 Low Income Housing Tax Credits for the East 7th Development, located at 892 East 7th Street, District 4, Ward 6

 Sponsors: Tolbert
 Attachments: [Board Report](#)
- 5 [RES
23-1903](#) Resolution authorizing the issuance and sale of conduit multifamily housing revenue obligations; approving related documents; and adopting a Housing Program for the Marvella Phase II Project, located at 2190 Hillcrest Drive, District 15, Ward 3

 Sponsors: Tolbert
 Attachments: [Board Report](#)
 [Map](#)
 [D15 Highland Park Neighborhood Profile](#)
- 6 [RES
23-1901](#) Resolution approving and authorizing various temporary acquisition matters and related documents for MnDOT Highway 61 (Arcade Street) Improvement Project for HRA-owned properties located at 1111 Arcade (Parcel 80), 1170 Arcade (Parcel 74), 1046 Arcade (Parcel 56, and 1007 Arcade (Parcel 52) in Payne-Phalen, District 5, Ward 6

 Sponsors: Tolbert
 Attachments: [Board Report](#)
 [Project Overview](#)
 [Parcel Maps](#)
 [D5 Payne Phalen Neighborhood Profile](#)

FOR DISCUSSION

- 7 [RES
23-1892](#) Allocating Housing Trust Funds to the Homeowner Rehab Program, Citywide.

 Sponsors: Tolbert
 Attachments: [Board Report](#)
 [Financial Analysis](#)

- 8 [RES
23-1888](#) Resolution authorizing tax increment financing spending plan authority and approving issuance of a tax increment financing loan from unobligated increment in the amount of \$440,000 to TMREIT, LLC or another entity that is affiliated with and controlled by TMREIT, LLC (“Developer”) for a project at 576 Front Ave; District 6, Ward 5
- Sponsors:* Brendmoen
- Attachments:* [Board Report](#)
- [Temporary TIF Spending Plan](#)
- [Financial Analysis](#)
- [Public Purpose](#)
- [Map](#)
- [D6 North End Neighborhood Profile](#)
- 9 [RES
23-1889](#) Authorizing a loan up to \$70,000 from the HRA Business Assistance Fund to SIR Cerresso Fort Boxing and Fitness, LLC, 965 Arcade St, District 5, Ward 6
- Sponsors:* Prince
- Attachments:* [Board Report](#)
- [Map](#)
- [Public Purpose](#)
- [D5 Payne Phalen Neighborhood Profile](#)
- 10 [RES
23-1951](#) Resolution approving and authorizing (i) the expansion of the Saint Paul Neighborhood Redevelopment Project Area and (ii) an amendment to the Redevelopment Plan therefor, District 2, Ward 6
- Sponsors:* Yang
- Attachments:* [Board Report](#)
- [Eighth Amendment to Redevelopment Plan](#)
- 11 [RES
23-1904](#) Resolution approving and authorizing (i) the establishment of The Heights JO Companies Housing Tax Increment Financing District in the Project Area, (ii) a Tax Increment Financing Plan therefor, and (iii) an HRA budget amendment, District 2, Ward 6
- Sponsors:* Yang
- Attachments:* [Board Report](#)
- [Financial Analysis](#)
- [Map](#)
- [D02 Greater East Side Neighborhood Profile](#)
- [The Heights JO Companies Housing TIF Plan](#)

- 12 [RES
23-1906](#) Resolution approving and authorizing (i) the establishment of The Heights Sherman Associates Phase I Housing Tax Increment Financing District in the Project Area, (ii) a Tax Increment Financing Plan therefor, and (iii) an HRA budget amendment, District 2, Ward 6
- Sponsors:** Yang
- Attachments:** [Board Report](#)
- [Financial Analysis](#)
- [Map](#)
- [D02 Greater East Side Neighborhood Profile](#)
- [The Heights Sherman Associates Phase I Housing TIF Plan](#)
- 13 [RES
23-1940](#) Resolution approving and authorizing (i) the establishment of The Heights Habitat for Humanity Phase I Housing Tax Increment Financing District in the Project Area, (ii) a Tax Increment Financing Plan therefor, (iii) an HRA budget amendment, and (iv) the execution of a tax increment Development Agreement and related documents, including the issuance of a TIF Note and tax increment financing spending plan authority, District 2, Ward 6
- Sponsors:** Yang
- Attachments:** [Board Report](#)
- [Financial Analysis](#)
- [Map](#)
- [D02 Greater East Side Neighborhood Profile](#)
- [The Heights Habitat for Humanity Phase I TIF Plan](#)
- 14 [RES
23-1894](#) Resolution recommending issuance of a HOME loan in the amount of \$2,600,000; recommending issuance of an SLFRF loan in the amount of \$2,547,408; recommending issuance of a sub-loan in the amount of \$600,000 from a Metropolitan Council LCDA TOD Grant; and recommending execution of a development, subrecipient and loan agreement and a sub-loan agreement, all for the Marshall Avenue Flats Project located at 1606 Marshall Ave; District 13, Ward 4
- Sponsors:** Jalali
- Attachments:** [Board Report](#)
- [Map](#)
- [Public Purpose](#)
- [D13 Union Park Neighborhood Profile](#)

- 15 [RES 23-1914](#) Resolution authorizing the issuance and sale of conduit multifamily housing revenue bonds for The Marshall Avenue Flats located at 1606 Marshall Avenue; adopting a Housing Program; and authorizing the execution of related documents, District 13, Ward 4

Sponsors: Jalali

Attachments: [Board Report](#)

[Map](#)

[Public Purpose](#)

[D13 Union Park Neighborhood Profile](#)

- 16 [RES 23-1949](#) Resolution approving and authorizing (i) the establishment of the Snelling Midway Redevelopment Tax Increment Financing District (a Redevelopment district) in the Saint Paul Neighborhood Redevelopment Project Area, (ii) a Tax Increment Financing Plan therefor, (iii) the decertification of the Snelling Midway Renewal and Renovation TIF District, No. 344, (iv) an HRA budget amendment, and (v) the execution of a tax increment Development Agreement and related documents, consistent with the Term Sheet, including the issuance of a TIF Note and tax increment financing spending plan authority, District 13, Ward 1

Sponsors: Balenger

Attachments: [Board Report](#)

[Financial Analysis](#)

[Map](#)

[Snelling Midway Redevelopment District TIF Plan](#)

PUBLIC HEARING

- 17 [RES PH 23-368](#) Resolution approving and authorizing the sale and conveyance of a vacant lot under the Disposition Policy for the sale of splinter parcels for residential side yard by the Saint Paul Housing and Redevelopment Authority for a parcel at 126 Winnipeg Avenue in North End, District 6, Ward 1

Sponsors: Balenger

Attachments: [Board Report](#)

[Map](#)

[D6 North End Neighborhood Profile](#)

[District 6 \(NENO\) Support Letter](#)

ADJOURNMENT

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.

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.

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.

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 City of Saint Paul - Calendar (legistar.com) or on local cable Channel 18.

HRA Meeting Information

The HRA is paperless which saves the environment and reduces expenses. The agendas and HRA files are all available on the Web (see below). Commissioners use mobile devices to review the files during the meeting. Using a mobile device greatly reduces costs since agendas, including the documents attached to files, can be over 100 pages when printed.

Web

Meetings are available on the City Council website. Email notification and web feeds (RSS) of newly released minutes, agendas, and meetings are available by subscription. Visit City of Saint Paul - Calendar (legistar.com) for meeting videos and updated copies of the agendas, minutes, and supporting documents.

Cable

Meetings are live on St Paul Channel 18 and replayed at various times. Check your local listings.