



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 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
Received and Filed

- 2 [AO 23-121](#) Amend the 2023 Housing and Redevelopment Authority (HRA) Parking Enterprise Fund Budget to more accurately reflect actual spending
Received and Filed

ROLL CALL

The meeting was called to order at 2:01 p.m.
Commissioner Yang is Absent

Present 6 - Commissioner Rebecca Noecker, Commissioner Jane L. Prince, Commissioner Amy Brendmoen, Chair Chris Tolbert, Commissioner Mitra Jalali, and Commissioner Russel Balenger

Absent 1 - Commissioner Nelsie Yang

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.

Approval of the Consent Agenda

A motion was made by Commissioner Brendmoen to Approve the Consent Agenda, Consent Agenda is Adopted

Yea: 6 - Commissioner Noecker, Commissioner Prince, Commissioner Brendmoen, Chair Tolbert, Commissioner Jalali, and Commissioner Balenger

Nay: 0

Absent: 1 - Commissioner Yang

- 3** [Min 23-48](#) Approving the minutes of the October & November 2023 HRA meetings.

Adopted

- 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

Adopted

- 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

Adopted

- 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

Adopted

FOR DISCUSSION

Commissioner Yang Arrived

Present 7 - Commissioner Rebecca Noecker, Commissioner Jane L. Prince, Commissioner Amy Brendmoen, Chair Chris Tolbert, Commissioner Mitra Jalali, Commissioner Nelsie Yang, and Commissioner Russel Balenger

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

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

Commissioner Balenger moved to approve.

7 in favor. None opposed

Resolution is Adopted

Moved by Commissioner Balenger, Resolution is Adopted.

Yea: 7 - Commissioner Noecker, Commissioner Prince, Commissioner Brendmoen, Chair Tolbert, Commissioner Jalali, Commissioner Yang, and Commissioner Balenger

Nay: 0

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

Tyrone Minor, Mali Center owner, shared with the Commissioners a few words on this project.

Commissioner Brendmoen moved to approve.

7 in favor. None opposed

Resolution is Adopted

Moved by Commissioner Brendmoen, Resolution is Adopted.

Yea: 7 - Commissioner Noecker, Commissioner Prince, Commissioner Brendmoen, Chair Tolbert, Commissioner Jalali, Commissioner Yang, and Commissioner Balenger

Nay: 0

- 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
- Nicolle Goodman, HRA Executive Director, gave a brief staff report.
Commissioner Prince moved to approve.
7 in favor. None opposed
Resolution is Adopted*
- Moved by Commissioner Prince, Resolution is Adopted.**
- Yea:** 7 - Commissioner Noecker, Commissioner Prince, Commissioner Brendmoen, Chair Tolbert, Commissioner Jalali, Commissioner Yang, and Commissioner Balenger
- Nay:** 0
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- 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
- Nicolle Goodman, HRA Executive Director, gave a brief staff report.
Jenny Wolfe, Debt Manager, answered questions of the Commissioners.
Commissioner Yang moved to approve.
6 in favor. None opposed
Resolution is Adopted*
- Moved by Commissioner Yang, Resolution is Adopted.**
- Yea:** 6 - Commissioner Noecker, Commissioner Prince, Chair Tolbert, Commissioner Jalali, Commissioner Yang, and Commissioner Balenger
- Nay:** 0
- Abstain:** 1 - Commissioner Brendmoen
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- 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
- Nicolle Goodman, HRA Executive Director, gave a brief staff report.
Dan Bayers, Principal Project Manger, answered questions of the Commissioners.
Commissioner Yang moved to approve.
6 in favor. None opposed
Resolution is Adopted*
- Moved by Commissioner Yang, Resolution is Adopted.**
- Yea:** 6 - Commissioner Noecker, Commissioner Prince, Chair Tolbert, Commissioner Jalali, Commissioner Yang, and Commissioner Balenger
- Nay:** 0
- Abstain:** 1 - Commissioner Brendmoen

- 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

*Nicolle Goodman, HRA Executive Director, gave a brief staff report.
Commissioner Yang moved to approve.
6 in favor. None opposed
Resolution is Adopted*

Moved by Commissioner Yang, Resolution is Adopted.

Yea: 6 - Commissioner Noecker, Commissioner Prince, Chair Tolbert, Commissioner Jalali, Commissioner Yang, and Commissioner Balenger

Nay: 0

Abstain: 1 - Commissioner Brendmoen

- 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

*Nicolle Goodman, HRA Executive Director, gave a brief staff report.
Commissioner Yang moved to approve.
6 in favor. None opposed
Resolution is Adopted*

Moved by Commissioner Yang, Resolution is Adopted.

Yea: 6 - Commissioner Noecker, Commissioner Prince, Chair Tolbert, Commissioner Jalali, Commissioner Yang, and Commissioner Balenger

Nay: 0

Abstain: 1 - Commissioner Brendmoen

- 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

*Nicolle Goodman, HRA Executive Director, gave a brief staff report.
Commissioner Jalali moved to approve.
6 in favor. None opposed
Resolution is Adopted*

Moved by Commissioner Jalali, Resolution is Adopted.

Yea: 6 - Commissioner Noecker, Commissioner Prince, Chair Tolbert, Commissioner Jalali, Commissioner Yang, and Commissioner Balenger

Nay: 0

Abstain: 1 - Commissioner Brendmoen

- 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

*Nicolle Goodman, HRA Executive Director, gave a brief staff report.
Commissioner Jalali moved to approve.
6 in favor. None opposed
Resolution is Adopted*

Moved by Commissioner Jalali, Resolution is Adopted.

Yea: 6 - Commissioner Noecker, Commissioner Prince, Chair Tolbert, Commissioner Jalali, Commissioner Yang, and Commissioner Balenger

Nay: 0

Abstain: 1 - Commissioner Brendmoen

- 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

Nicolle Goodman, HRA Executive Director, gave a brief staff report and answered questions of the Commissioners.

Commissioner Balenger moved to approve.

5 in favor. 1 opposed that being Commissioner Prince.

Resolution is Adopted

Moved by Commissioner Balenger, Resolution is Adopted.

Yea: 5 - Commissioner Noecker, Chair Tolbert, Commissioner Jalali, Commissioner Yang, and Commissioner Balenger

Nay: 1 - Commissioner Prince

Abstain: 1 - Commissioner Brendmoen

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

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

Commissioner Balenger moved to approve.

6 in favor. None opposed

Resolution Public Hearing is Adopted

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

Yea: 6 - Commissioner Noecker, Commissioner Prince, Chair Tolbert, Commissioner Jalali, Commissioner Yang, and Commissioner Balenger

Nay: 0

Abstain: 1 - Commissioner Brendmoen

ADJOURNMENT

The meeting was Adjourned at 3:02 p.m.

Adjourned

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

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Cable

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