



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, May 10, 2023

2:00 PM

Council Chambers, City Hall

ROLL CALL

The meeting was called to order at 2:02 p.m.

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

APPROVAL OF MINUTES

1 [Min 23-22](#) Approving the minutes of the April 2023 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 Noecker, Commissioner Prince, Commissioner Brendmoen, Chair Tolbert, Commissioner Jalali, and Commissioner Balenger

Nay: 0

Absent: 1 - Commissioner Yang

FOR DISCUSSION

- 2** [RES 23-695](#) 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 moved to approve.
6 in favor, None opposed
Resolution is Adopted*
- Moved by Commissioner Noecker, Resolution is Adopted.**
- Yea:** 6 - Commissioner Noecker, Commissioner Prince, Commissioner Brendmoen, Chair Tolbert, Commissioner Jalali, and Commissioner Balenger
- Nay:** 0
- Absent:** 1 - Commissioner Yang
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- 3** [RES 23-696](#) Authorizing a loan up to \$100,000.00 from the HRA Business Assistance Fund and waiving certain Business Assistance Fund Provisions to The Minnesota Museum of American Art, 350 Robert Street North Suite 101, District 17, Ward 2
- Nicolle Goodman, HRA Executive Director, gave a brief staff report.
Chair Tolbert moved to lay over the item.
6 in favor, None opposed
Resolution is laid over to the May 24 HRA Board meeting*
- Moved by Chair Tolbert, Resolution is Referred to the Housing & Redevelopment Authority, due back on 5/24/2023.**
- Yea:** 6 - Commissioner Noecker, Commissioner Prince, Commissioner Brendmoen, Chair Tolbert, Commissioner Jalali, and Commissioner Balenger
- Nay:** 0
- Absent:** 1 - Commissioner Yang
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- 4** [RES 23-338](#) Amending the 2023 HRA Parking Enterprise Fund budget for Lawson Retail, located at 367 Wabasha Street, District 17, Ward 2
- Nicolle Goodman, HRA Executive Director, gave a brief staff report.
Commissioner Noecker moved to approve.
6 in favor, None opposed
Resolution is Adopted*
- Moved by Commissioner Noecker, Resolution is Adopted.**
- Yea:** 6 - Commissioner Noecker, Commissioner Prince, Commissioner Brendmoen, Chair Tolbert, Commissioner Jalali, and Commissioner Balenger
- Nay:** 0
- Absent:** 1 - Commissioner Yang

- 5 [RES 23-697](#) Authorization to designate GloryVille LLC, a Minnesota limited liability company as tentative developer of 1570 White Bear Avenue, Saint Paul, MN, District 2, Ward 6

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

Commissioner Brendmoen moved to approve.

6 in favor, None opposed

Resolution is Adopted

Moved by Commissioner Brendmoen, Resolution is Adopted.

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

Nay: 0

Absent: 1 - Commissioner Yang

- 6 [RES 23-698](#) Resolution authorizing a partial waiver of the Sustainable Building Ordinance for projects at 810 Atlantic Street, 560 Brunson Street, 729 Burr Street, 1195 Bush Avenue, 695 Cook Avenue East, 186 Front Avenue, 231 Front Avenue, 6 George Street West and 930 York Avenue, Districts 3, 4, 5 and 6, Wards 1, 2 and 6

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

Tara Beard, Housing Director, and Sarah Zorn, Principal Project Manager, responded to Commissioner questions.

Commissioner Balenger moved to approve.

6 in favor, None opposed

Resolution is Adopted

Moved by Commissioner Balenger, Resolution is Adopted.

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

Nay: 0

Absent: 1 - Commissioner Yang

- 7 [RES 23-700](#) Resolution authorizing the issuance and sale of conduit multifamily housing revenue bonds for The Balsam on Broadway located at 540 Broadway Street; adopting a Housing Program; approving a waiver of the HRA Maximum Developer Fee Guidelines; and authorizing the execution of related documents, District 4, Ward 2

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

Willy Boulay, LS Black Development, responded to Commissioner questions.

Commissioner Noecker moved to approve.

6 in favor, None opposed

Resolution is Adopted

Moved by Commissioner Noecker, Resolution is Adopted.

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

Nay: 0

Absent: 1 - Commissioner Yang

PUBLIC HEARING

- 8 [RES PH 23-115](#) Resolution giving preliminary approval to the proposed issuance of conduit multifamily housing revenue bonds for the Sibley Court Apartments located at 484 Temperance Street and Sibley Park Apartments located at 211 7th Street East, under Minnesota Statutes, Chapter 462C; and adopting a Housing Program, District 17 Ward 2

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

Commissioner Noecker moved to approve.

6 in favor, None opposed

Resolution Public Hearing is Adopted

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

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

Nay: 0

Absent: 1 - Commissioner Yang

ADJOURNMENT

The meeting was Adjourned at 2:39 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 <https://stpaul.legistar.com/Calendar.aspx> or on local cable Channel 18.