



# City of Saint Paul

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

## Meeting Agenda Housing & Redevelopment Authority

Jonathan Sage-Martinson,  
Executive Director of the  
HRA, 651-266-6565  
Tina Sheldon, Recording  
Secretary, 651-266-6604

*Chair Amy Brendmoen Commissioner Dan Bostrom  
Commissioner Bill Finney Commissioner Russ Stark  
Commissioner Dai Thao Commissioner Dave Thune  
Commissioner Chris Tolbert*

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Wednesday, December 9, 2015

2:00 PM

Council Chambers, City Hall

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**The Board of Governors of Penfield Apartments, LLC will convene immediately following the HRA meeting.**

### ROLL CALL

### CONSENT AGENDA

- 1 [Min 15-61](#) Approval of November 12, 2015 HRA minutes
- 2 [RES 15-2162](#) Resolution Amending the Tax Increment Financing Plan For the Minnesota Event Tax Increment Financing District, District 17, Ward 2  

**Sponsors:** Thune  
**Attachments:** [Board Report](#)  
[Attachment B - Map](#)  
[Attachment C - Second Amendment to TIF Plan](#)
- 3 [RES 15-2178](#) Resolution Authorizing Approval of a 2015 Budget Amendment Related to the Jackson Street Reconstruction Project, and Authorizing and Approving an Interfund Loan Within the Block 4 Redevelopment Tax Increment Financing District (Minnesota Life) District 17, Ward 2  

**Sponsors:** Thune  
**Attachments:** [Board Report](#)  
[Attachment A - Budget Amendment](#)
- 4 [RES 15-2160](#) Resolution Authorizing Additional Principal Redemption and Early Interest Payment for the Section 108 HUD Note, Series HUD 2003-A and Related Budget Amendment, District 5, Ward 5  

**Sponsors:** Brendmoen  
**Attachments:** [Board Report](#)  
[Attachment A to Resolution-BudgetAmendment](#)

### STAFF REPORT

- 5 [SR 15-157](#) City of Saint Paul Annual Informational Report on Tax Increment

Districts

**Sponsors:** Brendmoen

**Attachments:** [Board Report](#)

[Annual Info Report on Tax Increment Nov-2015](#)

FOR DISCUSSION

6 [RES  
15-2174](#)

Resolution Approving a Modification on a \$1,000,000 Loan to Jamestown Homes, LLLP, Ward 1, District 8

**Sponsors:** Thao

**Attachments:** [Board Report](#)

[Attachment B - Map](#)

[Attachment C - District 8 Profile](#)

7 [RES  
15-2180](#)

Resolution approving and authorizing the execution of a Tax Increment Financing Development Agreement for the Minnesota Museum of American Art Pioneer Endicott Project, District 17, Ward 2

**Sponsors:** Thune

**Attachments:** [Board Report](#)

[AttachmentB-MuseumDescription](#)

[Attachment C-Map](#)

[AttachmentD-CensusFacts](#)

[AttachmentE-Public Purpose Form](#)

8 [RES  
15-2192](#)

Resolution (i) Amending the Redevelopment Plan for the Koch-Mobil Redevelopment Project Area; (ii) Approving the Adoption of an Amendment to the Tax Increment Financing Plan for the Koch Mobil Tax Increment Financing District; (iii) Authorizing Execution of an Amendment to Development and Loan Agreement, Promissory Note, and Combination Mortgage, Security Agreement and Fixture Financing Statement with West 7th/Fort Road Federation, Inc.; and (iv) Amending the Resolution Authorizing and Approving an Interfund Loan for the Koch Mobil Tax Increment Financing District, District 9, Ward 2

**Sponsors:** Thune

**Attachments:** [Board Report](#)

[Attachment B - Map](#)

[Attachment C - Public Purpose](#)

[Attachment D - District 9 Profile](#)

[Attachment E - Amended Redevelopment Plan](#)

[Attachment F - Amended TIF Plan](#)

[Attachment G - Concept Plans](#)

9 [RES  
15-2179](#)

Resolution (i) Approving the Establishment of the Schmidt Keg House Redevelopment Tax Increment Financing District, (ii) Approving a Tax

Increment Financing Plan therefor; (iii) Authorizing Execution of a Tax Increment Development Agreement; and (iv) Approving a HRA Budget Amendment, District 9, Ward 2

**Sponsors:** Thune

**Attachments:** [Board Report](#)

[Attachment B - Project Rendering](#)

[Attachment C - Map](#)

[Attachment D - Public Purpose](#)

[Attachment E - District 9 Profile](#)

[Attachment F - Schmidt Keg House TIF Plan](#)

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[RES  
15-2210](#)

Resolution Approving and Authorizing Acceptance of Conveyance of Palace Theatre from City of Saint Paul (City); Execution of a Reimbursement and Loan Agreement with the City; Acceptance of Assignment of Existing Contracts from the City; Execution of State G.O.Bond Grant Agreement and related documents and agreements; Execution of a Development Agreement and Use Agreement with Palace Theatre Operations, LLC; Acceptance of Encroachment Easement; Execution of Access Easement; Approval of Additional Actions to Complete the Palace Theatre Project; and Budget Amendment; District 17, Ward 2

**Sponsors:** Thune

**Attachments:** [Board Report](#)

[Attachment A - Budget Amendment](#)

[Attachment B - Photographs](#)

[Attachment C - Map](#)

[Attachment D - District 17 Profile](#)

[Attachment E - Development Budget](#)

[Attachment F - Development and Use Agreements](#)

## PUBLIC HEARING

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[RES PH  
15-370](#)

Approval of the Sale and Conveyance of Parcel 585 Thomas Avenue under the Inspiring Communities Program, Frogtown/Thomas-Dale, District 7, Ward 1

**Sponsors:** Thao

**Attachments:** [Board Report](#)

[Attachment B - Map](#)

[Attachment C - Project Summary](#)

[Attachment D - Sources and Uses](#)

[Attachment E - Public Purpose](#)

[Attachment F - District 7 Profile](#)

**ADJOURNMENT**