



# City of Saint Paul

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

## Meeting Minutes - Action Only 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

**Present** 5 - Commissioner Russ Stark, Commissioner Dai Thao, Commissioner Dave Thune, Chair Amy Brendmoen, and Commissioner Bill Finney  
**Absent** 2 - Commissioner Dan Bostrom, and Commissioner Chris Tolbert

### 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

**Commissioner Finney moved Approval. The Consent Agenda was Adopted.**

**Yea:** 5 - Commissioner Stark, Commissioner Thao, Commissioner Thune, Chair Brendmoen, and Commissioner Finney

**Nay:** 0

**Absent:** 2 - Commissioner Bostrom, and Commissioner Tolbert

- 1 Approval of November 12, 2015 HRA minutes  
**Adopted**
- 2 Resolution Amending the Tax Increment Financing Plan For the Minnesota Event Tax Increment Financing District, District 17, Ward 2  
**Adopted**
- 3 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

**Adopted**

- 4 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

**STAFF REPORT**

*Commissioners Tolbert and Bostrom Arrived.*

**Present** 7 - Commissioner Dan Bostrom, Commissioner Russ Stark, Commissioner Dai Thao, Commissioner Chris Tolbert, Commissioner Dave Thune, Chair Amy Brendmoen, and Commissioner Bill Finney

- 5 City of Saint Paul Annual Informational Report on Tax Increment Districts

**FOR DISCUSSION**

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

**Moved by Commissioner Thao, Resolution is Adopted.**

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

**Nay:** 0

- 7 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

**Moved by Commissioner Finney, Resolution is Adopted.**

**Yea:** 6 - Commissioner Bostrom, Commissioner Stark, Commissioner Thao, Commissioner Tolbert, Chair Brendmoen, and Commissioner Finney

**Nay:** 0

**Abstain:** 1 - Commissioner Thune

- 8 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

**Moved by Commissioner Thune, Resolution is Adopted.**

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

**Nay:** 0

**9** 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

**Moved by Commissioner Thune, Resolution is Adopted.**

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

**Nay:** 0

**10** 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

**Commissioner Thune Introduced Attachment F.**

**Moved by Commissioner Thune, Resolution is Amended.**

**Yea:** 6 - Commissioner Stark, Commissioner Thao, Commissioner Tolbert, Commissioner Thune, Chair Brendmoen, and Commissioner Finney

**Nay:** 1 - Commissioner Bostrom

**Moved by Commissioner Bostrom, Resolution is Amended.**

**Yea:** 4 - Commissioner Bostrom, Commissioner Thao, Commissioner Tolbert, and Commissioner Finney

**Nay:** 3 - Commissioner Stark, Commissioner Thune, and Chair Brendmoen

**Moved by Commissioner Thune, Resolution is Adopted As Amended.**

**Yea:** 6 - Commissioner Bostrom, Commissioner Stark, Commissioner Thao, Commissioner Thune, Chair Brendmoen, and Commissioner Finney

**Nay:** 1 - Commissioner Tolbert

**PUBLIC HEARING**

11

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

**Moved by Commissioner Thao, Resolution-Public Hearing is Adopted.**

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

**Nay:** 0

**ADJOURNMENT**

**Moved by Commissioner Thune, the HRA Meeting is Adjourned.**

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

**Nay:** 0