

**MINUTES OF THE
HOUSING AND REDEVELOPMENT AUTHORITY
OF THE CITY OF SAINT PAUL, MINNESOTA
Wednesday, October 14, 2020**

Tina Sheldon, Recording Secretary
(651) 266-6604

ROLL CALL

Present 5 – Commissioners Brendmoen, Jalali, Noecker, Yang and Chair Tolbert

Absent 2 – Commissioners Prince and Thao

FOR DISCUSSION

Commissioners Prince & Thao Arrived

1. Resolution amending the Redevelopment Plan for the Ford Site Redevelopment Project Area; approving the adoption of a Second Amendment to the Tax Increment Financing Plan for the Ford Site Redevelopment Tax Increment Financing District; and approving an HRA budget amendment; District 15, Ward 3

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

Commissioner Prince requested clarification that this expands the area in which TIF proceeds can be used but does not expand the area that is subject to TIF collection. Chair Tolbert confirmed that is correct and made brief comments.

Moved by Commissioner Prince, Resolution Adopted and set forth in RES 20-1418

VOTE: Yeas – 7 Nays – 0

2. Resolution authorizing the issuance and sale of conduit revenue refunding bonds of the HRA and the City of Minneapolis on behalf of Children’s Health Care and the Execution of Documents, District 9, Ward 2

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

Commissioner Prince asked Children’s staff for confirmation of the services that will remain in Saint Paul and information on potential job loss.

Emily Chapman, Chief Medical Officer, Children’s Minnesota, shared what services will remain in Saint Paul, those that will transfer to Minneapolis and provided a staffing update.

Moved by Commissioner Noecker, Resolution Adopted and set forth in RES 20-1419

VOTE: Yeas – 7 Nays – 0

3. Resolution authorizing the issuance and sale of conduit multifamily housing revenue bonds for the Parkway Apartments project to be located at 1428 East 7th Street; approving the execution of related documents; adopting a Housing Program; and approving and authorizing a loan of up to \$1,500,000 in HOME funds, District 2, Ward 7

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

Commissioner Prince thanked PED staff for their hard work and spoke in favor of this project.

Moved by Commissioner Prince, Resolution Adopted and set forth in RES 20-1420

VOTE: Yeas – 7 Nays – 0

4. Resolution amending the 2020 HRA Loan Enterprise fund budget for Business Assistance Programs, Citywide

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

Commissioner Noecker submitted a friendly amendment to the resolution.

Chair Tolbert requested a finalized proposal be presented before the HRA on October 28, 2020 and amended the resolution.

Moved by Commissioner Jalali, Resolution Adopted as Amended and set forth in RES 20-1421

VOTE: Yeas – 7 Nays – 0

5. Resolution approving the issuance of a \$100,000 loan under the Job Opportunity Fund program to Hi Hi, LLC, 1079 Rice Street, District 6, Ward 5

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

Commissioner Brendmoen expressed enthusiasm of this project.

Moved by Commissioner Brendmoen, Resolution Adopted and set forth in RES 20-1422

VOTE: Yeas – 7 Nays – 0

6. Resolution approving a temporary policy regarding the issuance of conduit revenue bonds for the benefit of Charter School Projects, Citywide
Laid over from the September 9, 2020 HRA Board meeting

Nicolle Goodman, HRA Executive Director, shared a proposed scope of study with the Commissioners.

Commissioner Noecker suggested the addition of gains based on expansion of a parcel or property that increases its taxable value be added to the study.

Commissioner Prince requested the addition of what other cities do in terms of process and guidelines on making Conduit Bond decisions.

Chair Tolbert made a motion to lay over this resolution to March 10, 2021

Commissioners Yang and Jalali spoke in opposition of scope of study and motion.

Commissioners Prince, Noecker and Brendmoen spoke in favor of the scope of study and motion.

Moved by Chair Tolbert, Resolution RES 20-1263 Laid over to the March 10, 2021 HRA Board meeting

VOTE: Yeas – 4 Nays – 2 (Commissioners Jalali and Yang)

PUBLIC HEARINGS

7. Resolution authorizing the issuance and sale of conduit multifamily housing revenue bonds for the Fairview & University project to be located at the intersection of Fairview Avenue & University Avenue; approving the execution of related documents; and adopting a Housing Program, District 11, Ward 4

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

Commissioners Prince and Jalali spoke in favor of this project and requested to hear more about this project.

Marie Franchette, PED Principal Project Manager, and Paul Keenan, Reuter Walton, shared highlights and background on this project.

No public testimony was received on this item.

Moved by Commissioner Jalali, Resolution Public Hearing Adopted and set forth in RES PH 20-227

VOTE: Yeas – 7 Nays – 0

8. Resolution approving the issuance and sale of Conduit Revenue Refunding Bonds, Series 2020, for the Amherst H. Wilder Foundation Project, located at 451 Lexington Parkway and authorizing the execution of documents relating thereto, District 13, Ward 1

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

Amy Huerta, CFO Amherst H. Wilder Foundation, shared information pertaining to this request.

Commissioner Prince and Thao spoke in favor of this item.

No public testimony was received on this item.

Moved by Commissioner Thao, Resolution Public Hearing Adopted and set forth in RES PH 20-228

VOTE: Yeas – 7 Nays – 0

ADJOURNMENT

Moved by Chair Tolbert, the HRA Board Meeting is Adjourned