



# 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*

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Wednesday, November 9, 2022

2:00 PM

Council Chambers, City Hall

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#### ROLL CALL

*The meeting was called to order at 2:03 p.m.*

**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

#### ADMINISTRATIVE ORDERS

- 1 [AO 22-68](#) Amending the 2022 HRA Debt Service Fund budget to more accurately reflect debt service payments and trustee transactions  
**Received and Filed**
  
- 2 [AO 22-69](#) Amending the 2022 HRA Parking Enterprise Fund budget to more accurately reflect capital repairs and operator expenses  
**Received and Filed**

**FOR DISCUSSION**

- 3**      [RES 22-1739](#)      Reservation of year 2023 Low Income Housing Tax Credits for the Selby Wilkins development, located at various sites, District 1, Ward 8, and for the East 7th Development, located at 892 East 7th Street, District 4, Ward 6
- 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
- 4**      [RES 22-1731](#)      Resolution approving loan modifications associated with the Selby Commons and Wilkins Townhomes Projects and Assignment and Assumption of Loans by Selby Wilkins LLLP - District 8, Ward 1
- 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
- 5**      [RES 22-1728](#)      Resolution recommending the authorization and approval of the financing of a \$1,260,214 Community Development Block Grant (CDBG) Loan and \$439,786 Community Development Block Grant Covid (CDBG-CV) Loan, and recommending authorization and approval of the execution of a Development Agreement and CDBG and CDBG-CV Loan Agreement for the Keystone Community Food Center project at 1790-1800 University Avenue W, District 13, Ward 4
- Nicolle Goodman, HRA Executive Director, gave a brief staff report.  
Commissioner Jalali moved to approve.  
7 in favor, None opposed  
Resolution is Adopted*
- Moved by Commissioner Jalali, Resolution is Adopted.**
- Yea:** 7 - Commissioner Noecker, Commissioner Prince, Commissioner Brendmoen, Chair Tolbert, Commissioner Jalali, Commissioner Yang, and Commissioner Balenger
- Nay:** 0

**PUBLIC HEARING**

- 6     [RES PH 22-349](#)     Resolution giving preliminary approval to the proposed issuance of conduit revenue bonds for the Higher Ground Academy Charter School Project, 1381 Marshall Avenue, under Minnesota Statutes, Sections 469.152 through 469.1655, District 13, Ward 1

*Nicolle Goodman, HRA Executive Director, gave a brief staff report.  
Commissioner Balenger moved to approve.  
5 in favor, 2 opposed (Commissioners Jalali & Yang)  
Resolution Public Hearing is Adopted*

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

**Yea:** 5 - Commissioner Noecker, Commissioner Prince, Commissioner Brendmoen, Chair Tolbert, and Commissioner Balenger

**Nay:** 2 - Commissioner Jalali, and Commissioner Yang

**ADJOURNMENT**

*The meeting was Adjourned at 2:20 p.m.*

**Adjourned**

**INFORMATION**

*A Request for Offers has been issued for 1570 White Bear Avenue (the former Hafner's site). See website for further details: [stpaul.gov/1570WhiteBearAve](http://stpaul.gov/1570WhiteBearAve)*

**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. Comments may be submitted as follows:**

**Written public comment on public hearing items can be submitted to [HRAHearing@ci.stpaul.mn.us](mailto:HRAHearing@ci.stpaul.mn.us) or by voicemail at 651-266-6806.**

**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.**

**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.**