



# 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, October 25, 2023

2:00 PM

Council Chambers, City Hall

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#### ADMINISTRATIVE ORDER

- 1 [AO 23-109](#) Amending the 2023 HRA Parking Enterprise fund to more accurately reflect capital repairs  
**Received and Filed**

#### ROLL CALL

*The meeting was called to order at 2:01 p.m.*  
*Commissioner Yang was Absent*

- 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

#### FOR DISCUSSION

*Commissioner Yang Arrived*

- 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

- 2 [RES 23-1622](#) Amend the 2023 HRA Loan Enterprise fund budget to reflect a loan payoff used to repay an advance from the HRA Parking Enterprise fund, Citywide

*Commissioner Noecker moved to approve.*  
*7 in favor. None opposed*  
*Resolution is Adopted*

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

- Yea:** 7 - Commissioner Noecker, Commissioner Prince, Commissioner Brendmoen, Chair Tolbert, Commissioner Jalali, Commissioner Yang, and Commissioner Balenger

**Nay:** 0

- 3**     [RES 23-1623](#)     Authorizing a loan up to \$49,800 from the HRA Business Assistance fund to Abyssinia General Trading dba Erta Ale Ethiopian, 308 Prince St. District 17, Ward 2
- Commissioner Noecker moved to approve.  
7 in favor. None opposed  
Resolution is Adopted*
- Moved by Commissioner Noecker, Resolution is Adopted.**
- Yea:** 7 - Commissioner Noecker, Commissioner Prince, Commissioner Brendmoen, Chair Tolbert, Commissioner Jalali, Commissioner Yang, and Commissioner Balenger
- Nay:** 0
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- 4**     [RES 23-1625](#)     Resolution approving and authorizing an amendment to a Temporary Parking License Agreement with Hope Community Academy to use a portion of HRA-owned property located at 694 Minnehaha Avenue E., District 4, Ward 7
- Commissioner Prince moved to approve.  
7 in favor. None opposed  
Resolution is Adopted*
- Moved by Commissioner Prince, Resolution is Adopted.**
- Yea:** 7 - Commissioner Noecker, Commissioner Prince, Commissioner Brendmoen, Chair Tolbert, Commissioner Jalali, Commissioner Yang, and Commissioner Balenger
- Nay:** 0
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- 5**     [RES 23-1668](#)     Resolution approving and authorizing (i) the execution of a tax increment financing development agreement, including the issuance of a TIF Note, a contingent supplemental TIF note, and tax increment financing spending plan authority, and (ii) approving an HRA budget amendment, all for the Landmark Towers project located at 345 St. Peter Street, District 17, Ward 2
- Nicolle Goodman, HRA Executive Director, gave a brief staff report.  
Chris Sherman, Sherman Associates President, answered questions of the Commissioners.  
Commissioner Noecker moved to approve.  
7 in favor. None opposed  
Resolution is Adopted*
- Moved by Commissioner Noecker, Resolution is Adopted.**
- Yea:** 7 - Commissioner Noecker, Commissioner Prince, Commissioner Brendmoen, Chair Tolbert, Commissioner Jalali, Commissioner Yang, and Commissioner Balenger
- Nay:** 0

- 6      [RES 23-1666](#)      Resolution approving and authorizing the execution of a Legal Services Agreement with Dorsey & Whitney LLP, Citywide (TO BE WITHDRAWN)
- Nicolle Goodman, HRA Executive Director, gave a brief staff report.  
Commissioner Prince moved to lay over the item.  
7 in favor, None opposed  
Resolution is laid over to the November 8 HRA Board meeting*
- Moved by Commissioner Prince, Resolution is Referred to the Housing & Redevelopment Authority, due back on 11/8/2023.**
- Yea:** 7 - Commissioner Noecker, Commissioner Prince, Commissioner Brendmoen, Chair Tolbert, Commissioner Jalali, Commissioner Yang, and Commissioner Balenger
- Nay:** 0

**PUBLIC HEARINGS**

- 7      [RES PH 23-329](#)      Resolution approving and authorizing the sale and conveyance of 652 Sherburne Avenue; recommending issuance of a Community Development Block Grant loan in the amount of \$949,500; approving issuance of a Tax Increment Financing loan from unobligated increment in the amount of \$386,279; approving an HRA budget amendment; and authorization to enter into a development agreement, District 7, Ward 1
- Tara Beard, Housing Director, gave a brief staff report and answered questions of the Commissioners.  
Commissioner Balenger moved to approve.  
7 in favor. None opposed  
Resolution Public Hearing is Adopted*
- Moved by Commissioner Balenger, Resolution-Public Hearing is Adopted.**
- Yea:** 7 - Commissioner Noecker, Commissioner Prince, Commissioner Brendmoen, Chair Tolbert, Commissioner Jalali, Commissioner Yang, and Commissioner Balenger
- Nay:** 0
- 8      [RES PH 23-330](#)      Resolution approving the issuance by the City of Coon Rapids of conduit Multifamily Housing Revenue Bonds on behalf of Mississippi View Housing Partners, LP using, in part, recycled bonding authority from the Fairview & University Project, Fairview Avenue & University Avenue, District 11, Ward 4
- Commissioner Jalali moved to approve.  
7 in favor. None opposed  
Resolution Public Hearing is Adopted*
- Moved by Commissioner Jalali, Resolution-Public Hearing is Adopted.**
- Yea:** 7 - Commissioner Noecker, Commissioner Prince, Commissioner Brendmoen, Chair Tolbert, Commissioner Jalali, Commissioner Yang, and Commissioner Balenger
- Nay:** 0

**GUEST SPEAKER****9**     [SR 23-210](#)     Ramsey County HRA presentation

*Commissioner Mai Chong Xiong, Ramsey County HRA Chair, Kari Collins, Director of Ramsey County Community & Economic Development, and Max Holdhusen, Deputy Director of Ramsey County of Housing Development presented the Commissioners with a Ramsey County HRA and Community & Economic Development update*

**Received and Filed**

**ADJOURNMENT**

*The meeting was Adjourned at 3:07 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](mailto: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 City of Saint Paul - Calendar ([legistar.com](http://legistar.com)) or on local cable Channel 18.**

**HRA Meeting Information**

**The HRA is paperless which saves the environment and reduces expenses. The agendas and HRA files are all available on the Web (see below). Commissioners use mobile devices to review the files during the meeting. Using a mobile device greatly reduces costs since agendas, including the documents attached to files, can be over 100 pages when printed.**

**Web**

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**Cable**

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