



City of Saint Paul

City Hall and Court House
15 West Kellogg
Boulevard
Council Chambers - 3rd
Floor
651-266-8560

Meeting Agenda

Housing & Redevelopment Authority

Chair Cheniqua Johnson
Commissioner Anika Bowie
Commissioner Saura Jost
Commissioner HwaJeong Kim
Commissioner Rebecca Noecker
Commissioner Matt Privratsky
Commissioner Nelsie Yang

Wednesday, July 16, 2025

2:00 PM

Council Chambers, City Hall

Roll Call

Approval of Minutes

- 1 [Min 25-31](#) Approval of the June 2025 HRA Meeting Minutes

Sponsors: Johnson

Attachments: [04JUN25HRA Meeting Minutes](#)
[11JUN25HRA Meeting Minutes](#)
[18JUN25HRA Meeting Minutes](#)
[25JUN25HRA Meeting Minutes](#)

Staff Report

- 2 [SR 25-126](#) Update on Budget to Actuals

Sponsors: Johnson

- 3 [SR 25-127](#) Update on Community Development Block Grant (CDBG)

Sponsors: Johnson

Adjournment



City of Saint Paul

City Hall and Court House
15 West Kellogg
Boulevard
Phone: 651-266-8560

Master

File Number: Min 25-31

File ID: Min 25-31

Type: Approval of Minutes

Status: Agenda Ready

Version: 1

Contact Number: 266-6604

In Control: Housing &
Redevelopment
Authority

File Created: 06/30/2025

File Name: June 2025 HRA Meeting Minutes

Final Action:

Title:

Approval of the June 2025 HRA Meeting Minutes

Notes:

Sponsors: Johnson

Enactment Date:

Attachments: 04JUN25HRA Meeting Minutes, 11JUN25HRA
Meeting Minutes, 18JUN25HRA Meeting Minutes,
25JUN25HRA Meeting Minutes

Financials Included?:

Contact Name: Kelly Bauer

Hearing Date:

Entered by: kelly.bauer@ci.stpaul.mn.us

Ord Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File Min 25-31

Approval of the June 2025 HRA Meeting Minutes



City of Saint Paul

City Hall and Court House
15 West Kellogg Boulevard
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Meeting Minutes - Final

Housing & Redevelopment Authority

Chair Cheniqua Johnson
Commissioner Anika Bowie
Commissioner Saura Jost
Commissioner HwaJeong Kim
Commissioner Rebecca Noecker
Commissioner Matt Privratsky
Commissioner Nelsie Yang

Wednesday, June 4, 2025

2:00 PM

Council Chambers, City Hall

Roll Call

Chair Johnson called the meeting to order at 2:00 p.m.

Present 7 - Commissioner Rebecca Noecker, Commissioner Nelsie Yang, Commissioner Anika Bowie, Commissioner Cheniqua Johnson, Commissioner Saura Jost, Commissioner HwaJeong Kim, and Commissioner Matt Privratsky

Approval of Minutes

- 1 [Min 25-24](#) Approval of the May 2025 HRA Meeting Minutes

Sponsors: Johnson

Attachments: [07MAY25HRAMinutes](#)
[14MAY25HRAMinutes](#)
[21MAY25HRAMinutes](#)
[28MAY25HRAMinutes](#)

Commissioner Kim moved approval. The minutes were Adopted

Yea: 7 - Commissioner Noecker, Commissioner Yang, Commissioner Bowie, Commissioner Johnson, Commissioner Jost, Commissioner Kim, and Commissioner Privratsky

Nay: 0

Discussion

- 2 [RES 25-868](#) Resolution Approving the Nomination of the Chair of the Board of the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota to the Minneapolis/Saint Paul Housing Finance Board.

Sponsors: Noecker

Attachments: [Board Report](#)

Chair Johnson was excited to accept her nomination and serve next to Council President/Commissioner Noecker.

Commissioner Noecker moved approval. The resolution was Adopted.

Yea: 7 - Commissioner Noecker, Commissioner Yang, Commissioner Bowie, Commissioner Johnson, Commissioner Jost, Commissioner Kim, and Commissioner Privratsky

Nay: 0

3 [RES 25-869](#)

Reservation of Funds for Certain Saint Paul Projects Applying for Funding from the Minnesota Housing Finance Agency

Sponsors: Johnson

Attachments: [Board Report](#)
 [Sources and Uses](#)
 [Neighborhood Profile](#)
 [HRA Funding Reservations Map](#)

Commissioner Yang moved approval. The resolution was Adopted.

Yea: 7 - Commissioner Noecker, Commissioner Yang, Commissioner Bowie, Commissioner Johnson, Commissioner Jost, Commissioner Kim, and Commissioner Privratsky

Nay: 0

Staff Report

4 [SR 25-94](#)

Presentation on the T District Zoning Update

Sponsors: Johnson

Attachments: [Presentation](#)

Senior City Planner, Spencer Miller-Johnson gave a presentation and answered questions from the Board.

Received and Filed

Adjournment

The meeting was adjourned at 2:34 p.m.



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Meeting Minutes - Final

Housing & Redevelopment Authority

Chair Cheniqua Johnson
Commissioner Anika Bowie
Commissioner Saura Jost
Commissioner HwaJeong Kim
Commissioner Rebecca Noecker
Commissioner Matt Privratsky
Commissioner Nelsie Yang

Wednesday, June 11, 2025

2:00 PM

Council Chambers, City Hall

Roll Call

Chair Johnson called the meeting to order at 2:00 p.m.

Present 5 - Commissioner Nelsie Yang, Commissioner Anika Bowie, Commissioner Cheniqua Johnson, Commissioner Saura Jost, and Commissioner Matt Privratsky

Absent 2 - Commissioner Rebecca Noecker, and Commissioner HwaJeong Kim

Public Hearing

- 1 [RES PH 25-120](#) Resolution Approving and Authorizing Entering into a Parking License Agreement with State of Minnesota, Department of Administration (for the Department of Employment and Economic Development; Disability Determination Services) for Parking Spaces in the Lowertown Parking Ramp located at 316 Jackson Street, District 17, Ward 2.

Sponsors: Noecker

Attachments: [Board Report](#)

Executive Director Nicolle Newton gave an explanation of the items action and stated that staff recommends approval.

Chair Johnson announced the Public Hearing. Seeing no one there for comment, Commissioner Bowie moved to close the public hearing. Five were in favor and zero opposed. The public hearing was closed.

Commissioner Jost moved the resolution.

Adopted

Yea: 5 - Commissioner Yang, Commissioner Bowie, Commissioner Johnson, Commissioner Jost, and Commissioner Privratsky

Nay: 0

Absent: 2 - Commissioner Noecker, and Commissioner Kim

Staff Report

Commissioner's Noecker and Kim arrived.

- 2** [SR 25-100](#) Introduction to a Request for Host Approval for Bank Qualified (BQ) Bonds for the 180 Degrees, Inc. Project Located at 1281, 1291, and 1301 7th Street East, District 2, Ward 6.
- Sponsors:** Yang
- Attachments:** [Presentation](#)
- Debit Administrator, Jenny Wolfe, gave a presentation on the Conduit Revenue Bonds and the project of 180 Degrees Inc., and answered questions from the Board.*
- President and CEO of 180 Degrees Inc., Dan Pfarr, spoke to the use of the funds and answered questions from the Board.*
- Received and Filed**
- 3** [SR 25-101](#) Introduction to HRA Pledged Parking Bond Refinancing
- Sponsors:** Johnson
- Attachments:** [Presentation](#)
- Ms. Wolfe introduced the team working on this item; Saint Paul Planning and Economic Development (PED) Deputy Director and CFO, Nicole Green; PED Parking Manager, Gary Grabko; Saint Paul Office of Financial Services staff Sarah Brown & Neil Younghans; Saint Paul City Attorneys Office; PFM Advisor, Jessica Cameron Mitchell; Ben Johnson and Megan McCarthy from Ballard Spahr LLP; and Underwriter, Nick Hagen from Public Finance Investment Banking.*
- Ms. Wolfe introduced the Pledged Parking Bond Refinancing seeking approval at the June 18, 2025 HRA meeting, and answered question from the Board.*
- Received and Filed**

Adjournment



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Meeting Minutes - Final

Housing & Redevelopment Authority

Chair Cheniqua Johnson
Commissioner Anika Bowie
Commissioner Saura Jost
Commissioner HwaJeong Kim
Commissioner Rebecca Noecker
Commissioner Matt Privratsky
Commissioner Nelsie Yang

Wednesday, June 18, 2025

2:00 PM

Council Chambers, City Hall

Roll Call

Chair Johnson called the meeting to order at 2:06 p.m.

Commissioners Bowie, Jost and Kim were excused.

Present 4 - Commissioner Rebecca Noecker, Commissioner Nelsie Yang,
Commissioner Cheniqua Johnson, and Commissioner Matt Privratsky

Absent 3 - Commissioner Anika Bowie, Commissioner Saura Jost, and Commissioner
HwaJeong Kim

Discussion

Commissioner Bowie arrived

1 [RES 25-945](#) General Bond Resolution Authorizing the Issuance of Parking Enterprise Revenue Refunding Bonds

Sponsors: Johnson

Attachments: [Board Report](#)
[2025 Prking Ref General Resolution](#)
[HRA Parking Preliminary Schedules](#)
[HRA-Owned Parking Facilities Map](#)

*Executive Director Nicolle Newton stated that this item and the next item on the
agenda were both presented at the June 11, 2025 HRA meeting and are back before
the Board for approval.*

Commissioner Noecker moved approval.

Resolution is Adopted. The motion carried by the following vote:

Yea: 5 - Commissioner Noecker, Commissioner Yang, Commissioner Bowie,
Commissioner Johnson, and Commissioner Privratsky

Nay: 0

Absent: 2 - Commissioner Jost, and Commissioner Kim

- 2 [RES 25-946](#) First Supplemental Bond Resolution Authorizing the Issuance of Parking Enterprise Revenue Refunding Bonds Series 2025A and Taxable Parking Enterprise Revenue Refunding Bonds Series 2025B

Sponsors: Johnson

Attachments: [Board Report](#)
 [HRA Parking Ref 2025 First Supplemental Resolution](#)
 [Financial Analysis](#)
 [HRA Parking Preliminary Schedules](#)
 [HRA-Owned Parking Facilities Map](#)

Commissioner Privratsky moved approval.

Resolution is Adopted. The motion carried by the following vote:

Yea: 5 - Commissioner Noecker, Commissioner Yang, Commissioner Bowie, Commissioner Johnson, and Commissioner Privratsky

Nay: 0

Absent: 2 - Commissioner Jost, and Commissioner Kim

Staff Report

- 3 [SR 25-111](#) Familiar Faces, Familiar Families Update

Sponsors: Johnson

Attachments: [Presentation](#)
 [Handout 1](#)
 [Handout 2](#)

Program Administrator, Christine Michels gave a presentation on the Familiar Faces Program and answered questions from the Board. Office of Neighborhood Safety (ONS) Director, Brooke Blakey was available to answer questions as well.

Deputy Mayor, Jaime Tincher gave an overview of Familiar Families and answered questions from the Board.

Received and Filed

Adjournment

The meeting was adjourned at 3:23 p.m.



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Meeting Minutes - Final

Housing & Redevelopment Authority

Chair Cheniqua Johnson
Commissioner Anika Bowie
Commissioner Saura Jost
Commissioner HwaJeong Kim
Commissioner Rebecca Noecker
Commissioner Matt Privratsky
Commissioner Nelsie Yang

Wednesday, June 25, 2025

2:00 PM

Council Chambers, City Hall

Roll Call

Chair Johnson called the meeting to order at 2:02 p.m.

Commissioner Yang is excused.

Present 6 - Commissioner Rebecca Noecker, Commissioner Anika Bowie, Commissioner Cheniqua Johnson, Commissioner Saura Jost, Commissioner HwaJeong Kim, and Commissioner Matt Privratsky

Absent 1 - Commissioner Nelsie Yang

Staff Report

1 [SR 25-116](#) Downtown Revitalization Strategy Presentation

Sponsors: Johnson

Attachments: [Presentation](#)
[JIS - Condensed Enterprise Strategy](#)
[Downtown Return](#)
[Downtown Smart Investments](#)
[Downtown Sidewalk Improvements](#)

Deputy Mayor, Jaime Tincher gave a presentation on a Downtown Revitalization Strategy and answered questions from the Board.

Received and Filed

2 [SR 25-117](#) Housing Trust Fund Presentation

Sponsors: Johnson

Attachments: [Presentation](#)

Deputy Director and CFO, Nicole Green recognized PED Housing Team: Housing Director, Jules Atangana; Housing Supervisor, Sarah Zorn; and Project Manager, Danielle Sindelar. Ms. Green also recognized the PED Accounting Team of Rhonda

Gillquist; Alex Jefferies, Tim Ebersold, Sharon Peterson, May Lor, and Chia Vue. She then gave a presentation on the Housing Trust Fund and answered questions from the Board.

Received and Filed

Adjournment

The meeting was adjourned at 3:26 p.m.



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Master

File Number: SR 25-126

File ID: SR 25-126

Type: Staff Report

Status: Agenda Ready

Version: 1

Contact Number: 266-6636

In Control: Housing &
Redevelopment
Authority

File Created: 07/07/2025

File Name: HRA Budget to Actuals

Final Action:

Title:

Update on Budget to Actuals

Notes:

Sponsors: Johnson

Enactment Date:

Attachments:

Financials Included?:

Contact Name: Nicole Green

Hearing Date:

Entered by: kelly.bauer@ci.stpaul.mn.us

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Text of Legislative File SR 25-126

Update on Budget to Actuals



City of Saint Paul

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15 West Kellogg
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Master

File Number: SR 25-127

File ID: SR 25-127

Type: Staff Report

Status: Agenda Ready

Version: 1

Contact Beth Ulrich
Number:

In Control: Housing &
Redevelopment
Authority

File Created: 07/07/2025

File Name: CDBG Update

Final Action:

Title:

Update on Community Development Block Grant (CDBG)

Notes:

Sponsors: Johnson

Enactment Date:

Attachments:

Financials Included?:

Contact Name: 266-6689

Hearing Date:

Entered by: kelly.bauer@ci.stpaul.mn.us

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Text of Legislative File SR 25-127

Update on Community Development Block Grant (CDBG)