



# 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 Amy Brendmoen*  
*Commissioner Mitra Jalali*  
*Commissioner Rebecca Noecker*  
*Commissioner Jane L. Prince*  
*Commissioner Dai Thao*  
*Commissioner Nelsie Yang*

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Wednesday, May 26, 2021

2:00 PM

Council Chambers, City Hall

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Please see the meeting guidelines due to the COVID-19 pandemic.

#### ADMINISTRATIVE ORDER

- 1 [AO 21-27](#) Amend the Housing Trust Fund Budget Establishing a Project Budget for the 2021 Rondo Community Land Trust  
**Received and Filed**

#### ROLL CALL

*The meeting was called to order by HRA Chair Tolbert at 2:01 p.m.*

**Present** 7 - Commissioner Dai Thao, Commissioner Rebecca Noecker, Commissioner Jane L. Prince, Commissioner Amy Brendmoen, Chair Chris Tolbert, Commissioner Mitra Jalali, and Commissioner Nelsie Yang

#### FOR DISCUSSION

- 2 [RES 21-798](#) Resolution authorizing the issuance and sale of conduit charter school lease revenue bonds, under Minnesota Statutes, Sections 469.152 through 469.1655, for the Minnesota Math and Science Academy Charter School Project, 169 Jenks Avenue, and authorizing the execution of documents relating thereto, District 6, Ward 5

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

*Commissioner Prince made brief comments.*

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

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

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

- 3      [RES 21-796](#)      Resolution authorizing The Ramsey County Housing & Redevelopment Authority to exercise its powers within the Housing and Redevelopment Authority of Saint Paul, Minnesota's area of operation at the same time the Housing and Redevelopment Authority of Saint Paul, Minnesota exercises the same powers
- Chair Tolbert made brief comments.*
- Nicolle Goodman, HRA Executive Director, made introductory comments.*
- Kari Collins, Ramsey County Director of Community & Economic Development, gave a brief report.*
- Trista MatasCastillo, Ramsey County Commissioner, made follow-up comments.*
- Commissioners Jalali, Prince, Thao, Noecker, Yang and Brendmoen spoke in support. Chair Tolbert made closing comments.*
- Moved by Commissioner Jalali, Resolution is Adopted.**
- Yea:** 7 - Commissioner Thao, Commissioner Noecker, Commissioner Prince, Commissioner Brendmoen, Chair Tolbert, Commissioner Jalali, and Commissioner Yang
- Nay:** 0

#### **PUBLIC HEARINGS**

- 4      [RES PH 21-128](#)      Authorizing execution of a lease between the HRA and Qwest Corporation for telecommunications equipment at the 7A Parking Ramp, West Exchange, District 17, Ward 2
- Nicolle Goodman, HRA Executive Director, gave a brief staff report.*
- Moved by Commissioner Noecker, Resolution-Public Hearing is Adopted.**
- Yea:** 7 - Commissioner Thao, Commissioner Noecker, Commissioner Prince, Commissioner Brendmoen, Chair Tolbert, Commissioner Jalali, and Commissioner Yang
- Nay:** 0

- 5      [RES PH 21-130](#)      Authorization to designate The Sherburne Collective as Tentative Developer of 648, 650, and 652 Sherburne Avenue, District 7, Ward 1

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

*Tim Jaafaru, Saint Paul resident and developer, made comments.*

*Dean Carlson, Model Cities Director of Community Development, spoke in favor.*

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

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

**Nay:** 0

- 6      [RES PH 21-131](#)      Resolution authorizing the issuance and sale of conduit multifamily housing revenue obligations; approving related documents; and adopting a Housing Program for the PHS Highland Park Project, located at 822 Woodlawn Avenue, 820 Mount Curve Boulevard and 825 Mount Curve Boulevard, District 15, Ward 3

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

*Jenny Wolfe, HRA Debt. Manager, provided background on the project and conduit bonds.*

**Moved by Chair Tolbert, Resolution-Public Hearing is Adopted.**

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

**Nay:** 0

## ADJOURNMENT

*HRA Chair Tolbert adjourned the meeting at 2:46 p.m.*

**Adjourned**

In-person meetings, or meetings conducted under Minn. Stat. § 13D.02 of the Housing and Redevelopment Authority Board of Commissioners (HRA), are not practical or prudent because of the COVID-19 health pandemic emergency declared under Minn. Stat. Chapter by the Minnesota Governor Tim Walz and Saint Paul Mayor Melvin Carter. In light of the COVID-19 health pandemic, members of the HRA will participate in HRA meetings by telephone or other electronic means.

Public attendance at the HRA's regular meeting location is not feasible due to the COVID-19 health pandemic. Members of the public may view HRA meetings online at <https://stpaul.legistar.com/Calendar.aspx> or on local cable Channel 18.

The public may comment on public hearing items in writing or via voicemail. Any comments and materials submitted by 12:00 pm 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.

While the Board will make best efforts to decide all issues before them, the Board may delay decisions on certain matters where the members believe meeting in-person is necessary.