

**MINUTES OF THE
HOUSING AND REDEVELOPMENT AUTHORITY
OF THE CITY OF SAINT PAUL, MINNESOTA
Wednesday, June 24, 2020**

Tina Sheldon, Recording Secretary
(651) 266-6604

ROLL CALL

Present 7 – Commissioners Brendmoen, Jalali, Noecker, Prince, Thao, Yang and Chair Tolbert

FOR DISCUSSION

1. Resolution authoring the Housing and Redevelopment Authority of the City of St. Paul to participate in the Minnesota Housing Finance Agency Community Homeownership Impact Fund and accept a grant for \$1,025,000 for the St. Paul HRA Downpayment Assistance Program, Citywide

Kristin Guild, Interim Executive Director, stated that MHFA awarded the \$1,000,000 that was applied for in June of 2019; plus \$25,000 to support City administrative expenses.

Moved by Commissioner Yang, Resolution Adopted and set forth in RES 20-902

VOTE: Yeas – 7 Nays – 0

2. Resolution approving and authorizing a forgivable loan of \$98,024.00 of HOME funds to Beacon Interfaith Collaborative to capitalize operating reserves for American House, District 17, Ward 2

Ms. Guild stated this request is for a forgivable loan to capitalize operating reserves for American House; a 70-unit, single room occupancy, HOME-financed building that serves very low-income residents. Property management costs have increased in the COVID era due to increased cleaning protocols implemented for safety. This use of HOME funds is authorized by the CARES Act.

Moved by Commissioner Noecker, Resolution Adopted and set forth in RES 20-903

VOTE: Yeas – 7 Nays – 0

3. Resolution approving and authorizing a forgivable loan of \$92,750.00 of HOME funds to Beacon Interfaith Collaborative to capitalize operating reserves for Kimball Court, District 11, Ward 4

Ms. Guild stated that this request is for a forgivable loan to capitalize operating reserves for Kimball Court. Property maintenance costs to insure safety during the COVID pandemic have increased. This use of HOME funds is authorized by the CARES Act.

Moved by Commissioner Jalali, Resolution Adopted and set forth in RES 20-905

VOTE: Yeas – 7 Nays – 0

4. Resolution making certain findings with respect to buildings and improvements and authorizing the execution of a demolition and development agreement, District 13, Ward 1

Ms. Guild stated this action would preserve the ability to create a TIF Redevelopment District on the Snelling Midway redevelopment site. This action is not a commitment to use TIF and does not represent an agreement with the developer or property owner for this site. If a commitment of TIF financing is requested by the developer, there will be a formal application made by the developer, a thorough review by staff including the TIF test assessment of overall citywide TIF capacity, terms negotiated with the developer, and then there would be subsequent review and action by the HRA board.

Commissioner Jalali shared her appreciation for Ms. Guild's staff report.

Commissioner Thao thanked Ms. Guild and the PED team for working on this very quickly.

Moved by Commissioner Thao, Resolution Adopted and set forth in RES 20-917
VOTE: Yeas – 7 Nays – 0

PUBLIC HEARING

5. Resolution approving the issuance by the Fergus Falls Housing and Redevelopment Authority of conduit Multifamily Housing Revenue Bonds on behalf of Schuett Otter Tail LP using, in part, recycled bonding authority from the Millberry Apartments Project, 778 Berry Street, District 12, Ward 4

Ms. Guild stated this item dates back to December 2017 when the HRA Board authorized issuance of up to \$19,000,000 in Housing Revenue Bonds for the Millberry Apartments. These bonds have now been fully repaid by the developer and Federal law permits the re-use of bonding authority for affordable housing projects. There are no pipeline projects in Saint Paul that could make use of this "recycled" bonding authority within the Federally proscribed timeframe. Ms. Guild recommends authorizing issuance of bonds by the Fergus Falls HRA for affordable housing in their jurisdiction.

Commissioner Noecker shared her support of the motion.

No testimony was received on this item.

Moved by Commissioner Noecker, Resolution Public Hearing Adopted and set forth in RES PH 20-148
VOTE: Yeas – 7 Nays – 0

ADJOURNMENT

Moved by Chair Tolbert, the HRA Board Meeting is Adjourned
VOTE: Yeas – 7 Nays – 0