



# 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, December 8, 2021

2:00 PM

Council Chambers, City Hall

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Please see below for meeting guidelines due to the COVID-19 pandemic emergency

#### ADMINISTRATIVE ORDER

- 1 [AO 21-68](#) Amending the 2021 HRA Debt Service Fund budget to more accurately reflect debt service payments and transfers  
**Received and Filed**

#### ROLL CALL

*The meeting was called to order 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

#### APPROVAL OF MINUTES

- 2 [Min 21-30](#) Approving the minutes of the October and November 2021 HRA meetings  
*Commissioner Yang moved to approve.*  
*7 in favor, None opposed*  
*Approval of Minutes is adopted.*  
**Moved by Commissioner Yang, Approval of Minutes is Adopted.**  
**Yea:** 7 - Commissioner Thao, Commissioner Noecker, Commissioner Prince, Commissioner Brendmoen, Chair Tolbert, Commissioner Jalali, and Commissioner Yang  
**Nay:** 0

**FOR DISCUSSION**

- 3**      [RES 21-1719](#)      Resolution approving the final 2022 HRA budget and certifying the final HRA property tax levy payable in 2022, Citywide
- John McCarthy, Director of Office of Financial Services, briefed the Commissioners on the revised budget.*  
*Chair Tolbert expressed his appreciation to staff for the work on the budget.*  
*Commissioner Noecker moved to approve.*  
*7 in favor, None opposed*  
*Resolution is adopted.*
- Moved by Commissioner Noecker, Resolution is Adopted.**
- Yea:** 7 - Commissioner Thao, Commissioner Noecker, Commissioner Prince, Commissioner Brendmoen, Chair Tolbert, Commissioner Jalali, and Commissioner Yang
- Nay:** 0
- 4**      [RES 21-1717](#)      Resolution approving revisions to the budget for the construction of a single-family home located at 1080 Ross Avenue and authorizing the execution of a development agreement with Green Affordable Homes of Minnesota under the Inspiring Communities Program, District 4, Ward 6
- Kayla Schuchman, Director of Housing, gave a brief staff report.*  
*Commissioner Yang moved to approve.*  
*7 in favor, None opposed*  
*Resolution is adopted.*
- Moved by Commissioner Yang, Resolution is Adopted.**
- Yea:** 7 - Commissioner Thao, Commissioner Noecker, Commissioner Prince, Commissioner Brendmoen, Chair Tolbert, Commissioner Jalali, and Commissioner Yang
- Nay:** 0
- 5**      [RES 21-1755](#)      Resolution approving the decertification of the Superior Street Cottages Housing Tax Increment Financing District, District 9, Ward 2
- Jenny Wolfe, HRA Debt Manager, gave a brief staff report.*  
*Commissioner Prince moved to approve.*  
*7 in favor, None opposed*  
*Resolution is adopted.*
- Moved by Commissioner Prince, Resolution is Adopted.**
- Yea:** 7 - Commissioner Thao, Commissioner Noecker, Commissioner Prince, Commissioner Brendmoen, Chair Tolbert, Commissioner Jalali, and Commissioner Yang
- Nay:** 0

- 6**      [RES 21-1756](#)      Resolution approving the decertification of the Carondelet Village Redevelopment Tax Increment Financing District, District 15, Ward 3
- Jenny Wolfe, HRA Debt Manager, 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 Thao, Commissioner Noecker, Commissioner Prince, Commissioner Brendmoen, Chair Tolbert, Commissioner Jalali, and Commissioner Yang
- Nay:** 0
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- 7**      [RES 21-1752](#)      Resolution approving an administrative amendment to budget for Tax Increment Financing Plan for Economic Development Tax Increment Financing District for the Cossetta Project and approving an HRA Budget Amendment, District 9, Ward 2
- Jenny Wolfe, HRA Debt Manager, gave a brief staff report.  
Commissioner Noecker moved to approve.  
7 in favor, None opposed  
Resolution is adopted.*
- Moved by Commissioner Noecker, Resolution is Adopted.**
- Yea:** 7 - Commissioner Thao, Commissioner Noecker, Commissioner Prince, Commissioner Brendmoen, Chair Tolbert, Commissioner Jalali, and Commissioner Yang
- Nay:** 0
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- 8**      [RES 21-1775](#)      Resolution approving Civil Uprising Funding Allocations, Citywide
- Andy Hestness, Principle Project Manager, gave a brief staff report.  
Commissioner Thao moved to approve.  
7 in favor, None opposed  
Resolution is adopted.*
- Moved by Commissioner Thao, Resolution is Adopted.**
- Yea:** 7 - Commissioner Thao, Commissioner Noecker, Commissioner Prince, Commissioner Brendmoen, Chair Tolbert, Commissioner Jalali, and Commissioner Yang
- Nay:** 0

**STAFF REPORTS**

- 9**     [SR 21-213](#)     Citywide Business Assistance Fund Recommended Program Guidelines, Citywide  
*Martin Schieckel, Director of Economic Development, presented the Commissioners with a staff report.*  
**Received and Filed**
- 10**    [SR 21-214](#)     Business Technical Assistance Recommended Program Guidelines, Citywide  
*Mary Rick, Business Development Director, presented the Commissioners with a staff report.*  
**Received and Filed**

**ADJOURNMENT**

*The meeting was adjourned at 3:28 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 12 by the 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.**