



# City of Saint Paul

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

## 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, May 14, 2025

2:00 PM

Council Chambers, City Hall

---

#### Roll Call

*Chair Johnson called the meeting to order at 2:21 p.m. to allow time to enter and publish a Suspension item.*

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

#### Discussion

- 1     [RES 25-734](#)     Resolution Approving the LISC CAT Fund Master Participation Agreement Amendment, Citywide
- Sponsors:**     Johnson
- Attachments:**     [Board Report](#)  
                                     [Program Summary](#)
- Motion made by Commissioner Yang; item is Adopted**
- Yea:** 7 - Commissioner Noecker, Commissioner Yang, Commissioner Bowie, Commissioner Johnson, Commissioner Jost, Commissioner Kim, and Commissioner Privratsky
- Nay:** 0
- 
- 2     [RES 25-736](#)     Recommending the authorization and approval of the purchase of a \$150,000 participation interest in the LISC CAT Fund for the acquisition of 964-968 Payne Ave, District 5, Ward 6
- Sponsors:**     Yang
- Attachments:**     [Board Report](#)  
                                     [District 5 Neighborhood Profile](#)  
                                     [Map](#)

**Motion made by Commissioner Yang; item is Adopted**

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

**Nay:** 0

**3      [RES 25-733](#)**

Resolution Endorsing Proposed Changes to the Minneapolis/Saint Paul Housing Finance Board's 2026-2027 Low Income Housing Tax Credit Procedural Manual and its 2026-2027 Qualified Allocation Plan; Citywide.

**Sponsors:** Johnson

**Attachments:**    [Board Report](#)  
[2026-2027 Procedural Manual](#)  
[2026-2027 Qualified Allocation Plan](#)  
[Chart - 2026-2027 Procedural Manual Proposed Changes](#)  
[Chart – 2026-2027 QAP Proposed Changes](#)

**Motion made by Commissioner Bowie; item is Adopted**

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

**Nay:** 0

**Suspension Item**

*Chair Johnson moved suspension to the rules.*

**4      [RES 25-808](#)**

Letter of support to Request to Adopt Ramsey County HRA to Include Economic Development Authority Functions - State and Local Government Omnibus Bill

**Sponsors:** Johnson

**Attachments:**    [HRA Support Letter](#)

**Motion made by Commissioner Bowie; item is Adopted**

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

**Nay:** 0

**Staff Report****5      [SR 25-80](#)**

Introduction to a Subordination of the HRA Loan to New Financing, and

Modification of Loan Terms, for the OAHS TC Limited Liability Partnership, Regarding the Sibley Park and Sibley Court Rehabilitation Project, Located at 211 East 7th Street and 484 Temperance, District 17, Ward 2

**Sponsors:** Noecker

**Attachments:** [Presentation](#)

Received and Filed

- 6      [SR 25-81](#)      Staff Report on Maintenance Agreement and Declarations for Parking Lot Improvements and Easements at Skyline Tower Located at 1247 Saint Anthony Avenue, Ward 1, District 13.

**Sponsors:** Bowie

**Attachments:** [Presentation](#)  
[CRWD Maintenance Declaration](#)  
[Declaration of Easements](#)  
[Stormwater Maintenance Declaration](#)

Received and Filed

### Recess

The meeting of the Board of Commissioners of the Housing and Redevelopment Authority of the City of Saint Paul (HRA) will recess after the last staff report is completed. The HRA Board of Commissioners will reconvene during the City Council meeting held on Wednesday, May 14, 2025, at 3:30 p.m. in the Council Chambers, City Hall to consider the following resolution:

- 7      [RES 25-737](#)      Resolution approving the adoption of a Sixth Amendment to the Tax Increment Financing Plan for the Ford Site Redevelopment Tax Increment Financing District and authorizing the execution of related documents, including a new Development Agreement for Block 2 and amendments to the redevelopment agreement, minimum assessment agreement and related documents; and approving an HRA budget amendment; District 15, Ward 3

**Sponsors:** Jost

**Attachments:** [Board Report](#)  
[Block 2 Renderings](#)  
[Sixth Amendment to TIF Plan](#)  
[Financial Analysis](#)  
[Highland Bridge Documents May 14](#)

Motion made by Commissioner Jost; item is Adopted

**Yea:** 5 - Commissioner Noecker, Commissioner Bowie, Commissioner Johnson,  
Commissioner Jost, and Commissioner Privratsky

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

**Adjournment**