



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

Wednesday, November 10, 2021

2:00 PM

Council Chambers, City Hall

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

ROLL CALL

The meeting was called to order at 2:01 p.m.
Commissioner Jalali is Absent.

Present 6 - Commissioner Dai Thao, Commissioner Rebecca Noecker, Commissioner Jane L. Prince, Commissioner Amy Brendmoen, Chair Chris Tolbert, and Commissioner Nelsie Yang

Absent 1 - Commissioner Mitra Jalali

FOR DISCUSSION

Commissioner Jalali Arrived

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

1 [RES 21-1623](#) Resolution approving guidelines and funding for the 2022 4d Affordable Housing Incentive Program, Citywide

Luke Odenthal, Project Management Technician, gave a brief overview of the guidelines to the Commissioners.

Moved by Commissioner Brendmoen, Resolution is Adopted.

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

Nay: 0

PUBLIC HEARINGS

- 2 [RES PH 21-316](#) Resolution approving and authorizing (i) the expansion of the Saint Paul Neighborhood Redevelopment Project Area, (ii) an amendment to the Redevelopment Plan therefor, (iii) the establishment of the 520 Payne Avenue Housing Tax Increment Financing District (The Hollows) in the Project Area, as expanded, (iv) a Tax Increment Financing Plan therefor, (v) the conveyance of land, (vi) the execution of a tax increment development agreement, including a Pooled TIF Loan, and related documents, and (vii) an HRA budget amendment, District 5, Ward 7

*Dan Bayers, Principal Project Manager, gave a brief staff report.
Commissioner Prince spoke in favor of this item and thanked staff for their work on this project.
Johnny Opara, JO Companies, shared project details with the Commissioners and thanked the City, PED and the Commissioners.
No testimony was received. Commissioner Prince moved to close the public hearing and approve.
7 in favor, None opposed
Public Hearing closed and Resolution is adopted.*

Moved by Commissioner Prince, Resolution-Public Hearing is Adopted.

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

Nay: 0

- 3 [RES PH 21-315](#) Resolution authorizing the issuance and sale of conduit multifamily housing revenue bonds for The Hollows Apartments Project to be located at 520 Payne Avenue; approving the execution of related documents; and adopting a Housing Program, District 5, Ward 7

*No testimony was received.
Commissioner Prince moved to close the public hearing and approve.
7 in favor, None opposed
Public Hearing closed and Resolution is adopted.*

Moved by Commissioner Prince, 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

The meeting was adjourned at 2:33 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 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 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.