



City of Saint Paul

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

Minutes - Final

Housing & Redevelopment Authority

Chair Rebecca Noecker
Commissioner Anika Bowie
Commissioner Mitra Jalali
Commissioner Cheniqua Johnson
Commissioner Saura Jost
Commissioner HwaJeong Kim
Commissioner Nelsie Yang

Wednesday, November 20, 2024

2:00 PM

Council Chambers, City Hall

ROLL CALL

The HRA meeting was called to order at 2:08 pm.

DISCUSSION

- 1 [RES 24-1714](#) Resolution Approving an Administrative Amendment to the Budget for Tax Increment Financing Plan for the Block 4 Redevelopment Tax Increment Financing District and Approving an HRA Budget Amendment, District 17, Ward 2

Executive Director, Nicolle Goodman stated that the first three times are related to the TIF presentations provided by Jenny Wolfe over the past few weeks, all of which are administrative housekeeping tasks. Ms. Wolfe was available for questions.

Moved by Chair Noecker, Resolution is Adopted.

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

Nay: 0

- 2 [RES 24-1715](#) Resolution Approving an Administrative Amendment to the Budget for Tax Increment Financing Plan for Tax Increment Financing District No. 1 (North Quadrant) (a housing district) and Approving an HRA Budget Amendment, District 17, Ward 2

Moved by Commissioner Johnson, Resolution is Adopted.

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

Nay: 0

- 3 [RES 24-1717](#) Resolution Approving an Administrative Amendment to the Budget for Tax Increment Financing Plan for the Straus Building Tax Increment Financing District (a housing district) and Approving an HRA Budget Amendment, District 17, Ward 2

Moved by Commissioner Bowie, Resolution is Adopted.

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

Nay: 0 -

PUBLIC HEARING

- 4 [PH 24-5](#) Commercial Corridors Fund Public Hearing

Chair Noecker thanked the members of the public that were present and gave a presentation on why a new fund, eligibility, and proposed application process.

Commissioner Jalali is interested in making the eligibility requirements more flexible, and would like to hear what challenges the community partners have identified. Chair Noecker explained that the proposed funding for this program is an existing funding source. This is an Economic Development STAR fund that doesn't carry the same capital requirements, making this fund more flexible than Neighborhood STAR. The existing Neighborhood STAR and Year Round STAR programs will remain the same. There will be no Board to go through with this application process.

Commissioner Bowie recommended having allocated flexible and small scale funds for the marketing and promotional materials separate from building and acquisition funding.

Commissioner Yang asked if this funding would be a reimbursement based program. Chair Noecker stated that this still needs to be determined and that she would prefer it not be a reimbursement program but that the funds would be allocated. The hope is that the program is easy to use and less cumbersome on staff. Commissioner Yang echoed the desire for an allocation rather than a reimbursement and stated that it would most likely get more people to apply.

Chair Noecker explained that this fund is a pool of STAR dollars that are over and above what is needed to put into Neighborhood STAR and Cultural STAR and the RiverCentre each year. These Economic Development STAR dollars can be used for anything that increases tax base or revenue for the City including non-capital expenses.

Commissioner Johnson, co-sponsor of this program, stated that she is excited to hear the public comment and testimony on this program, and explained that this is hopefully an opportunity for the public to easily access these dollars. She appreciates all the feedback from staff.

Commissioner Kim is grateful for this program and how it's emphasis is on how the City is investing in cultural corridors and commercial corridors across the city because some neighborhoods do not have business support organizations that operate at the same level of sophistication as others or that even exist.

Executive Director, Nicolle Goodman clarified that the intention is that the funding would go to the business support organization and not individual businesses and that there would be a contract with that organization that would require quarterly reporting. We would need to have record keeping but it may be significantly streamlined.

Testimony in favor of the program was heard from former Director of two community development corporations, Anne DeJoy, 2257 Maryland Avenue, E; and Kim O'Brien, resident of Ward 7, Executive Director of the Rice and Larpenteur Alliance, and Executive Director of the Grand Avenue Business Association.

Motion to close the public hearing by Commissioner Jalali. The public hearing was closed.

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

Nay: 0 -

Commissioner Yang further commented that the public comments have offered a lot of great input for staff to start with. She continued with a conversation she'd had about construction and the impact it has on businesses, for example, MNDOT is going to do construction on Arcade Street next year and there isn't any aid being provided to the businesses. The Payne Phalen District Council has expressed concern about this as well and Commissioner Yang feels it is really important that we explore whether rent or low interest loans could be an eligible expense for this fund.

Chair Noecker concluded by thanking everyone that was present, and stated that they have a lot of comments and suggestions to work with and that Vice Chair Johnson, Executive Director Goodman and herself will come back with a full proposal to be included with the HRA budget proposal.

STAFF REPORT

5 [SR 24-188](#)

Inspiring Communities - Small-Scale Development Strategy Update

Executive Director Goodman introduced Principle Project Manager, Joe Musolf, and stated that Mr. Musolf would be giving an update on what's been called the Inspiring Communities as a single family program, but is now pivoting the focus to Small-Scale Development with the up-zoning and added density.

Joe Musolf gave a presentation and answered questions from the Board.

Chair Noecker recommended Mr. Musolf schedule individual meetings with the Board members once the details are written up into a proposal, and return to the HRA Board with a final guidelines proposal and program discussion.

Ms. Goodman clarified that the pivot does not require any guideline changes; the disposition policy is already in place and there isn't anything to bring back to the Board.

Chair Noecker requested that the item return with more detail on how the process, already in place, would work.

Received and Filed

6 [SR 24-195](#)**Downpayment Assistance Program and Home Rehab Program Updates**

Executive Director Goodman stated that Homeownership Supervisor, Dean Porter-Nelson will provide an update, and some recommendations on guideline changes that will come back for HRA Board approval.

Chair Noecker recognized the time constraints and asked that Mr. Porter-Nelson provide a portion of his presentation now and finish the rest at the December 4, 2024 HRA meeting.

Dean Porter-Nelson completed up to the Inheritance Fund DPA recommended guideline changes portion of his presentation. He also presented a Downpayment Assistance Program reference sheet that he will be emailing to the Board Members.

Received and Filed

7 [SR 24-158](#)**HRA - PED 2025 Budget Presentation**

Chair Noecker stated that there is nothing to discuss on this item.

Received and Filed

ADJOURNMENT

The HRA meeting was adjourned at 3:26 pm.

Adjourned

Housing and Redevelopment Authority Board of Commissioners (HRA) meetings are open for in person attendance, but the public may also comment on public hearing items in writing or via voicemail. Any comments and materials submitted by 12:00 p.m. 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. Live testimony will be taken in person in the Council Chambers, Third Floor City Hall.

Members of the public may view HRA meetings online at <https://stpaul.legistar.com/Calendar.aspx> or on local cable Channel 18.

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