



# City of Saint Paul

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

## Meeting Agenda Housing & Redevelopment Authority

Jonathan Sage-Martinson,  
Executive Director of the  
HRA, 651-266-6565  
Tina Sheldon, Recording  
Secretary, 651-266-6604

*Chair Amy Brendmoen Commissioner Dan Bostrom  
Commissioner Bill Finney Commissioner Russ Stark  
Commissioner Dai Thao Commissioner Dave Thune  
Commissioner Chris Tolbert*

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Wednesday, May 13, 2015

2:00 PM

Council Chambers, City Hall

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### ROLL CALL

### CONSENT

- 1 [Min 15-31](#) Approving the minutes of the April 22, 2015 HRA meeting
- 2 [RES 15-842](#) Resolution Approving Amended and Restated Tax Increment Financing Plan for East 7th & Bates Senior Housing Project Tax Increment Financing District  

**Sponsors:** Finney  
**Attachments:** [Board Report](#)  
[Attachment B - Survey](#)  
[Attachment C - Amended and Restated TIF Plan](#)

### PUBLIC HEARING

- 3 [RES PH 15-127](#) Resolution Approving and Authorizing Action related to the Saint Paul Housing and Redevelopment Authority's (HRA) Disposition Strategy and Work Plan: 1) Sale and Conveyance of the Parcel 924 Jessamine Avenue East, Payne Phalen, District 5, Ward 6.  

**Sponsors:** Brendmoen  
**Attachments:** [Board Report](#)  
[Attachment B - Map](#)  
[Attachment C - Public Purpose](#)  
[Attachment D - District 5 Profile](#)  
[Attachment E - Comprehensive Plan Applicability](#)
- 4 [RES PH 15-133](#) Authorization to Acquire Vacated Property Owned by the City of Saint Paul in the Area of Platted-But-Unimproved Phalen Avenue lying South of 1444 East Shore Drive and Subsequently Convey Same to James W. Waldo for Use as a Side Yard. Payne Phalen District 5, Ward 6  

**Sponsors:** Bostrom

**Attachments:** [Board Report](#)

[Attachment B - City Council Resolution with Survey](#)

[Attachment C - Real Property Sale and Purchase Agreement](#)

[Attachment D - Map](#)

- 5      [RES PH  
15-134](#)      Resolution Authorizing the following: 1. Acquisition of Tax Forfeited Properties at 1268 Desoto Street in Ward 5, Payne Phalen District 5, 658 Hawthorne Avenue East in Ward 6, Payne Phalen District 5, 2216 Reaney Avenue in Ward 7, Greater East Side District 2 and 1102 Geranium Avenue East in Ward 6, Payne Phalen District 5, and Authorization to Convey Same to Dayton's Bluff Neighborhood Housing Services; and 2. Acquisition of Tax Forfeited Properties at 715 Cook Avenue East, 717 Geranium Avenue East and 831 Jessamine Avenue East, All in Ward 6, Payne Phalen District 5 and Authorization to Convey Same to Twin Cities Habitat for Humanity, Inc.; and 3. Acquisition of a Tax Forfeited Property at 774 Minnehaha Avenue West in Ward 1, Thomas Dale District 7 and Authorization to Convey Same to Frogtown Community Development Corporation.

**Sponsors:** Bostrom

**Attachments:** [Board Report](#)

[Attachment B - Ramsey County Policy](#)

[Attachment C - TFHSP](#)

[Attachment D - Applications](#)

[Attachment E - Maps](#)

[Attachment F - Breakdown of Costs](#)

[Attachment G - District 2 Profile](#)

[Attachment G - District 5 Profile](#)

[Attachment G - District 7 Profile](#)

- 6      [RES PH  
15-128](#)      Resolution giving preliminary approval to the proposed issuance of conduit revenue bonds for the Twin Cities Academy Project under Minnesota Statutes, Sections 469.152 through 469.1655, District 1, Ward 7

**Sponsors:** Finney

**Attachments:** [Board Report](#)

[AttachmentB-Map](#)

[AttachmentC-District 1 Profile](#)

- 7      [RES PH  
15-129](#)      Resolution authorizing the issuance of conduit revenue bonds for the HealthPartners Obligated Group Project under Minnesota Statutes, Sections 469.152 through 469.1655 and approving related documents, District 17, Ward 2

**Sponsors:** Thune

Attachments: [Board Report](#)  
[AttachmentB-Map](#)

**FOR DISCUSSION**

- 8      [RES 15-843](#)      Resolution Authorizing the Issuance and Sale of Conduit Housing Revenue Obligations (2700 University at Westgate Station Housing Project), District 12, Ward 4  
Sponsors: Stark  
Attachments: [Board Report](#)  
[Attachment B Map](#)  
[Attachment C Project Summary](#)  
[Attachment D Sources and Uses](#)  
[Attachment E Public Purpose](#)  
[Attachment F District 12 Profile](#)
- 9      [RES 15-840](#)      Resolution Authorizing Designation of a Tentative Developer Status for Design Lab Properties, LLC for the Property at 1192 East 7th Street, District 4, Ward 6  
Sponsors: Bostrom  
Attachments: [Board Report](#)  
[Attachment B - Map](#)  
[Attachment C- Project Summary](#)  
[Attachment D - Sources & Uses](#)  
[Attachment E - Public Purpose](#)  
[Attachment F - District 4 Profile](#)
- 10     [RES 15-868](#)      Resolution Approving and Designating Rondo Community Land Trust and Community Housing Development Corporation as Tentative Developers for the HRA-Owned Parcels Known as 838, 840, and 940 Selby Avenue, District 8, Ward 1  
Sponsors: Thao  
Attachments: [Board Report](#)  
[Attachment B - Site Map](#)  
[Attachment C - Developer Background](#)  
[Attachment D - Concept Plans](#)  
[Attachment E - Letters of Support](#)
- 11     [RES 15-738](#)      Resolution Endorsing and Approving the Minneapolis/Saint Paul Housing Finance Board's Low Income Housing Tax Credit Procedural Manual and Qualified Allocation Plan for 2016, Citywide  
Sponsors: Brendmoen

Attachments: [Board Report](#)  
[Attachment B - Maximum Developer Fee](#)  
[Attachment C - Qualified Allocation Plan](#)  
[Updated Board Report](#)

**STAFF REPORT**

12      [SR 15-33](#)      Downtown Parking Management Strategy

Sponsors: Thune

**ADJOURNMENT**