



# City of Saint Paul

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

## Meeting Agenda

### Housing & Redevelopment Authority

*Chair Chris Tolbert*  
*Commissioner Russel Balenger*  
*Commissioner Amy Brendmoen*  
*Commissioner Mitra Jalali*  
*Commissioner Rebecca Noecker*  
*Commissioner Jane L. Prince*  
*Commissioner Nelsie Yang*

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Wednesday, November 8, 2023

2:00 PM

Council Chambers, City Hall

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#### ROLL CALL

#### FOR DISCUSSION

- 1      [RES](#)  
         [23-1717](#)
- Resolution approving the adoption of a Fourth Amendment to the Tax Increment Financing Plan for the Downtown and Seventh Place (For the Minnesota Event District) Tax Increment Financing District, authorizing the execution of related amendments to documents, including an amended and restated tax increment agreement, and approving an HRA budget amendment; District 17, Ward 2

**Sponsors:** Noecker

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

[Financial Analysis](#)

[Fourth Amendment](#)

[Amended and Restated Tax Increment Agreement](#)

- 2      [RES](#)  
         [23-1720](#)
- Resolution approving amendments to the Rental Rehabilitation Loan Program guidelines, Citywide

**Sponsors:** Tolbert

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

[Program Guidelines](#)

[Presentation](#)

- 3      [RES  
23-1718](#)      Resolution establishing the Naturally Occurring Affordable Housing (NOAH) loan program guidelines and allocating Housing Trust Funds to the program, Citywide  
                 **Sponsors:** Tolbert  
                 **Attachments:** [Board Report](#)  
                                 [Program Guidelines](#)  
                                 [Financial Analysis](#)  
                                 [Presentation](#)
- 4      [RES  
23-1721](#)      Resolution approving and authorizing extension of the terms of three HRA loans associated with Tilsner Building Limited Partnership, for property at 300 Broadway Street, District 17, Ward 2  
                 **Sponsors:** Noecker  
                 **Attachments:** [Board Report](#)  
                                 [Map](#)  
                                 [D17 Downtown Neighborhood Profile](#)
- 5      [RES  
23-1666](#)      Resolution approving and authorizing the execution of a Legal Services Agreement with Dorsey & Whitney LLP, Citywide (TO BE WITHDRAWN)  
                 **Sponsors:** Tolbert  
                 **Attachments:** [Board Report](#)
- 6      [RES  
23-1722](#)      Resolution approving and authorizing the execution of a Master Legal Services Agreement with McGrann Shea Carnival Straughn & Lamb, Chartered, Citywide  
                 **Sponsors:** Tolbert  
                 **Attachments:** [Board Report](#)
- 7      [RES  
23-1739](#)      Resolution approving change in developer for 678 Snelling N, District 11, Ward 4  
                 **Sponsors:** Jalali  
                 **Attachments:** [Board Report](#)

**PUBLIC HEARINGS**

- 8      [RES PH  
23-343](#)      Resolution giving preliminary approval to the proposed issuance of conduit multifamily housing revenue bonds for Marshall Avenue Flats located at 1606 Marshall Avenue, under Minnesota Statutes, Chapter 462C; and adopting a Housing Program, District 13, Ward 4
- Sponsors: Jalali
- Attachments: [Board Report](#)
- [Housing Program](#)
- [Map](#)
- [D13 Union Park Neighborhood Profile](#)
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- 9      [RES PH  
23-344](#)      Resolution reciting a proposal for a Housing Finance Program for a multifamily rental housing development, giving preliminary approval to the project and the program pursuant to Minnesota Statutes, Chapter 462C, preliminary approval to issue conduit multifamily housing revenue obligations, and authorizing the preparation of necessary documents and materials in connection with said project and program for the Marvella Phase II Project, located at 2190 Hillcrest Drive in the City of Saint Paul, District 15, Ward 3
- Sponsors: Tolbert
- Attachments: [Board Report](#)
- [Map](#)
- [D15 Highland Park Neighborhood Profile](#)

**ADJOURNMENT**

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](mailto: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 City of Saint Paul - Calendar ([legistar.com](http://legistar.com)) or on local cable Channel 18.

#### HRA Meeting Information

The HRA is paperless which saves the environment and reduces expenses. The agendas and HRA files are all available on the Web (see below). Commissioners use mobile devices to review the files during the meeting. Using a mobile device greatly reduces costs since agendas, including the documents attached to files, can be over 100 pages when printed.

#### Web

Meetings are available on the City Council website. Email notification and web feeds (RSS) of newly released minutes, agendas, and meetings are available by subscription. Visit City of Saint Paul - Calendar ([legistar.com](http://legistar.com)) for meeting videos and updated copies of the agendas, minutes, and supporting documents.

#### Cable

Meetings are live on St Paul Channel 18 and replayed at various times. Check your local listings.