



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 Russel Balenger
Commissioner Amy Brendmoen
Commissioner Mitra Jalali
Commissioner Rebecca Noecker
Commissioner Jane L. Prince
Commissioner Nelsie Yang

Wednesday, June 28, 2023

2:00 PM

Council Chambers, City Hall

The Housing & Redevelopment Authority will recess and reconvene during the 3:30 p.m. City Council meeting to consider RES 23-963

ROLL CALL

The meeting was called to order at 2:01 p.m.

Present 7 - Commissioner Rebecca Noecker, Commissioner Jane L. Prince, Commissioner Amy Brendmoen, Chair Chris Tolbert, Commissioner Mitra Jalali, Commissioner Nelsie Yang, and Commissioner Russel Balenger

FOR DISCUSSION

- 1 [RES 23-956](#) Authorization to designate Face to Face Health & Counseling Service, Inc., a Minnesota nonprofit corporation, as tentative developer of 1170 Arcade Street, District 5, Ward 6
- Nicolle Goodman, HRA Executive Director, gave a brief staff report.*
Hanna Getachew-Kreusser, Face to Face Executive Director, gave a brief update.
Tom Kottke, Face to Face Board Chair, gave testimony in support.
Commissioner Yang moved to approve.
7 in favor, None opposed
Resolution is Adopted
- Moved by Commissioner Yang, Resolution is Adopted.**
- Yea:** 7 - Commissioner Noecker, Commissioner Prince, Commissioner Brendmoen, Chair Tolbert, Commissioner Jalali, Commissioner Yang, and Commissioner Balenger
- Nay:** 0

- 2 [RES 23-958](#) Resolution approving modifications to the 2002 HOME loan to Saint Paul Family Project Limited Partnership owner of Jackson Street Village project located at 1497 Jackson Street, District 6, Ward 5
- Nicolle Goodman, HRA Executive Director, gave a brief staff report.*
Commissioner Brendmoen moved to approve.
7 in favor, None opposed
Resolution is Adopted
- Moved by Commissioner Brendmoen, Resolution is Adopted.**
- Yea:** 7 - Commissioner Noecker, Commissioner Prince, Commissioner Brendmoen, Chair Tolbert, Commissioner Jalali, Commissioner Yang, and Commissioner Balenger
- Nay:** 0

- 3 [RES 23-962](#) Resolution authorizing and recommending approval of financing of a \$550,000 HOME Loan; authorizing and recommending approval of financing of a \$1,950,000 ARPA Loan and execution of the loan agreements for the Treehouse Senior Housing Project; District 15, Ward 3
- Nicolle Goodman, HRA Executive Director, gave a brief staff report.*
Diane Nordquist, Principal Project Manager, answered questions from Commissioners.
Commissioner Jalali moved to approve.
7 in favor, None opposed
Resolution is Adopted
- Moved by Commissioner Jalali, Resolution is Adopted.**
- Yea:** 7 - Commissioner Noecker, Commissioner Prince, Commissioner Brendmoen, Chair Tolbert, Commissioner Jalali, Commissioner Yang, and Commissioner Balenger
- Nay:** 0

SUSPENSION ITEM

- [RES 23-959](#) Resolution recommending approval of a \$65,000 CDBG Loan to Life Juices, LLC or a related entity for acquisition, rehabilitation and code compliance project at 450 Lexington Parkway North, District 8, Ward 1
- Commissioner Balenger moved to suspend the rules.*
Rachael Weiker, Project Manager, answered questions from Commissioners.
Nicolle Goodman, HRA Executive Director, gave a brief staff report.
Commissioner Balenger moved to approve.
7 in favor, None opposed
Resolution is Adopted
- Moved by Commissioner Balenger, Resolution is Adopted.**
- Yea:** 7 - Commissioner Noecker, Commissioner Prince, Commissioner Brendmoen, Chair Tolbert, Commissioner Jalali, Commissioner Yang, and Commissioner Balenger
- Nay:** 0

STAFF REPORT

4 [SR 23-126](#) Tax Increment Financing (TIF) Update

Jenny Wolfe, HRA Debt. Manager, presented the Commissioners with a Tax Increment Financing update.

Received and Filed

The Housing & Redevelopment Authority will recess and reconvene during the 3:30 p.m. City Council meeting to consider RES 23-963

The HRA Recessed at 2:36 p.m.

ROLL CALL

The meeting was called to order at 3:41 p.m.

Present 7 - Commissioner Rebecca Noecker, Commissioner Jane L. Prince, Commissioner Amy Brendmoen, Chair Chris Tolbert, Commissioner Mitra Jalali, Commissioner Nelsie Yang, and Commissioner Russel Balenger

5 [RES 23-963](#)

Approving the adoption of a Fifth Amendment to the Tax Increment Financing Plan for the Ford Site Redevelopment Tax Increment Financing District and authorizing the execution of related amendments to documents, including a redevelopment agreement and minimum assessment agreement. (District 15, Ward 3)

Commissioner Brendmoen moved to approve.

7 in favor, None opposed

Resolution is Adopted

Moved by Commissioner Brendmoen, Resolution is Adopted.

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

Nay: 0

ADJOURNMENT

The meeting was Adjourned at 3:43 p.m.

Adjourned

INFORMATION

The notice of public hearing on the proposed sale of certain parcels of land located at 186 Front Avenue, 1068 Ross Avenue and 899 Sims Avenue as published in the Pioneer Press have been cancelled and will not be on today's agenda for consideration.

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.