



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, November 8, 2023

2:00 PM

Council Chambers, City Hall

ROLL CALL

The meeting was called to order at 2:00 p.m.

Commissioners Brendmoen and Noecker were Absent

- Present** 5 - Commissioner Jane L. Prince, Chair Chris Tolbert, Commissioner Mitra Jalali, Commissioner Nelsie Yang, and Commissioner Russel Balenger
- Absent** 2 - Commissioner Rebecca Noecker, and Commissioner Amy Brendmoen

FOR DISCUSSION

- Present** 6 - Commissioner Rebecca Noecker, Commissioner Jane L. Prince, Chair Chris Tolbert, Commissioner Mitra Jalali, Commissioner Nelsie Yang, and Commissioner Russel Balenger
- Absent** 1 - Commissioner Amy Brendmoen

- 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

Nicolle Goodman, HRA Executive Director, gave a brief staff report.

Jenny Wolfe, Debt Manager, answered questions of the Commissioners.

Commissioner Jalali moved to approve.

5 in favor. None opposed

Resolution is Adopted

Moved by Commissioner Jalali, Resolution is Adopted.

Yea: 5 - Commissioner Prince, Chair Tolbert, Commissioner Jalali, Commissioner Yang, and Commissioner Balenger

Nay: 0

Absent: 2 - Commissioner Noecker, and Commissioner Brendmoen

- 2** [RES 23-1720](#) Resolution approving amendments to the Rental Rehabilitation Loan Program guidelines, Citywide
- Dean Porter-Nelson, Residential Housing Finance Manager, gave a brief staff report.
Commissioner Jalali moved to approve.
5 in favor. None opposed
Resolution is Adopted*
- Moved by Commissioner Jalali, Resolution is Adopted.**
- Yea:** 5 - Commissioner Prince, Chair Tolbert, Commissioner Jalali, Commissioner Yang, and Commissioner Balenger
- Nay:** 0
- Absent:** 2 - Commissioner Noecker, and Commissioner Brendmoen
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- 3** [RES 23-1718](#) Resolution establishing the Naturally Occurring Affordable Housing (NOAH) loan program guidelines and allocating Housing Trust Funds to the program, Citywide
- Commissioner Noecker Arrived
Dean Porter-Nelson, Residential Housing Finance Manager, gave a brief staff report.
Commissioner Yang moved to approve.
6 in favor. None opposed
Resolution is Adopted*
- Moved by Commissioner Yang, Resolution is Adopted.**
- Yea:** 6 - Commissioner Noecker, Commissioner Prince, Chair Tolbert, Commissioner Jalali, Commissioner Yang, and Commissioner Balenger
- Nay:** 0
- Absent:** 1 - Commissioner Brendmoen
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- 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
- Nicolle Goodman, HRA Executive Director, gave a brief staff report.
Commissioner Noecker moved to approve.
6 in favor. None opposed
Resolution is Adopted*
- Moved by Commissioner Noecker, Resolution is Adopted.**
- Yea:** 6 - Commissioner Noecker, Commissioner Prince, Chair Tolbert, Commissioner Jalali, Commissioner Yang, and Commissioner Balenger
- Nay:** 0
- Absent:** 1 - Commissioner Brendmoen
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- 5** [RES 23-1666](#) Resolution approving and authorizing the execution of a Legal Services Agreement with Dorsey & Whitney LLP, Citywide (TO BE WITHDRAWN)
- Withdrawn**

6 [RES 23-1722](#) Resolution approving and authorizing the execution of a Master Legal Services Agreement with McGrann Shea Carnival Straughn & Lamb, Chartered, Citywide

*Nicolle Goodman, HRA Executive Director, gave a brief staff report.
Commissioner Noecker moved to approve.
6 in favor. None opposed
Resolution is Adopted*

Moved by Commissioner Noecker, Resolution is Adopted.

Yea: 6 - Commissioner Noecker, Commissioner Prince, Chair Tolbert, Commissioner Jalali, Commissioner Yang, and Commissioner Balenger

Nay: 0

Absent: 1 - Commissioner Brendmoen

7 [RES 23-1739](#) Resolution approving change in developer for 678 Snelling N, District 11, Ward 4

*Nicolle Goodman, HRA Executive Director, gave a brief staff report.
Commissioner Jalali moved to approve.
6 in favor. None opposed
Resolution is Adopted*

Moved by Commissioner Jalali, Resolution is Adopted.

Yea: 6 - Commissioner Noecker, Commissioner Prince, Chair Tolbert, Commissioner Jalali, Commissioner Yang, and Commissioner Balenger

Nay: 0

Absent: 1 - Commissioner Brendmoen

PUBLIC HEARINGS

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

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

*Nicolle Goodman, HRA Executive Director, gave a brief staff report.
Diane Nordquist, Principal Project Manager, answered questions of the Commissioners.
Commissioner Jalali moved to approve.
6 in favor. None opposed
Resolution Public Hearing is Adopted*

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

Yea: 6 - Commissioner Noecker, Commissioner Prince, Chair Tolbert, Commissioner Jalali, Commissioner Yang, and Commissioner Balenger

Nay: 0

Absent: 1 - Commissioner Brendmoen

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

*Commissioner Brendmoen Arrived
Nicolle Goodman, HRA Executive Director, gave a brief staff report.
Commissioner Brendmoen moved to approve.
7 in favor. None opposed
Resolution Public Hearing is Adopted*

Moved by Commissioner Brendmoen, Resolution-Public Hearing 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 2:44 p.m.

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 City of Saint Paul - Calendar (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) for meeting videos and updated copies of the agendas, minutes, and supporting documents.

Cable

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