



City of Saint Paul

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

Meeting Agenda Housing & Redevelopment Authority

Cecile Bedor, Executive
Director of the HRA,
651-266-6565
Kelly Bauer, Recording
Secretary, 651-266-6604

Chair Dave Thune
Commissioner Dan Bostrom
Commissioner Amy Brendmoen
Commissioner Melvin Carter III
Commissioner Kathy Lantry
Commissioner Russ Stark
Commissioner Chris Tolbert

Wednesday, October 10, 2012

2:00 PM

Council Chambers, City Hall

Roll Call

Consent

- 1 [Min 12-34](#) Approval of the September 26, 2012 HRA meeting minutes.
- 2 [RES 12-1907](#) Resolution Authorizing Designation of a Tentative Developer Status for Covenant Capital LLC for the Property at 699 East 7th Street, Ward 7, District 4
Attachments: [699 East 7th Street - Board Report](#)
[Attachment B - Map](#)
[Attachment C - Project Summary](#)
[Attachment D - S&U](#)
[Attachment E - Public Purpose](#)
[Attachment F - Census Profile](#)

Public Hearings

- 3 [RES PH 12-312](#) Resolution Approving (i) The Establishment of the West Side Flats Tax Increment Financing District and the Adoption of a Tax Increment Financing Plan; (ii) A Development Agreement and TBRA, LCDA and DEED Subgrants with West Side Flats Apartments LLC; (iii) Acceptance of Land from the City of Saint Paul and Conveyance of Land to West Side Flats Urban Development LLC; (iv) Agreement with West Side Flats Urban Development LLC Regarding Land Note and Loan Agreement; (v) \$198,906 HRA Loan to West Side Flats Urban Development LLC; (vi.)Phase II Development Agreement with West Side Flats Redevelopment LLC; (vii) Phase III Development Agreement with WSF Phase III LLC; and (viii) Related Budget Amendment and (ix) Parcel 4 Agreement with Sherman Associates, Ward 2, District 3

Attachments: [WSF Reso Attachment A TIF District.xls](#)
[WSF Reso Attachment A HRA Loan.xls](#)
[WSF HRA reportOct10v2-FINAL.doc](#)
[WSFAttachment B.doc](#)
[WSFMap.pdf](#)
[WSF Attachment D Summary.pdf](#)
[WSF Attachment E.xls](#)
[WSF Attachment F Public Purpose.doc](#)
[WSF Attachment G Census.pdf](#)
[WSF Attachment H Legal.doc](#)
[WSF Attachment I Site Plan\(2\).pdf](#)
[WSF Attachment J.pdf](#)

This item was laid over from the September 26, 2012 HRA meeting.

- 4 [RES PH
12-307](#) Resolution Approving the Sale of Land and Conveyance of Parcel 976 Minnehaha Avenue East under the ISP/NSP Program, Dayton's Bluff, Ward 7, District 4.

Attachments: [976 Minnehaha_brd rpt-Final.pdf](#)
[Att B - Marketing and Incentives.pdf](#)
[Attachment C - Map.pdf](#)
[Attachment C - photos.pdf](#)
[Attachment D - Public Purpose.pdf](#)
[Attachment E - District 4 profile.pdf](#)

- 5 [RES PH
12-306](#) Resolution Approving the Sale of Land and Conveyance of Parcel 745 Bradley Street under the ISP/NSP Program, Payne-Phalen, Ward 5, District 5.

Attachments: [745 Bradley_brd rpt-Final.pdf](#)
[Att B - Marketing and Incentives.pdf](#)
[Att C - Map.pdf](#)
[Attachment C - Photos.pdf](#)
[Att D - Public Purpose.pdf](#)
[Att E - District 5 profile.pdf](#)

Discussion

- 6 [RES
12-1919](#) Reservation of Year 2013 Low Income Housing Tax Credits for Rolling Hills Apartments.

Attachments: [HRA 2013 LIHTC Reservation HRA Bd Report 10102012 FINAL.doc](#)
[ATTACHMENT B 2013 LIHTC Min. Credit Requirements.doc](#)
[Attachment C 2013 Saint Paul's Scoring Worksheet- Hamline Station - Family H](#)
[Attachment C 2013 Saint Paul's Scoring Worksheet- Old Home Plaza.doc](#)
[Attachment C 2013 Saint Paul's Scoring Worksheet- Prior Crossing.doc](#)
[Attachment C 2013 Saint Paul's Scoring Worksheet- Rolling Hills Apartments.dc](#)
[Attachment D Map Hamline Station - Family Housing.pdf](#)
[Attachment D Map Old Home Plaza Map.pdf](#)
[Attachment D Map Prior Crossing map..pdf](#)
[ATTACHMENT D MAP - Rolling Hills 1325 westminster.pdf](#)
[Attachment E Public Purpose Rolling Hills Apartments.doc](#)
[Attachment F Hamline - Midway Neighborhood profile.pdf](#)
[Attachment F Payne-Phalen Neighborhood Profile.pdf](#)
[Attachment F Summit-University Neighborhood Profile.pdf](#)

- 7 [RES](#)
 [12-1906](#)
- Resolution of the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, Approving Issuance of Refunding Bonds Under the Minnesota Municipal Industrial Development Act, and Approving and Authorizing the Execution of Documents In Connection Therewith (HealthEast Care System Project), Citywide.

Attachments: [HRA Staff Report HealthEastRefunding.pdf](#)
[AttachmentB-FinancingSummaryHealthEast.pdf](#)

Adjournment