



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*

Thursday, November 12, 2015

2:00 PM

Council Chambers, City Hall

ROLL CALL

CONSENT AGENDA

Note: Items listed under the Consent Agenda will be enacted by one motion with no separate discussion. If discussion on an item is desired, the item will be removed from the Consent Agenda for separate consideration.

- 1 [Min 15-57](#) Approval of October 28, 2015 HRA minutes

- 2 [RES 15-1964](#) Resolution Providing for the Optional Redemption of Certain Sales Tax Revenue Bonds (Civic Center Project), Series 1993 Previously Issued by the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota and Approving the Execution and Delivery of Any Necessary Documents, District 17, Ward 2

Sponsors: Brendmoen
Attachments: [Board Report](#)

- 3 [RES 15-1962](#) Resolution Authorizing Acceptance of a Home Ownership Education, Counseling, and Training Fund Grant from the Minnesota Housing Finance Agency for the Mortgage Foreclosure Prevention Program(Citywide)

Sponsors: Brendmoen
Attachments: [Board Report](#)

FOR DISCUSSION

- 4 [RES 15-1963](#) Resolution approving the adoption of an Amendment to the Tax Increment Financing Plan for the Saint Paul Neighborhood Scattered Site Tax Increment Financing District No. 100 and No. 148, Districts 2, 5, 6-9, 13 and 15, Wards 1, 2, 3, 5, and 6

Sponsors: Stark

Attachments: [Board Report](#)

[Attachment A - Budget Amendment](#)

[Attachment B - St Paul Scattered Site TIF Amend](#)

[Attachment C - Map](#)

- 5 [RES](#)
[15-1986](#) Resolution Authorizing Grant of Value Gap Assistance in the Amount of up to \$120,023.59 to Urban Homeworks, Inc. Frogtown Planning District 7, Ward 1.

Sponsors: Thao

Attachments: [Board Report](#)

[Attachment B - Comprehensive Plan](#)

[Attachment C - Map](#)

[Attachment D - District 7 Profile](#)

- 6 [RES](#)
[15-1978](#) Approval of First Amendment to the Phase III Development Agreement with the WSF Phase III LLC, Ward 2, District 3.

Sponsors: Thune

Attachments: [Board Report](#)

[Attachment B - Background](#)

[Attachment C - Map](#)

[Attachment D - District 3 Profile](#)

- 7 [RES](#)
[15-1961](#) Resolution Authorizing Approval of a \$68,000 Loan under the Strategic Investment Fund Program to Maximus, Inc. for 332 Minnesota Street.

Sponsors: Thune

Attachments: [Board Report](#)

[Attachment B - Map](#)

[Attachment C - Public Purpose](#)

[Attachment D - District 17 Profile](#)

PUBLIC HEARINGS

- 8 [RES PH](#)
[15-332](#) Authorization to Allocate 2007A STAR Tax-Exempt Bond-Supportive Housing Initiative Funds and Authorization to amend the HRA Budget to Allocate Program Income from the Former HUD Rental Rehabilitation Program for the Young Women's Christian Association of Saint Paul ("YWCA Saint Paul") Housing Facilities Capital Improvement Project; and Authorization to Enter into a Grant Agreement with YWCA Saint Paul for Installation of Capital Improvements at YWCA Saint Paul Owned and Operated Housing Facilities, District 8 and District 15.

Sponsors: Brendmoen

Attachments: [Board Report](#)
[Attachment B - Project Summary](#)
[Attachment C - Ward 1 Map](#)
[Attachment C - Ward 3 Map](#)
[Attachment D - Public Purpose](#)
[Attachment F - District 8 Profile](#)
[Attachment F - District 15 Profile](#)

- 9 [RES PH
15-333](#) Resolution Approving And Authorizing The Sale And Conveyance Of Property Under The Saint Paul Housing And Redevelopment Authority's (HRA) Disposition Strategy And Work Plan In Payne Phalen, District 5, Ward 5.

Sponsors: Brendmoen

Attachments: [Board Report](#)
[Attachment B - Map](#)
[Attachment C - District 5 Profile](#)
[Attachment D - Public Purpose](#)
[Attachment E - Comprehensive Plan Applicability](#)

- 10 [RES PH
15-331](#) Approval of the Sale and Conveyance of Parcel 694/696 4th Street East, Dayton's Bluff, District 4, Ward 7 under the Inspiring Communities Program.

Sponsors: Finney

Attachments: [Board Report](#)
[Attachment B - Marketing and Incentives](#)
[Attachment C - Listing Photos](#)
[Attachment D - Map](#)
[Attachment E - Public Purpose](#)
[Attachment F - District 4 Profile](#)

- 11 [RES PH
15-334](#) Resolution Approving And Authorizing The Sale And Conveyance Of Twenty-One Properties Under The Inspiring Communities Program; Authorization To Enter Into Development Agreements, And Authorization Of Expenditures For Redevelopment Under The Saint Paul Housing And Redevelopment Authority's Inspiring Communities Program.

Sponsors: Brendmoen

Attachments: [Board Report](#)
[Attachment B - 2015 RFP Award Recommendation](#)
[Attachment C - Comprehensive Plan Conformance](#)
[Attachment D - Project Summary](#)
[Attachment E - Sources and Uses Summary](#)
[Attachment F - Public Purpose](#)
[Attachment G - District 2 Profile](#)
[Attachment H - Map](#)

STAFF REPORTS

12 [SR 15-133](#) Downtown Parking Management Strategy

Sponsors: Thune
Attachments: [Board Report](#)
[Attachment B - Presentation Slides](#)

13 [SR 15-132](#) Inspiring Communities Program Update

Sponsors: Brendmoen
Attachments: [Board Report](#)
[Attachment B - Presentation Slides](#)

ADJOURNMENT