



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 Amy Brendmoen
Commissioner Mitra Jalali
Commissioner Rebecca Noecker
Commissioner Jane L. Prince
Commissioner Dai Thao
Commissioner Nelsie Yang

Wednesday, June 23, 2021

2:00 PM

Council Chambers, City Hall

Please see the meeting guidelines due to the COVID-19 pandemic.

ROLL CALL

APPROVAL OF MINUTES

- 1 [Min 21-19](#) Approving the minutes of the May 2021 HRA meetings

Sponsors: Tolbert

Attachments: [HRA Minutes 5-12-2021](#)

[HRA Minutes 5-26-2021](#)

FOR DISCUSSION

- 2 [RES 21-920](#) Resolution approving (i) the establishment of the Ford Site Housing Tax Increment Financing District #1 in the Ford Site Redevelopment Project Area (ii) a Tax Increment Financing Plan therefor (iii) an amendment to the Tax Increment Financing Plan for the Ford Site Redevelopment Tax Increment Financing District and (iv) an HRA budget amendment, District 15, Ward 3

Sponsors: Tolbert

Attachments: [HRA Board](#)

[Financial Analysis](#)

[Map](#)

[District 15 Profile](#)

[Ford Site Housing TIF District #1 TIF Plan](#)

[3rd Amendment to Ford Site Redevelopment TIF Plan](#)

- 3 [RES 21-923](#) Resolution approving (i) the establishment of the Ford Site Housing Tax Increment Financing District #2 in the Ford Site Redevelopment Project Area (ii) a Tax Increment Financing Plan therefor (iii) an amendment to the Tax Increment Financing Plan for the Ford Site Redevelopment Tax Increment Financing District and (iv) an HRA budget amendment, District 15, Ward 3

Sponsors: Tolbert

Attachments: [HRA Board](#)

[Financial Analysis](#)

[Map](#)

[District 15 Profile](#)

[Ford Site Housing TIF District #2 TIF Plan](#)

[4th Amendment to Ford Site Redevelopment TIF Plan](#)

- 4 [RES 21-906](#) Resolution approving Revised Land Held for Resale Valuation Policy, Citywide

Sponsors: Tolbert

Attachments: [Board Report](#)

[HRA RES 11-2490](#)

[Office of the State Auditor 2019 schedule of findings and corrective actions](#)

- 5 [RES 21-860](#) Approval of the execution and recording of a declaration for maintenance of stormwater facilities at the Hamm's Brewery site, 694 Minnehaha Avenue East District 4, Ward 7

Sponsors: Prince

Attachments: [Board Report](#)

[Stormwater Management System Diagram](#)

[Map](#)

[District 4 Profile](#)

[Presentation](#)

STAFF REPORT

- 6 [SR 21-112](#) Inspiring Communities Program Update

Sponsors: Tolbert

Attachments: [Presentation](#)

ADJOURNMENT

In-person meetings, or meetings conducted under Minn. Stat. § 13D.02 of the Housing and Redevelopment Authority Board of Commissioners (HRA), are not practical or prudent because of the COVID-19 health pandemic emergency declared under Minn. Stat. Chapter 12 by the Minnesota Governor Tim Walz and Saint Paul Mayor Melvin Carter. In light of the COVID-19 health pandemic, members of the HRA will participate in HRA meetings by telephone or other electronic means.

Public attendance at the HRA's regular meeting location is not feasible due to the COVID-19 health pandemic. Members of the public may view HRA meetings online at <https://stpaul.legistar.com/Calendar.aspx> or on local cable Channel 18.

The public may comment on public hearing items in writing or via voicemail. Any comments and materials submitted by 12:00 pm 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.

While the Board will make best efforts to decide all issues before them, the Board may delay decisions on certain matters where the members believe meeting in-person is necessary.