



# 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*

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Wednesday, January 11, 2023

2:00 PM

Council Chambers, City Hall

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#### ROLL CALL

*The meeting was called to order at 2:00 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

#### APPROVAL OF MINUTES

1 [Min 23-3](#) Approving the minutes of the December 2022 HRA meetings

*Commissioner Balenger moved to approve.*  
*7 in favor, None opposed*  
*Approval of Minutes is Adopted.*

**Moved by Commissioner Balenger, Approval of Minutes is Adopted.**

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

**Nay:** 0

**FOR DISCUSSION**

- 2**     [RES 23-75](#)     Resolution approving amended guidelines and additional funding for the Downpayment Assistance Program
- Tara Beard, Housing Director, gave a brief staff report.  
Commissioner Prince, Noecker and  
Chair Tolbert spoke in favor of the program.  
Chair Tolbert moved to Amend the Resolution.  
Commissioner Jalali moved to approve.  
7 in favor, None opposed  
Resolution is Adopted as Amended*
- Moved by Commissioner Jalali, Resolution is Adopted As Amended.**
- Yea:** 7 - Commissioner Noecker, Commissioner Prince, Commissioner Brendmoen, Chair Tolbert, Commissioner Jalali, Commissioner Yang, and Commissioner Balenger
- Nay:** 0
- 3**     [RES 23-79](#)     Resolution approving amended guidelines for the Homeowner Rehab Program (formerly the Citywide Rehabilitation Program), Citywide
- Tara Beard, Housing 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
- 4**     [RES 23-69](#)     Resolution approving and authorizing various condemnation matters and related documents for 1) Metropolitan Council Gold Line condemnation of properties located at 0 Conway Street, 652 Conway Street, and 1256 Wilson Avenue; and for 2) MnDOT Highway 5 Improvement condemnation of property located at 975 Minnehaha Avenue E, District 4, Ward 7
- Nicolle Goodman, HRA Executive Director, gave a brief staff report.  
Commissioner Prince moved to approve.  
7 in favor, None opposed  
Resolution is Adopted*
- Moved by Commissioner Prince, Resolution is Adopted.**
- Yea:** 7 - Commissioner Noecker, Commissioner Prince, Commissioner Brendmoen, Chair Tolbert, Commissioner Jalali, Commissioner Yang, and Commissioner Balenger
- Nay:** 0

**5**      [RES 23-71](#)      Authorization to designate JB Vang Partners, Inc., a Minnesota corporation as tentative developer of 694 and 680 Minnehaha Avenue East, Saint Paul, MN, District 4, Ward 7

*Laura Haynssen, Principal Project Manager, and Erika Byrd, Sr. Project Manager, presented the Commissioners with brief staff report.  
Commissioners Brendmoen, Noecker, Yang, Prince and Chair Tolbert spoke in favor of this project.  
Commissioner Prince moved to approve.  
7 in favor, None opposed  
Resolution is Adopted*

**Moved by Commissioner Prince, Resolution is Adopted.**

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

**Nay:** 0

**6**      [RES 23-72](#)      Resolution authorizing the issuance and sale of conduit multifamily housing revenue bonds for the Sibley Court and Sibley Park Housing Project located at 484 Temperance Street and 211 Seventh Street East; approving the assignment and assumption of an existing Met Council Loan and Note; approving the execution of related documents, District 17, Ward 2

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

**Moved by Commissioner Noecker, Resolution is Adopted.**

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

**Nay:** 0

**PUBLIC HEARING**

- 7     [RES PH 23-7](#)     Resolution approving and authorizing the sale and conveyance of 669 3rd Street East to Candace Kampa, for a sale price of \$10,000, District 4, Ward 7

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

*Commissioner Prince moved to approve.*

*7 in favor, none opposed*

*Resolution Public Hearing is Adopted*

**Moved by Commissioner Prince, 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 3:05 p.m.*

**Adjourned**

**INFORMATION**

*A Request for Proposals has been issued for 1170 Arcade Street. See website for further details: [stpaul.gov/1170Arcade](http://stpaul.gov/1170Arcade)*

**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](mailto: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.**