



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

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Wednesday, June 23, 2021

2:00 PM

Council Chambers, City Hall

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

#### ROLL CALL

*HRA Chair Tolbert called the meeting to order at 2:01 p.m.*

**Present** 7 - Commissioner Dai Thao, Commissioner Rebecca Noecker, Commissioner Jane L. Prince, Commissioner Amy Brendmoen, Chair Chris Tolbert, Commissioner Mitra Jalali, and Commissioner Nelsie Yang

#### APPROVAL OF MINUTES

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

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

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

**Nay:** 0

**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
- Nicolle Goodman, HRA Executive Director, gave a brief staff report for items #2 and #3.*
- Jenny Wolfe, Debt Manager, was available to answer questions.*
- Moved by Commissioner Brendmoen, Resolution is Adopted.**
- Yea:** 7 - Commissioner Thao, Commissioner Noecker, Commissioner Prince, Commissioner Brendmoen, Chair Tolbert, Commissioner Jalali, and Commissioner Yang
- Nay:** 0
- 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
- Moved by Commissioner Thao, Resolution is Adopted.**
- Yea:** 7 - Commissioner Thao, Commissioner Noecker, Commissioner Prince, Commissioner Brendmoen, Chair Tolbert, Commissioner Jalali, and Commissioner Yang
- Nay:** 0
- 4**     [RES 21-906](#)     Resolution approving Revised Land Held for Resale Valuation Policy, Citywide
- Nicolle Goodman, HRA Executive Director, gave a brief staff report.*
- Moved by Commissioner Noecker, Resolution is Adopted.**
- Yea:** 7 - Commissioner Thao, Commissioner Noecker, Commissioner Prince, Commissioner Brendmoen, Chair Tolbert, Commissioner Jalali, and Commissioner Yang
- Nay:** 0

- 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

*Laura Haynssen and Andy Hestness, Principal Project Managers, presented the Commissioners with background and future plans for the Hamm's Brewery site.*

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

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

**Nay:** 0

#### STAFF REPORT

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

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

*Joe Musolf, Principal Project Manager, presented the Commissioners with an Inspiring Communities Program update.*

**Received and Filed**

#### ADJOURNMENT

*HRA Chair Tolbert adjourned the meeting at 3:00 p.m.*

**Adjourned**

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](mailto: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.