



City of Saint Paul

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

Minutes - Final 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

Present 6 - Chair Dave Thune, Commissioner Dan Bostrom, Commissioner Amy Brendmoen, Commissioner Kathy Lantry, Commissioner Russ Stark, and Commissioner Chris Tolbert

Absent 1 - Commissioner Melvin Carter III

Consent

- 1 [Min 12-34](#) Approval of the September 26, 2012 HRA meeting minutes.
- Commissioner Lantry moved approval. HRA Minutes were Adopted.**
- Yea:** 6 - Chair Thune, Commissioner Bostrom, Commissioner Brendmoen, Commissioner Lantry, Commissioner Stark, and Commissioner Tolbert
- Nay:** 0
- Absent:** 1 - Commissioner Carter III
- 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
- Sponsors:** Lantry
- Commissioner Lantry moved approval. Resolution was Adopted.**
- Yea:** 6 - Chair Thune, Commissioner Bostrom, Commissioner Brendmoen, Commissioner Lantry, Commissioner Stark, and Commissioner Tolbert
- Nay:** 0
- Absent:** 1 - Commissioner Carter III

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

Sponsors: Thune

Commissioner Stark moved to lay this item over until the October 24, 2012 HRA meeting. The motion carried.

Yea: 6 - Chair Thune, Commissioner Bostrom, Commissioner Brendmoen, Commissioner Lantry, Commissioner Stark, and Commissioner Tolbert

Nay: 0

Absent: 1 - Commissioner Carter III

- 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.

Sponsors: Lantry

Chair Thune announced the public hearing. There being no testimony Commissioner Lantry moved to close the public hearing and approve the resolution. Resolution was Adopted.

Yea: 6 - Chair Thune, Commissioner Bostrom, Commissioner Brendmoen, Commissioner Lantry, Commissioner Stark, and Commissioner Tolbert

Nay: 0

Absent: 1 - Commissioner Carter III

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.

Sponsors: Brendmoen

Chair Thune announced the public hearing. There being no testimony Commissioner Brendmoen moved to close the public hearing and approve the resolution. Resolution was Adopted.

Yea: 6 - Chair Thune, Commissioner Bostrom, Commissioner Brendmoen, Commissioner Lantry, Commissioner Stark, and Commissioner Tolbert

Nay: 0

Absent: 1 - Commissioner Carter III

Discussion

6 [RES 12-1919](#)

Reservation of Year 2013 Low Income Housing Tax Credits for Rolling Hills Apartments.

Sponsors: Thune

Commissioner Brendmoen moved approval. Resolution Adopted.

Yea: 6 - Chair Thune, Commissioner Bostrom, Commissioner Brendmoen, Commissioner Lantry, Commissioner Stark, and Commissioner Tolbert

Nay: 0

Absent: 1 - Commissioner Carter III

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.

Sponsors: Thune

Commissioner Lantry moved approval. Resolution Adopted.

Yea: 6 - Chair Thune, Commissioner Bostrom, Commissioner Brendmoen, Commissioner Lantry, Commissioner Stark, and Commissioner Tolbert

Nay: 0

Absent: 1 - Commissioner Carter III

Adjournment

Commissioner Lantry moved adjournment. The HRA meeting was adjourned.

Yea: 6 - Chair Thune, Commissioner Bostrom, Commissioner Brendmoen,
Commissioner Lantry, Commissioner Stark, and Commissioner Tolbert

Nay: 0

Absent: 1 - Commissioner Carter III