



City of Saint Paul

City Hall and Court House
15 West Kellogg Boulevard
Council Chambers - 3rd
Floor
651-266-8560

Meeting Minutes - Action Only

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, May 27, 2020

2:00 PM

Council Chambers, City Hall

Please see below for new meeting guidelines due to the COVID 19 health pandemic emergency.

ROLL CALL

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

FOR DISCUSSION

- 1 [RES 20-766](#) Resolution approving the re-subordination and extension of the terms and affordability periods of five HRA/City deferred loans associated with Minnesota Vistas and Minnesota Place projects due to refinancing of first mortgages, District 17, Ward 2

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

- 2 [RES 20-747](#) Authorizing the Housing and Redevelopment Authority to accept gifts and donations that will help the City of Saint Paul to plan, prepare for, or respond to the COVID-19 outbreak.

Moved by Commissioner Jalali, Resolution is Adopted.

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

Nay: 0

- 3 [RES 20-748](#) Authorizing the Housing Redevelopment Authority to apply for and accept grant funds to plan, prepare for, or respond to the COVID-19 outbreak

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

- 4 [RES 20-789](#) Resolution accepting a grant of up to \$115,000 from the Saint Paul & Minnesota Foundation; and amending the 2020 Housing and Redevelopment Authority budget, Citywide

Moved by Commissioner Yang, Resolution is Adopted.

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

Nay: 0

PUBLIC HEARINGS

- 5 [RES PH 20-133](#) Resolution approving and authorizing (i) the establishment of the Tax Increment Financing District (West Side Flats Phase III Apartments Project) (a housing district) in the Riverfront Redevelopment Project area and a Tax Increment Financing Plan therefor, (ii) an amendment to the Tax Increment Financing Plan for the Riverfront Renaissance Redevelopment Tax Increment Financing District, (iii) the conveyance of land, (iv) a Loan of up to \$990,000 in HOME Funds and the execution of related documents, (v) the execution of a tax increment development agreement, LCDA and TBRA Subgrant agreements, and related documents, and (vi) an HRA budget amendment, all for the West Side Flats Phase IIIB Apartments Project, District 3, Ward 2

Moved by Commissioner Noecker, Resolution-Public Hearing is Adopted.

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

Nay: 0

- 6 [RES PH 20-134](#) Resolution approving the issuance of conduit multifamily housing revenue bonds (West Side Flats Phase III B Apartment Project); approving related documents; and adopting a Housing Program, District 3, Ward 2
- Moved by Commissioner Noecker, Resolution-Public Hearing is Adopted.**
- Yea:** 7 - Commissioner Thao, Commissioner Noecker, Commissioner Prince, Commissioner Brendmoen, Chair Tolbert, Commissioner Jalali, and Commissioner Yang
- Nay:** 0
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- 7 [RES PH 20-135](#) Resolution approving and authorizing (i) the conveyance of land, (ii) acceptance of a purchase price note in the amount of \$2,000,000, and (iii) the execution of a development agreement, LCDA and TBRA Subgrant agreements, and related documents, all for the West Side Flats Phase III A Apartments Project, District 3, Ward 2
- Moved by Commissioner Noecker, Resolution-Public Hearing is Adopted.**
- Yea:** 7 - Commissioner Thao, Commissioner Noecker, Commissioner Prince, Commissioner Brendmoen, Chair Tolbert, Commissioner Jalali, and Commissioner Yang
- Nay:** 0

ADJOURNMENT

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 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.