



Legislation Details (With Text)

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6/12/2019	1	Housing & Redevelopment Authority	Adopted	Pass

Approving the May 8, 2019 HRA Board meeting minutes

ROLL CALL

Present 6 - Commissioners Brendmoen, Busuri, Jalali Nelson, Noecker, Thao and Chair Tolbert

Absent 1 - Commissioner Prince

FOR DISCUSSION

Commissioner Prince Arrived

1. Authorization to allocate Community Development Block Grant ("CDBG") Funds and authorization to enter into a forgivable CDBG loan agreement with Ain Dah Yung Center for capital improvements at 1089 Portland Avenue, District 8, Ward 1

Dr. Bruce Corrie, HRA Executive Director, stated that the Ain Dah Yung center provides critical services for American Indian homeless youth. Yesterday while driving by the center it was so great to see youth playing outside on the lawn by a frame of a Teepee.

It is a beautiful large historic building at 1089 Portland Avenue and requires work on the front stairway and chimney tuck pointing.

Staff recommends a \$70,000 forgivable CDBG loan at 0 percent interest; forgivable on a pro rata basis over 5 years during with the center will provide emergency shelter for homeless youth. The Saint Paul Heritage Preservation Committee approved Ain dah Yung's application to make such capital improvements.

Moved by Commissioner Thao, Resolution Adopted and set forth in RES 19-789

VOTE: Yeas - 7 Nays - 0

2. Amend the 2019 Housing and Redevelopment Authority (HRA) general fund budget for City Attorney staff support, Citywide

Dr. Bruce Corrie, HRA Executive Director, expressed appreciation for the great work that the City

Attorneys are doing for the HRA and PED. Dr. Corrie shared that we are involved in a wide range of projects from Ford to zoning and need the capacity to improve our legal staffing. This resolution amends the HRA General Fund budget to allocate \$295,000 for additional City Attorney staffing.

Commissioner Noecker asked if this request is for an additional attorney on top of what was already budgeted earlier this year. Dr. Corrie stated that the City Attorney's office has proposals for a part time paralegal and additional full time City Attorney.

Moved by Commissioner Brendmoen, Resolution Adopted and set forth in RES 19-790

VOTE: Yeas - 7 Nays - 0

3. Resolution authorizing the issuance and amendment of conduit revenue notes under Minnesota Statutes, Sections 469.152 through 469.1655 for the Cretin-Derham Hall Project located at 550 South Albert Street and approving related documents; District 15, Ward 3

Dr. Bruce Corrie, HRA Executive Director, stated that Cretin Durham Hall, a well-known college prep school in the Highland Park area is requesting the HRA issue conduit bonds to assist in the refinancing of the existing HRA debt and to assist in the financing the construction of a new entry/gathering space to their main entrance.

On April 24, the HRA held a public hearing and provided preliminary approval for the issuance of these conduit bonds. Today's resolution is to authorize the issuance of up to \$19.5 million of conduit revenue bonds for the Cretin-Durham Hall project and execution of related documents. These conduit bonds are not a debt of the HRA or the City and the repayment of the bonds will be limited to the revenues of the school.

Moved by Commissioner Noecker, Resolution Adopted and set forth in RES 19-791

VOTE: Yeas - 7 Nays - 0

PUBLIC HEARING

4. Resolution approving and authorizing the sale and conveyance of property under the Saint Paul Housing and Redevelopment Authority's (HRA) guidelines for disposition of a splinter parcel located at the northeast corner of West 7th Street and Western Avenue South, and approval of purchase agreement, District 9, Ward 2

Dr. Bruce Corrie, HRA Executive Director, stated that this property is by West 7th close to Keg and Case. The developer Bigos-WC Acquisition, LLC owns the adjacent property called Winslow Commons which is a 121-unit project based Section 8 assisted elderly rental apartment building.

The HRA parcel is just 1260 square feet and due to its small size and configuration has limited usefulness. The developer proposes combining this splinter parcel to build a 50 unit affordable rental housing unit. This new building will also be assisted by project based section 8 funding transferred from another property owned by the developer. This property located in downtown called Mears Parks Apartment will retain existing tenants as per HUD rules or provide them the opportunity to move to the new building proposed with this application. Mears Park Apartment is a 255-unit building with market rate housing that has 50-units with project based section 8 units affordable to tenants at or below 30 percent of the AMI. This section 8 contract is expiring and under new rules of HUD called 8BB one can transfer these project based vouchers from one location to another with similar characteristics.

Commissioner Noecker inquired about Bigos not requesting any additional subsidy for the construction of these 50 new units. Dr. Corrie stated that that is correct.

Moved by Commissioner Noecker, Resolution Adopted and set forth in RES PH 19-135

VOTE: Yeas - 7 Nays - 0

STAFF REPORT

5. Housing Trust Fund quarterly update

Laid over from the April 24, 2019 HRA Board meeting

Dr. Bruce Corrie, HRA Executive Director, expressed his appreciation to Housing Director Kayla Schuchman for her efforts to pick up these new responsibilities and offer a slew of proposals to help implement our City's vision and strategy for affordable housing.

Kayla Schuchman, PED Housing Director, presented the Housing Trust Fund quarterly update.

Received and Filed as set in SR 19-31

ADJOURNMENT

Moved by Commissioner Thao, the HRA Board Meeting is Adjourned

VOTE: Yeas - 7 Nays - 0