



Legislation Details (With Text)

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Title: Approving the June 8, 2016 HRA Board Meeting Minutes

Sponsors:

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Attachments:

Date	Ver.	Action By	Action	Result
6/22/2016	1	Housing & Redevelopment Authority	Adopted	Pass

Approving the June 8, 2016 HRA Board Meeting Minutes

Commissioner Voting

The reader calls the names of all Commissioners. A vote in favor is cast by remaining silent, and a vote against is cast by saying no or nay. When the voting is complete, the reader will state whether the motion passed or failed.

ROLL CALL

Present 5 - Commissioners Noecker, Prince, Stark, Tolbert and Chair Brendmoen

Excused 1 - Commissioner Bostrom

Absent 1 - Commissioner Thao

CONSENT AGENDA

Note: Items listed under the Consent Agenda will be enacted by one motion with no separate discussion. If discussion on an item is desired, the item will be removed from the Consent Agenda for separate consideration.

Approval of the Consent Agenda

1. Approving the May 25, 2016 HRA Board Meeting Minutes
Adopted as set forth in Min 16-25
2. Resolution Amending the 2016 Budget for the HRA Loan Enterprise Fund and the HRA Parking Enterprise Fund to Carryover 2015 Budget Balances.
Adopted as set forth in RES 16-960
3. Resolution Authorizing the Issuance of Conduit Charter School Lease Revenue Bonds for the Community School of Excellence Project under Minnesota Statutes, Sections 469.152 through 469.1655 and Approving Related Documents, District 6, Ward 5.
Adopted as set forth in RES 16-966

4. Resolution Approving and Authorizing the Submission of a Grant Application to the Minnesota Housing Finance Agency for \$560,000 for the Inspiring Communities Program.
Adopted as set forth in RES 16-962

Moved by Commissioner Tolbert, Consent Agenda is adopted.

VOTE: Yeas - 5 Nays - 0

FOR DISCUSSION

Commissioner Thao Arrived

5. Resolution Approving And Authorizing Execution Of A Second Amendment To An Existing HRA Loan Including Extension Of Term And Affordability Period, And Re-subordination For Van Dyke Townhomes, District 1, Ward 7.

Mr. Jonathan Sage-Martinson, HRA Executive Director, stated this request is for the amendment of an existing HRA loan to extend the maturity date and affordability period and resubordinate to a new first mortgage loan.

Moved by Commissioner Prince, Resolution Approved as set forth in RES 16-969

VOTE: Yeas - 6 Nays - 0

6. Approval of Second Amendment to the Phase III Development Agreement with the WSF Phase III LLC, District 3, Ward 2.

Mr. Sage-Martinson, HRA Executive Director, stated this request is for the approval of an amendment of a development agreement negotiated between WSF III LLC and the HRA to extend the development agreement and allows staff to initiate a Housing TIF district.

Commissioner Tolbert asked if this is an additional TIF district. Mr. Sage-Martinson stated this is a new TIF district to support affordable housing in the district.

Commissioner Noecker clarified that the original TIF district is being de-certified as the property cannot be in two TIF districts at the same time. Jenny Wolfe, PED, agreed. Commissioner Noecker shared her excitement in this project moving forward.

Commissioner Stark asked for clarification in the goals that the developer had to meet. Marie Franchett, PED, stated that the developer had to receive a letter of intent from a restaurant to operate in the property as well as moving forward with the design that was approved by the community.

Commissioner Tolbert asked what the benefit is in having a developer that requires city subsidies rather than a developer who would use private funding. Mr. Sage-Martinson stated this project has several public purposes met including affordable and mixed income as well as the activation of the river front with public space and commercial activity.

Moved by Commissioner Noecker, Resolution Approved as set forth in RES 16-970

VOTE: Yeas - 6 Nays - 0

PUBLIC HEARINGS

7. Resolution Authorizing the Issuance of Conduit Lease Revenue Refunding Bonds for the St. Paul City School Project under Minnesota Statutes, Sections 469.152 through 469.1655 and Approving Related Documents District 7, Ward 1.

Mr. Sage-Martinson, HRA Executive Director, stated this request is for the authorization of the issuance of \$6.2 million in conduit revenue refunding bonds for the St. Paul City Charter School and does not constitute indebtedness or liability for the City of Saint Paul.

Moved by Commissioner Thao, Resolution Approved as set forth in RES PH 16-181

VOTE: Yeas - 6 Nays - 0

8. Resolution Approving And Authorizing The Sale And Conveyance Of Five Properties Under The Inspiring Communities Program; Authorization To Enter Into Development Agreements, And Authorization Of Expenditures For Redevelopment; and Authorization to Waive the Maximum Per-Unit Subsidy for Each Property.

Mr. Sage-Martinson, HRA Executive Director, provided background on the Inspiring Communities Program and asked Joe Musolf, PED, to provide an update on the RFP process.

Joe Musolf, PED, presented an overview of the request before the Commissioners.

Commissioner Stark expressed concerns about increasing the subsidy per unit and requested additional time to further review the 275 Bates Avenue level of subsidy and research other available resources.

Chair Brendmoen questioned the two additional projects awaiting RFP responses. Joe Musolf stated the properties are at 208-210 Bates & 216-218 Bates and was given more time as the buildings are larger and may have different outcomes.

Tom Dimond, Barry Madore, Carol Carey, Karin Dupaul, Dayton's Bluff residents, and Donald Arnosti, Ward 3 resident, spoke in support of the resolution.

Commissioner Prince moved to close the Public Hearing.

VOTE: Yeas - 6 Nays - 0

Commissioner Prince shared background information on Dayton's Bluff Historic District and requested a layover until June 22.

Moved by Commissioner Prince, Resolution RES PH 16-182 Laid Over to the June 22, 2016 HRA meeting.

VOTE: Yeas - 6 Nays - 0

9. Resolution Approving and Authorizing Sale of HRA Owned Property Located at 672 University Avenue West to Haung Xieng Partnership and Execution of a Purchase and Sale Agreement, District 8, Ward 1.

Mr. Sage-Martinson, HRA Executive Director, stated this request is for the sale of an HRA owned parcel (parking lot) developed in 2010 as part of the Neighborhood Commercial Parking Pilot Program. The parking lot was developed for use by two adjoining businesses. One of the business owners has since purchased the building next door and in their efforts to bring a new tenant to that property they are seeking long term assurance of parking availability.

Commissioner Thao asked what the sale price is and what the process was to get to that point. Mr.

Sage-Martinson stated that the sale price is \$228,700 for the lot.

Marcq Sung, PED Project Manager, stated that the Snelling-University TIF was the primary source of funds at \$150,000. The TIF district will be repaid from the sale and the remaining proceeds will go to the HRA funds.

Moved by Commissioner Thao, Resolution Approved as set forth in RES PH 16-180

VOTE: Yeas - 6 Nays - 0

10. Resolution Authorizing and Approving the Following: 1. Authorization to Acquire 3 Tax Forfeited Properties in Ward 6, Payne Phalen District 5 and Ward 7, Dayton's Bluff District 4 and to Convey Same to Dayton's Bluff Neighborhood Housing Services. 2. Authorization to Acquire 2 Tax Forfeited Properties Both in Ward 1, Summit-University District 8 and Authorization to Convey Same to Twin Cities Habitat for Humanity, Inc. 3. Authorization to Acquire 2 Tax Forfeited Properties in Ward 1, Thomas Dale District 7 and Ward 1, Summit-University District 8 and Authorization to Convey Same to Greater Frogtown Community Development Corporation. 4. Authorization to Acquire 7 Tax Forfeited Properties in Ward 6, Payne Phalen District 5 and Authorization to Convey Same to East Side Neighborhood Development Company, Inc.

Mr. Sage-Martinson, HRA Executive Director, stated this request is for the authorization to acquire from the county and sell to four non-profit developers fourteen tax-forfeited properties. Thirteen properties will be developed as single family affordable homes and one as a mixed use building.

Chair Brendmoen asked for clarification on the Ramsey County Four-R program. Mr. Sage-Martinson stated that the program is still active but is currently under review.

Moved by Commissioner Tolbert, Resolution Approved as set forth in RES PH 16-183

VOTE: Yeas - 6 Nays - 0

ADJOURNMENT

Moved by Commissioner Noecker, HRA meeting is adjourned.

VOTE: Yeas - 6 Nays - 0