



## Legislation Details (With Text)

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Date	Ver.	Action By	Action	Result
12/9/2015	1	Housing & Redevelopment Authority	Adopted	Pass

Approval of November 12, 2015 HRA minutes

### ROLL CALL

Present: Commissioners Bostrom, Finney, Stark, Thao, Thune, Tolbert, Chair Brendmoen

### 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.

1. Approving the minutes of the October 28, 2015 HRA meeting. Approved as set forth in Min 15-57
2. Resolution Providing for the Optional Redemption of Certain Sales Tax Revenue Bonds (Civic Center Project), Series 1993 Previously Issued by the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota and Approving the Execution and Delivery of Any Necessary Documents, District 17, Ward 2. Approved as set forth in RES 15-1964
3. Resolution Authorizing Acceptance of a Home Ownership Education, Counseling, and Training Fund Grant from the Minnesota Housing Finance Agency for the Mortgage Foreclosure Prevention Program (Citywide). Approved as set forth in RES 15-1962

Commissioner Bostrom moved approval.

**VOTE:**      **Yeas - 7**      **Nays - 0**

### FOR DISCUSSION

4. Resolution approving the adoption of an Amendment to the Tax Increment Financing Plan for the Saint Paul Neighborhood Scattered Site Tax Increment Financing District No. 100 and No. 148, Districts 2, 5, 6-9, 13 and 15, Wards 1, 2, 3, 5, and 6.

Mr. Jonathan Sage-Martinson stated this TIF plan amendment is related to the City's sale of the Lofts at Farmers Market. In 2010, the HRA invested TIF dollars into the Lofts. Now that the HRA approved of the sale of the Lofts, some of those proceeds from the sale will be returned to the TIF district and we

are amending the budget to recognize the revenue coming in from the sale and expenditures in equal amounts.

Commissioner Stark asked if the proceeds are identified as affordable housing eligible funds. Mr. Sage Martinson stated these funds can be used as redevelopment activities along the Green Line or for affordable housing anywhere in the city.

Commissioner Stark moved approval. Approved as set forth in RES 15-1963.

**VOTE:            Yeas - 7            Nays - 0**

5. Resolution Authorizing Grant of Value Gap Assistance in the Amount of up to \$120,023.59 to Urban Homeworks, Inc. Frogtown Planning District 7, Ward 1.

Mr. Jonathan Sage-Martinson stated this Value Gap Assistance grant will be awarded to Urban Homeworks for new construction of three homes, 431 Charles, 422 Charles, and 543 Edmund. Urban Homeworks is working with Goodwill/Easter Seals to expand their construction training program.

Commissioner Thao expressed his support as this program impacts workforce development and neighborhood clean-up.

Commissioner Thao moved approval. Approved as set forth in RES 15-1986.

**VOTE:            Yeas - 7            Nays - 0**

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

Mr. Jonathan Sage-Martinson stated this request is for an extension of a development agreement with Sherman Associates for a project on HRA owned land, a little over 4 acres on the West Side Flats. The HRA adopted a resolution in 2012 setting forth this development agreement with Sherman Associates. Phase I of the West Side Flats is complete and leased up and this is immediately to the east of that property also on the Mississippi River. The developer is making good progress towards a development that would fulfill the local plan area and the Great River Passage.

Chair Brendmoen asked if this is a six month extension. Mr. Sage-Martinson stated this is a six month extension with benchmarks that need to be met with a possible additional extension if those benchmarks are met on time.

Commissioner Tolbert asked what the delay is and how much subsidy is put into this project. Mr. Sage-Martinson stated that Phase I needed to be completed before Phase II could begin and that the project is not far enough along to know its need for financial assistance.

Commissioner Stark asked what the unit mix will be in terms of market rate vs. affordable housing. Mr. George Sherman, Sherman Associates, shared that one building is targeted to be 100% market rate with approximately 182 units and the other building is targeted to be affordable with units appropriately sized for families. Mr. Sherman also gave some background on the development plans and explained the initial necessary environmental clean-up

Commissioner Thune moved approval. Approved as set forth in RES 15-1978.

**VOTE:            Yeas - 7            Nays - 0**

7. Resolution Authorizing Approval of a \$68,000 Loan under the Strategic Investment Fund Program to Maximus, Inc. for 332 Minnesota Street.

Mr. Jonathan Sage-Martinson stated the Strategic Investment Fund is used to support the creation of new jobs and companies relocating to Saint Paul. This request is for \$68,000 in a Forgivable Strategic Investment Fund loan to Maximus, Inc. Maximus is an national company with just over 9,000 employees and are looking to relocate their I/T hub to St. Paul creating 34 new I/T jobs in Saint Paul.

Commissioner Stark stated that this sounded like a great opportunity for Saint Paul.

Commissioner Thune moved approval. Approved as set forth in RES 15-1961.

**VOTE:            Yeas - 7            Nays - 0**

## **PUBLIC HEARINGS**

8. Authorization to Allocate 2007A STAR Tax-Exempt Bond-Supportive Housing Initiative Funds and Authorization to amend the HRA Budget to Allocate Program Income from the Former HUD Rental Rehabilitation Program for the Young Women's Christian Association of Saint Paul ("YWCA Saint Paul") Housing Facilities Capital Improvement Project; and Authorization to Enter into a Grant Agreement with YWCA Saint Paul for Installation of Capital Improvements at YWCA Saint Paul Owned and Operated Housing Facilities, District 8 and District 15.

Mr. Jonathan Sage-Martinson stated this request of \$51,895 is for the YWCA for security upgrades at their supportive housing facilities in the city. Resources are from the remaining balance of the ISP supportive housing program and the remainder of the funds from the former HUD Rental Rehab Program that supports supportive housing.

Commissioner Thao moved approval. Approved as set forth in RES PH 15-332.

**VOTE:            Yeas - 7            Nays - 0**

9. Resolution Approving And Authorizing The Sale And Conveyance Of Property Under The Saint Paul Housing And Redevelopment Authority's (HRA) Disposition Strategy And Work Plan In Payne Phalen, District 5, Ward 5.

Mr. Jonathan Sage-Martinson stated this request is for the sale of a parcel that will be split into two parcels and sold to adjoining land owners to be used as side yards.

Commissioner Bostrom moved approval. Approved as set forth in RES PH 15-333.

**VOTE:            Yeas - 7            Nays - 0**

10. Approval of the Sale and Conveyance of Parcel 694/696 4th Street East, Dayton's Bluff, District 4, Ward 7 under the Inspiring Communities Program.

Mr. Jonathan Sage-Martinson stated this request is for the sale of an Inspiring Communities Program renovated duplex to Brittany Kellerman and Ricardo Bennett Guzman.

Chair Brendmoen asked what the sale price was. Mr. Sage-Martinson stated the sale price is \$213,400.

Commissioner Finney moved approval. Approved as set forth in RES PH 15-331.

**VOTE:            Yeas - 7            Nays - 0**

11. Resolution Approving And Authorizing The Sale And Conveyance Of Twenty-One Properties Under The Inspiring Communities Program; Authorization To Enter Into Development Agreements, And Authorization Of Expenditures For Redevelopment Under The Saint Paul Housing And Redevelopment Authority's Inspiring Communities Program.

Mr. Jonathan Sage-Martinson stated this request is for the approval of six proposals from six developers for 21 out of the 30 Inspiring Communities RFP properties. Twelve are new construction and eight are rehabs, with two parcels being combined into one project.

Commissioner Bostrom moved approval. Approved as set forth in RES PH 15-334.

**VOTE:**           **Yeas - 7**           **Nays - 0**

## **STAFF REPORT**

### 12. Downtown Parking Management Strategy.

Hilary Holmes, Planning and Economic Development, gave a presentation on the Downtown Parking Management Strategy.

### 13. Inspiring Communities Program Update.

Joe Musolf, Planning and Economic Development, gave a presentation and update on the Inspiring Communities Program.

## **ADJOURNMENT**

Commissioner Stark moved adjournment. The HRA meeting was adjourned.