



Legislation Text

File #: Min 17-34, Version: 1

Approving the September 13, 2017 HRA Board Meeting Minutes **ROLL CALL**

Present 6 - Commissioners Bostrom, Noecker, Prince, Stark, Thao and Chair Brendmoen

Absent 1 - Commissioner Tolbert

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 August 23, 2017 HRA Board Meeting Minutes
Adopted as set forth in Min 17-32

Moved by Commissioner Bostrom, Consent Agenda is Adopted

VOTE: Yeas - 6 Nays - 0

FOR DISCUSSION

2. Resolution of the HRA Board of Commissioners Approving 2018 HRA Proposed Budget and Certifying the Proposed HRA Tax Levy Payable in 2018.

Jonathan Sage-Martinson, HRA Executive Director, stated this item is requesting to set the maximum HRA Tax Levy payable in 2018. This needs to be completed by September 30, 2017 to comply with state law. The 2018 maximum HRA Levy under state law could be as high as \$4,086,915 which is \$540,318 more than the final 2017 certified HRA tax levy. The proposed 2018 HRA tax levy is \$3,822,159 which is \$275,562 more than the final 2017 HRA certified tax levy.

Moved by Commissioner Stark, Resolution Approved as set forth in RES 17-1443

VOTE: Yeas - 6 Nays - 0

Commissioner Tolbert Arrived

3. Resolution Approving the Issuance and Sale of a Conduit Multifamily Housing Revenue Obligation (Dorothy Day Residences Project), Approving Related Documents, and Adopting a Housing Program, 183 Old 6th Street West, District 17, Ward 2.

Mr. Sage-Martinson stated this item is additional financing for the second phase of the Catholic Charities Dorothy Day project. On May 24, 2017, the HRA approved a \$1 million dollar loan to the project. This request is for up to \$7 million in conduit tax exempt housing revenue bonds. These conduit bonds do not present an obligation to the HRA or the City.

Moved by Commissioner Noecker, Resolution Approved as set forth in RES 17-1444

VOTE: Yeas - 7 Nays - 0

4. Resolution Making Certain Findings with Respect to Buildings and Improvements and Authorizing Execution of a Demolition Agreement with Snelling-Midway Redevelopment, LLC, District 8, Ward 1.

Mr. Sage-Martinson stated this item is asking the HRA to take specific action on two pieces. The first is making certain findings including the determination of sub-standard buildings on the northern half and eastern half of the Snelling Midway Redevelopment site and authorizing the execution of a demolition agreement with Snelling-Midway Redevelopment LLC as work continues on the redevelopment of that block.

Commissioner Noecker asked for clarification regarding the purpose of making these findings today. Mr. Sage-Martinson stated that the findings today are limited and technical in nature in terms of certifying the blight report and entering into a demolition agreement.

Commissioner Noecker asked what the implications would be if this resolution were not passed today. Mr. Sage-Martinson stated that if this was not passed today, demolition would still proceed but the possibility of setting up a future TIF district would no longer be possible. Commissioner Noecker spoke in opposition of this resolution and Tax Increment Financing districts.

Commissioner Prince agreed with Commissioner Noecker and stated that she will be voting against the resolution.

Chair Brendmoen, Commissioner Tolbert, Thao and Stark stated they will be voting in favor of the resolution.

Moved by Commissioner Thao, Resolution Approved as set forth in RES 17-1446

VOTE: Yeas - 5 Nays - 2 (Noecker and Prince)

5. Reservation of Year 2018 Low Income Housing Tax Credits for the Selby Milton Victoria Project and the PPL Ain Dah Yung Supportive Housing.

Mr. Sage-Martinson stated every year the HRA posts a Qualified Action Plan and applications are accepted for the City's low income housing tax credits.

Patty Lilledahl, Planning and Economic Development Housing Director, gave an update on the applications received and the recommendations.

Commissioner Thao thanked Jonathan Sage-Martinson, Patty Lilledahl and her team for all their hard work on this project.

Moved by Commissioner Thao, Resolution Approved as set forth in RES 17-1454

VOTE: Yeas - 7 Nays - 0

PUBLIC HEARING

6. Resolution Authorizing the Conveyance of Property and Amendment to the Existing Development Agree for the Village on Rivoli Project, District 5, Ward 5

Mr. Sage-Martinson stated this item is the next phase of the Rivoli Bluff project. The first phase involved seven City owned lots, which are under development now. This item is the conveyance of five additional lots to begin the second phase.

Moved by Chair Brendmoen, Resolution Public Hearing Approved as set forth in RES PH 17-275

VOTE: Yeas - 7 Nays - 0

FOR RECONSIDERATION

Commissioner Noecker moved to reconsider RES 17-1443

2. Resolution of the HRA Board of Commissioners Approving 2018 HRA Proposed Budget and Certifying the Proposed HRA Tax Levy Payable in 2018.

Commissioner Tolbert shared his excitement for this item and apologized for missing the initial vote.

Moved by Commissioner Noecker, Resolution Approved as set forth in RES 17-1443

VOTE: Yeas - 7 Nays - 0

Commissioner Stark moved to reconsider RES 17-1454

5. Reservation of Year 2018 Low Income Housing Tax Credits for the Selby Milton Victoria Project and the PPL Ain Dah Yung Supportive Housing.

Pete McCall, City Attorney, stated that a clarification needs to be made in the resolution. Paragraphs one and two are both allocating the credits to the Selby Milton Victoria project and one of those should have referred to the Ain Dah Yung project. Mr. Sage-Martinson stated item number two should be allocated to Ain Dah Yung. Resolution will be amended.

Moved by Commissioner Tolbert, Resolution Approved as Amended and set forth in RES 17-1454

VOTE: Yeas - 7 Nays - 0

GUEST SPEAKER

7. Public Housing Agency Section 8 Program Overview

Jon Gutzmann, Saint Paul Public Housing Agency Executive Director, presented an overview of the Housing Choice Voucher Program.

Received and Filed as SR 17-128

ADJOURNMENT

HRA Board Meeting is Adjourned