



Legislation Text

File #: Min 20-7, **Version:** 1

Approving the December 11, 2019 HRA Board meeting minutes **ROLL CALL**

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

Absent 1 - Commissioner Busuri

COMMUNICATIONS & RECEIVE/FILE

1. Amend the 2019 HRA Debt Service budget for the refunding of the Upper Landing Tax Increment Revenue Refunding Bonds, Series 2012H and the US Bank General Obligation Tax Increment Refunding Bonds, Series 2011G
Received and Filed as AO 19-69
2. Amend the HRA Hamline Station East TIF District 313 budget to specific project budgets and align the budget with actual spending
Received and Filed as AO 19-70
3. Amend the HRA Hamline Station West TIF District 314 budget to specific project budgets and align the budget with actual spending
Received and Filed as AO 19-71

CONSENT AGENDA

Commissioner Busuri Arrived

4. Approving the October 23, 2019 HRA Board meeting minutes
Adopted as set forth in Min 19-51
5. Approving the November 13, 2019 HRA Board meeting minutes
Adopted as set forth in Min 19-52

Moved by Commissioner Noecker, Consent Agenda Adopted

VOTE: Yeas - 7 Nays - 0

FOR DISCUSSION

6. Resolution approving the final 2020 HRA budget and certifying the final HRA property tax levy payable in 2020

Kristin Guild, Interim Executive Director, introduced the budget action. The HRA property tax levy provides revenue to the HRA to support HRA investments in affordable housing and in business and job growth. HRA programs include the Housing Trust Fund, business loan programs, PED staffing and maintenance of HRA properties. The final 2020 HRA tax levy to be certified to Ramsey County is \$4,547,359.

Commissioner Thao proposed an amendment to redirect \$200,000 in funds proposed for City Capital Improvement Budget for building maintenance from one-time parking fund revenues associated with a property sale. CM Thao requested redirecting this one-time money to domestic and gun violence prevention.

Moved by Commissioner Thao, Amendment Fails.

VOTE: Yeas - 3 Nays - 4 (Commissioners Noecker, Brendmoen, Tolbert and Jalali Nelson)

Moved by Commissioner Brendmoen, Resolution Adopted and set forth in RES 19-2105

VOTE: Yeas - 4 Nays - 3 (Commissioners Thao, Prince and Busuri)

7. Resolution approving and authorizing a license to Flannery Construction for temporary use of an HRA owned parcel located at 845 and 851 Payne Avenue, District 5, Ward 6

Ms. Guild stated that Flannery Construction has requested use of an HRA-owned property at 845-851 Payne Avenue for construction staging for an affordable apartment building to be built at 848 Payne Avenue. Flannery will pay a fair market value rent determined by an appraiser, indemnify the HRA from all liability, commit to restoring the property to its current condition and will pay a restoration deposit.

Moved by Commissioner Busuri, Resolution Adopted and set forth in RES 19-2107

VOTE: Yeas - 7 Nays - 0

8. Resolution approving and authorizing the execution of Legal Services Agreements with Public Finance Law Firms, Citywide

Ms. Guild stated that the City Attorney's Office worked with Procurement on a Request for Qualifications to identify law firms for bond counsel services to the HRA. Two firms are recommended for a three-year legal services agreement with an optional two-year renewal: Kennedy and Graven and Ballard Spahr.

Moved by Commissioner Jalali Nelson, Resolution Adopted and set forth in RES 19-2109

VOTE: Yeas - 7 Nays - 0

9. Authorizing execution of a lease amendment to the Block 19 Ramp and Lease between the Housing and Redevelopment Authority ("HRA") of the City of Saint Paul, as Lessor, and William L. Hosko, as Tenant

Ms. Guild stated that this request is to extend a lease for tenant space at the Block 19 parking ramp for five years with one option to extend further. Music Forest Café will pay \$1300 a month for this space.

Moved by Commissioner Noecker, Resolution Adopted and set forth in RES 19-2128

VOTE: Yeas - 7 Nays - 0

10. Resolution Approving Guidelines and Funding for the 2020 4(d) Affordable Housing Incentive Program

Ms. Guild stated that the 4(d) Program was successfully launched last year as a Natural Occurring Affordable Housing (NOAH) program. We certified 415 units last year. We are proposing a few modifications to the guidelines this year, including allowing single family rentals and providing a larger per unit payment for lower-income units.

Commissioner Prince thanked staff for allowing single family rentals to the guidelines.

Chair Tolbert and Commissioner Noecker thanked Director Guild, Kayla and staff for the work on this program.

Moved by Commissioner Jalali Nelson, Resolution Adopted and set forth in RES 19-2132

VOTE: Yeas - 7 Nays - 0

ADJOURNMENT

Moved by Commissioner Prince, the HRA Board Meeting is Adjourned

VOTE: Yeas - 7 Nays - 0