



Legislation Text

File #: Min 18-13, **Version:** 1

Approving the April 11, 2018 HRA Board meeting minutes.

ROLL CALL

Present 4 - Commissioners Brendmoen, Henningson, Noecker, and Chair Tolbert

Absent 3 - Commissioners Bostrom, Prince and Thao

CONSENT AGENDA

Commissioner Bostrom Arrived

1. Approving the March 14, 2018 HRA Board meeting minutes
Adopted as set forth in MIN 18-10
2. Approving the March 28, 2018 HRA Board meeting minutes
Adopted as set forth in MIN 18-11

Moved by Commissioner Bostrom, Consent Agenda is Adopted

VOTE: Yeas - 5 Nays - 0

PUBLIC HEARING

3. Resolution giving preliminary approval to the proposed issuance of conduit revenue bonds for the Metro Deaf School Project, 1125 Energy Park Drive, under Minnesota Statutes, Section 469.152 through 469.1655, as amended, District 10, Ward 4

Dr. Bruce Corrie, HRA Executive Director, stated that this request is for board action for public hearing and preliminary authorization to issue up to \$16 million in conduit charter school revenue bonds for the One House to Hands, Inc. a non-profit corporation for the benefit of Metro Deaf School project. The Metro Deaf School is currently located at 1471 Brewster and proposes to move to 1125 Energy Park Drive; after purchasing an office warehouse building.

Chair Tolbert requested policy analysis about issuing conduit bonds to non-tax paying non-profits and charter schools entering into industrial zones.

Commissioner Noecker suggested that conduit bonds not be considered for charter schools until after a City policy is in place.

Commissioner Brendmoen shared that charter schools also enter mixed-use areas and recommended that the policy go beyond industrial zones. They also add demand on the City park systems, streets and other infrastructure.

Chair Tolbert and Commissioner Henningson stated that this policy discussion was separate from the charter school on the agenda of the HRA meeting. This was a larger policy discussion that needs attention.

Jenny Wolfe, PED Debt Manager, shared with the commissioners that the applicant had indicated that \$250,000 is being generated right now in property taxes and expects that the taxes will go down to \$36,000. There is a tenant in the building that will be remaining and will continue to generate taxes. The revenue to the HRA through the bond issuance, the HRA will get about \$33,000 at closing and an estimated \$27,000 per year that will decline each year as the principle is re-paid.

Dr. Susan Lane-Outlaw, Metro Deaf School Executive Director, shared background and future plans of Metro Deaf School with the commissioners.

Moved by Commissioner Henningson, Resolution Approved as set forth in RES PH 18-107

VOTE: **Yeas - 5** **Nays - 0**

ADJOURNMENT

HRA Board Meeting is Adjourned