



## Legislation Text

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**File #:** Min 19-15, **Version:** 1

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### Approving the February 27, 2019 HRA Board meeting minutes **ADMINISTRATIVE ORDER**

1. To amend 2019 capital outlay budget for the Parking Fund to decrease the capital repair budget for the Block 19 ramp and to increase the World Trade Center capital repair budget by the same amount. Change is needed to provide budget to the World Trade Center ramp for LED lights. This will enhance public safety at the ramp.

Received and Filed as AO 19-15

### **ROLL CALL**

Present 7 - Commissioners Brendmoen, Busuri, Jalali Nelson, Noecker, Prince, Thao and Chair Tolbert

### **CONSENT AGENDA**

2. Approving the February 13, 2019 HRA Board meeting minutes  
Adopted as set forth in MIN 19-12

Moved by Commissioner Thao, Consent Agenda is Adopted

VOTE:            Yeas - 7            Nays - 0

### **FOR DISCUSSION**

3. Resolution approving and authorizing the execution of easement agreement with Minnesota Public Radio for the Fitzgerald Theater at 475 Cedar St., District 17, Ward 2

Dr. Bruce Corrie, HRA Executive Director, stated that this agreement clarifies the access and use rights for the Theater and also maintains the ability of the HRA to use the alley for maintenance of the parking ramp.

Moved by Commissioner Noecker, Resolution Adopted as set forth in RES 19-343

VOTE:            Yeas - 7            Nays - 0

### **PUBLIC HEARING**

4. Resolution approving and authorizing the sale and conveyance of seventeen 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, Districts 3, 4, 5, 6, 7 and 9, Wards 1, 2, 5, 6 and 7

Dr. Bruce Corrie, HRA Executive Director, stated that under the leadership of Mayor Carter, the HRA and City Council; the Housing team led by Housing Director, Kayla Schuchman, implemented a comprehensive affordable housing strategy for the City of Saint Paul. Following the Rental Rehab pilot program last year, the 4d program was introduced on February 27, 2019 and continued work on the

Housing Trust Fund. Another component of the strategy includes vacant HRA owned lots in which developers were explored that offered models of innovation, assist in building a neighborhood as we build a house, as well as, diversify the developer pool. Today's item includes 17 properties with six developer-partners. Some examples of the creative work include Green Affordable Home will be using modular, structurally insulated panels to construct homes. John Aish Inc. will purchase construction materials directly so that small sub-contractors who can't afford to buy materials and tools up-front have an equal chance to do work at the building site. Habitat for Humanity will provide housing finance and down-payment assistance for their end-buyers in addition to constructing the home. Eden Builders will construct duplexes to increase the utility of space and materials and enable the end-buyer to generate income using the property.

Commissioner Prince asked what the affordability will be for the end user. Dionne Alkamooneh, PED Principal Project Manager, stated that the affordability limit associated with most of the projects will be 120% AMI for the end buyer; the remaining will be 115% AMI. Commissioner Prince asked why the income level of affordability was ramped up for these properties. Dionne shared that these properties were less appealing to developers and are challenging lots, for example, 947 Sylvan is a property that has no sewer connection. 633 Hall & 6 George Street have topographical issues. 302 Burgess Street, 964 Woodbridge, 53 Front, 905 Charles, 981 Euclid, 930 York and 810 Atlantic are all smaller than the permissible lot size for residential building.

Commissioner Brendmoen shared her excitement for this project.

Commissioner Noecker thanked staff and asked how many properties are remaining. Dionne stated that there is approximately 70 properties left.

Moved by Commissioner Brendmoen, Resolution Adopted as set forth in RES PH 19-59

VOTE:            Yeas - 7            Nays - 0

## **ADJOURNMENT**

Moved by Commissioner Busuri, the HRA Board Meeting is Adjourned

VOTE:            Yeas - 7            Nays - 0