



# City of Saint Paul

City Hall and Court House  
15 West Kellogg Boulevard  
Council Chambers - 3rd  
Floor  
651-266-8560

## Meeting Minutes - Final

### Housing & Redevelopment Authority

*Chair Cheniqua Johnson*  
*Commissioner Anika Bowie*  
*Commissioner Molly Coleman*  
*Commissioner Saura Jost*  
*Commissioner HwaJeong Kim*  
*Commissioner Rebecca Noecker*  
*Commissioner Nelsie Yang*

---

Wednesday, December 10, 2025

2:00 PM

Council Chambers, City Hall

---

#### ROLL CALL

*Vice Chair Jost called the Meeting to Order at 2:01 p.m.*

*Chair Johnson, Commissioner Bowie, Commissioner Kim are Excused*

**Present** 4 - Commissioner Rebecca Noecker, Commissioner Nelsie Yang, Commissioner Saura Jost, and Commissioner Molly Coleman

**Absent** 3 - Commissioner Anika Bowie, Commissioner Cheniqua Johnson, and Commissioner HwaJeong Kim

#### APPROVAL OF MINUTES

- 1 [Min 25-50](#) Approval of the November 2025 HRA Meeting Minutes

**Sponsors:** Jost

**Attachments:** [Nov. 5](#)  
[Nov. 12](#)  
[Nov. 19](#)

**Moved by Commissioner Noecker. The minutes were Adopted**

**Yea:** 4 - Commissioner Noecker, Commissioner Yang, Commissioner Jost, and Commissioner Coleman

**Nay:** 0

**Absent:** 3 - Commissioner Bowie, Commissioner Johnson, and Commissioner Kim

#### DISCUSSION

- 2 [RES 25-1908](#) Resolution Authorizing Short-term Extensions to Parking Operation and Management Agreements (collectively, "Ramp Agreements") at: (i) Robert Street Municipal Ramp at 95 E. 7th Street; (ii) Lowertown Municipal Ramp at 316 Jackson Street; (iii) Lawson Municipal Ramp at 10 W. 6th Street; (iv) 7A Ramp at 13 West Exchange Street; (v) Block 19 Ramp at 145 East 7th Street; and (vi) WTC Ramp at 477

Cedar Street, all in District 17, Ward 2.

**Sponsors:** Noecker

**Attachments:** [Board Report](#)

*Interim Executive Director Melanie McMahon explained the request for consideration.*

**Moved by Commissioner Noecker, Resolution was Adopted**

**Yea:** 4 - Commissioner Noecker, Commissioner Yang, Commissioner Jost, and Commissioner Coleman

**Nay:** 0

**Absent:** 3 - Commissioner Bowie, Commissioner Johnson, and Commissioner Kim

### PUBLIC HEARINGS

- 3 [RES PH 25-280](#) Resolution Approving and Authorizing the Sale and Conveyance of a Vacant Lot at 77 Congress Street East, to Iglesia Ni Christo Church, in West Side, District 3, Ward 2

**Sponsors:** Noecker

**Attachments:** [Board Report](#)

[Map](#)

[Purchase Agreement](#)

*Chair Jost announced the public hearing. Hearing no testimony, Commissioner Colman moved to close the public hearing and adopt the resolution.*

**Public Hearing was closed, Resolution was Adopted**

**Yea:** 4 - Commissioner Noecker, Commissioner Yang, Commissioner Jost, and Commissioner Coleman

**Nay:** 0

**Absent:** 3 - Commissioner Bowie, Commissioner Johnson, and Commissioner Kim

- 4 [RES PH 25-278](#) Resolution Approving and Authorizing the Conveyance of Three Parcels Located in Chestnut Plaza and Along the Riverfront to the City of Saint Paul, District 9, Ward 2

**Sponsors:** Noecker

**Attachments:** [Board Report](#)

[Map](#)

*Chair Jost announced the public hearing. Hearing no testimony, Commissioner Yang moved to close the public hearing and adopt the resolution.*

**Moved by Commissioner Yang, Resolution is Adopted**

**Yea:** 4 - Commissioner Noecker, Commissioner Yang, Commissioner Jost, and Commissioner Coleman

**Nay:** 0

**Absent:** 3 - Commissioner Bowie, Commissioner Johnson, and Commissioner Kim

## STAFF REPORT

**5**     [SR 25-268](#)     Introduction to Ames Lake Property RWMWD Flood Mitigation Project

**Sponsors:**     Yang

**Attachments:**     [Presentation](#)

*Interim Executive Director Melanie McMahon gave a presentation.*

*Commissioner Yang stated she supports this action and thanked staff for the briefing, and for the better understanding of what is possible on the property.*

*Commissioner Jost stated her support for the project.*

### Received and Filed

**6**     [SR 25-269](#)     Introduction to Grand and Victoria Redevelopment TIF District

**Sponsors:**     Noecker

**Attachments:**     [Presentation](#)

[Public Comment DEC. 8-9](#)

[845 Grand Avenue - Final 12.07.25](#)

[845 Grand Avenue - Message to HRA 11.25.25](#)

[845 Grand Avenue - One Page](#)

[Barbara Sibley Grand and Victoria Redevelopment](#)

[Bill M Email Op Ed Concerning the City's use of TIF](#)

[Bill Wallace Grand Victoria Redevelopment and TIF](#)

[Bob Muschewske Email Op Ed Concerning the City's use of TIF](#)

[Bob Muschewske TIF Op-Ed - 05.24.25 Revised 05.25.25](#)

[Carl Michaud Proposed TIF at Grand and Victoria](#)

[Cindy Warner Use of TIFs Victoria and Grand](#)

[Ellen T Brown Grand and Victoria Redevelopment TIF application](#)

[Ellie Garrett Proposed TIF for Grand Victoria](#)

*Debt Administrator, Jenny Wolfe gave a presentation and answered questions from the Board.*

*Ari Parritz, President and Founder of Afton Park Development, provided explanation of the request for a Tax Increment Financing (TIF) District.*

Received and Filed

**ADJOURNMENT**

*The Meeting was Adjourned at 2:38 p.m.*

**Adjourned**

**Housing and Redevelopment Authority Board of Commissioners (HRA) meetings are open for in person attendance, but the public may also comment on public hearing items in writing or via voicemail. Any comments and materials submitted by 12:00 p.m. of the day before the meeting will be attached to the public record and available for review by the Board. Comments may be submitted as follows:**

**Written public comment on public hearing items can be submitted to:**

**HRAHearing@ci.stpaul.mn.us or by voicemail at 651-266-6806. Live testimony will be taken in person in the Council Chambers, Third Floor City Hall.**

**Members of the public may view HRA meetings online at <https://stpaul.legistar.com/Calendar.aspx> or on local cable Channel 18.**

#### **HRA Meeting Information**

**The HRA is paperless which saves the environment and reduces expenses. The agendas and HRA files are all available on the Web (see below). Commissioners use mobile devices to review the files during the meeting. Using a mobile device greatly reduces costs since agendas, including the documents attached to files, can be over 100 pages when printed.**

#### **Web**

**Meetings are available on the City Council website. Email notification and web feeds (RSS) of newly released minutes, agendas, and meetings are available by subscription at <https://public.govdelivery.com/accounts/STPAULsubscriber/new>.**

**Visit <https://stpaul.legistar.com/Calendar.aspx> for meeting videos and updated copies of the agendas, minutes, and supporting documents.**

#### **Cable**

**Meetings are live on St Paul Channel 18 and replayed at various times. Check your local listings.**