



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 3, 2025

2:00 PM

Council Chambers, City Hall

HRA Chair Cheniqua Johnson participated remotely.

ROLL CALL

Vice Chair Jost called the meeting to order at 2:02 p.m.

Commissioner Kim arrived at 2:04 p.m.

Present 6 - Commissioner Rebecca Noecker, Commissioner Nelsie Yang,
Commissioner Anika Bowie, Commissioner Cheniqua Johnson,
Commissioner Saura Jost, and Commissioner Molly Coleman

Absent 1 - Commissioner HwaJeong Kim

COMMUNICATIONS AND RECEIVE/FILE

- 1 [AO 25-73](#) Amending the 2025 Housing and Redevelopment Authority (HRA) General Fund and Palace Theater Budgets to Move the HRA Palace Theatre Budget to the HRA General Fund Budget.

Attachments: [Financial Analysis](#)

Received and Filed

DISCUSSION

- 2 [RES 25-1776](#) Resolution Approving (i) The Adoption of a Second Amended and Restated Spending Plan for Various Tax Increment Financing Districts under Minnesota Statutes, Section 469.176, Subd 4n and (ii) an HRA Budget Amendment, Citywide

Sponsors: Johnson and Jost

Attachments: [Board Report](#)
[Second Amended and Restated Spending Plan](#)
[Financial Analysis](#)
[Presentation](#)

Interim Executive Director Melanie McMahon gave a brief description of the item and recommended approval.

Moved by Commissioner Noecker, Resolution is Adopted. The motion carried by the following vote:

Yea: 7 - Commissioner Noecker, Commissioner Yang, Commissioner Bowie, Commissioner Johnson, Commissioner Jost, Commissioner Kim, and Commissioner Coleman

Nay: 0

- 3** [RES 25-1854](#) Authorization to Extend the Tentative Developer Designation of JB Vang Partners, Inc. as the Tentative Developer of 694 and 680 Minnehaha Avenue East, Saint Paul, MN, District 4, Ward 7

Sponsors: Johnson

Attachments: [Board Report](#)
 [District 4 Profile](#)
 [Map](#)

Moved by Commissioner Johnson, Resolution was Adopted. The motion carried by the following vote:

Yea: 7 - Commissioner Noecker, Commissioner Yang, Commissioner Bowie, Commissioner Johnson, Commissioner Jost, Commissioner Kim, and Commissioner Coleman

Nay: 0

- 4** [RES 25-1855](#) Authorization to Extend the Designation of GloryVille LLC, a Minnesota Limited Liability Company as the Tentative Developer, of 1570 White Bear Avenue, Saint Paul, MN, District 2, Ward 6

Sponsors: Yang

Attachments: [Board Report](#)
 [District 2 Profile](#)
 [Map](#)

Moved by Commissioner Yang, Resolution was Adopted. The motion carried by the following vote:

Yea: 7 - Commissioner Noecker, Commissioner Yang, Commissioner Bowie, Commissioner Johnson, Commissioner Jost, Commissioner Kim, and Commissioner Coleman

Nay: 0

- 5** [RES 25-1856](#) Authorization to Extend Rondo Community Land Trust, a Minnesota Nonprofit Corporation, as Tentative Developer for HRA-owned Parcels Located at 0 Marshall Avenue and 1036 Marshall Avenue Saint Paul, District 8, Ward 1

Sponsors: Bowie

Attachments: [Board Report](#)
[District 8 Profile](#)
[Map](#)

Moved by Commissioner Bowie, Resolution was Adopted. The motion carried by the following vote:

Yea: 7 - Commissioner Noecker, Commissioner Yang, Commissioner Bowie, Commissioner Johnson, Commissioner Jost, Commissioner Kim, and Commissioner Coleman

Nay: 0

- 6 [RES 25-1857](#) Authorization to Extend the Designation of Face to Face Health & Counseling Service, Inc., a Minnesota Nonprofit Corporation, as Tentative Developer of 1170 Arcade Street, Saint Paul, MN, District 5, Ward 6

Sponsors: Yang

Attachments: [Board Report](#)
[District 5 Profile](#)
[Map](#)

Moved by Commissioner Yang, Resolution was Adopted. The motion carried by the following vote:

Yea: 7 - Commissioner Noecker, Commissioner Yang, Commissioner Bowie, Commissioner Johnson, Commissioner Jost, Commissioner Kim, and Commissioner Coleman

Nay: 0

- 7 [RES 25-1860](#) Resolution Approving the Final 2026 HRA Budget and Certifying the Final HRA Property Tax Levy Payable in 2026.

Sponsors: Johnson

Attachments: [2026 HRA Adopted Budget - RES 25-1860 - HRA Board](#)
[2026 HRA Proposed Budget](#)
[Board Report](#)

Vice Chair Jost introduced version 2 of the resolution. Version 2 was adopted.

Moved by Vice Chair Jost. The motion carried by the following vote:

Yea: 7 - Commissioner Noecker, Commissioner Yang, Commissioner Bowie, Commissioner Johnson, Commissioner Jost, Commissioner Kim, and Commissioner Coleman

Nay: 0

- 8 [RES 25-1878](#) Amending the 2025 Housing and Redevelopment Authority (HRA) Budget to Transfer Unspent Funds to the City General Fund, Citywide

Sponsors: Johnson

Attachments: [Board Report](#)
 [Financial Analysis](#)
 [RES 25-1878 Financial Analysis V. 2](#)

Vice Chair Jost introduced version 2 of the resolution. Version 2 was adopted.

Moved by Commissioner Jost. The motion carried by the following vote:

Yea: 7 - Commissioner Noecker, Commissioner Yang, Commissioner Bowie, Commissioner Johnson, Commissioner Jost, Commissioner Kim, and Commissioner Coleman

Nay: 0

STAFF REPORT

- 9 [SR 25-262](#) Introduction to Sale of 77 Congress Street E. to Iglesia Ni Cristo

Sponsors: Noecker

Attachments: [Presentation](#)

Interim Executive Director Melanie McMahon gave a presentation and answered questions from the Board.

Received and Filed

- 10 [SR 25-263](#) Introduction to Conveyance of HRA-owned Chestnut Park Parcels to City, District 9, Ward 2

Sponsors: Noecker

Attachments: [Presentation](#)

Interim Executive Director Melanie McMahon gave a presentation and answered questions from the Board.

Received and Filed

ADJOURNMENT

The meeting was adjourned at 2:28 p.m.

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.