

1 CITY OF ST. ANTHONY  
2 HOUSING AND REDEVELOPMENT AUTHORITY MEETING  
3 MARCH 23, 2021  
4

5 **CALL TO ORDER.**

6  
7 Chair Stille called the meeting to order at 9:02 p.m.  
8

9 **ROLL CALL.**

10  
11 Present: Chair Stille, Commissioners Webster, Jenson, and Randle and Walker  
12 Absent: Executive Director Charlie Yunker  
13 Also Present: None  
14

15 **I. APPROVAL OF MARCH 23, 2021 H.R.A. AGENDA.**

16  
17 Motion by Commissioner Webster, seconded by Commissioner Walker, to approve the March  
18 23, 2021 Housing and Redevelopment Authority Agenda as presented.  
19

20 **Motion carried 5-0.**  
21

22 **II. CONSENT AGENDA.**

- 23  
24 A. H.R.A. Meeting Minutes of February 9, 2021  
25 B. Claims.  
26

27 Motion by Commissioner Jenson, seconded by Commissioner Webster, to approve the Consent  
28 Agenda as presented.  
29

30 **Motion carried 5-0.**  
31

32 **III. PUBLIC HEARINGS – NONE.**

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34 **IV. GENERAL POLICY BUSINESS OF THE H.R.A.**

- 35  
36 A. HRA Resolution 21-05; a Resolution recommending that the City Council adopt a  
37 modification to the Development Program for Redevelopment Project Area No. 3 and  
38 establish Lowry Grove TIF District therein and adopt a Tax Increment Financing Plan.  
39

40 Executive Director Charlie Yunker reviewed the City is considering establishing the Lowry  
41 Grove Tax Increment Financing District to facilitate the redevelopment of the former Lowry  
42 Grove Mobile Home Park and Bremer Bank site. The District consists of 2 parcels of land  
43 approximately 17 acres in size.  
44

45 The City has had several projects come forward over the past several years to redevelop the area  
46 with varying forms of rental housing. All projects have requested tax increment financing in  
47 order to undertake the projects. Over the last year, the City has given preliminary approval for

1 assistance to two projects in the proposed District, of which only one is moving forward at this  
2 time. Based upon the historical interest in redeveloping this area, it was determined to place both  
3 parcels into one larger district in order to be flexible to accommodate any future TIF requests the  
4 City and HRA may deem to be warranted.

5  
6 The duration of this redevelopment TIF district will be 25 years from the date of receipt of the  
7 first increment, which is anticipated in 2023. Thus, it is estimated that the District, would  
8 terminate at the earlier of satisfaction of payment on any pay-as-you-go TIF Notes within the  
9 District or on December 31, in 2048. We anticipate that the District will be decertified earlier  
10 than 2048 since currently the only obligation proposed for the District should be repaid in 9  
11 years.

12  
13 Motion by Commissioner Webster, seconded by Commissioner Randle, to adopt H.R.A.  
14 Resolution 21-05; a Resolution recommending that the City Council adopt a modification to the  
15 development program for Redevelopment Project Area No. 3 and establish Lowry Grove TIF  
16 District therein and adopt a Tax Increment Financing Plan.

17  
18 B. HRA Resolution 21-06; a Resolution authorizing the execution of a Redevelopment  
19 Agreement.

20  
21 Executive Director Yunker reviewed in June and September of 2020, the City Council reviewed  
22 and discussed a request for public financial assistance from Development 65 in connection to the  
23 Hayden Grove Senior Living project at a work session. They are constructing a 135-unit senior  
24 rental facility consisting of independent living, assisted living and memory care units, of which 7  
25 of the units (5%) will be affordable to persons at or below 50% of the area median income  
26 (AMI). Mr. Yunker reviewed the terms of the agreement.

27  
28 Motion by Commissioner Jenson, seconded by Commissioner Walker, to adopt H.R.A.  
29 Resolution 21-06; a Resolution authorizing the execution of a Redevelopment Agreement.

30  
31 **Motion carried 5-0.**

32  
33 C. Notice of Termination of Land Use Agreement with Bremer Bank.

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35 Executive Director Yunker reviewed on October 22, 2020 the HRA approved Resolution 2020-  
36 06 approving the Land Swap Agreement between Bremer Bank and the Housing and  
37 Redevelopment Authority of St. Anthony. Where Bremer Bank N.A. would acquire the city  
38 owned parcel at 2654 Kenzie Terrace, and the city would acquire the .32-acre Bremer Bank  
39 owned property at 2534 Kenzie Terrace at the intersection of Kenzie Terrace and Lowry Avenue  
40 NE for a new City Gateway entrance node.

41  
42 This was the initial step in a three-party project between Trident Development, LLC, Bremer  
43 Bank, N.A. and the City of St. Anthony. The project was planned to be Trident proposing a

1 This was the initial step in a three-party project between Trident Development, LLC, Bremer  
2 Bank, N.A., and the City of St. Anthony. The project was planned to be Trident proposing a  
3 senior living facility on the existing Bremer Bank site, which will be constructed after the new  
4 Bremer Bank facility is completed on the currently city-owned property, and the bank can  
5 occupy its new location.

6  
7 Subsequent to the approval Trident Development, LLC withdrew from the project, and the  
8 closing of the land swap did not take place. After continuing discussions with Bremer Bank,  
9 N.A. it was determined that the best course of action was to terminate the agreement until such  
10 time as a new third-party can be identified to continue the project.

11  
12 Executive Director Yunker noted that as a result, Bremer Bank, N.A. drafted the Notice of  
13 Termination that was provided for HRA review.

14  
15 **V. STAFF REPORTS – NONE.**

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17 **VI. H.R.A. COMMISSIONER COMMENTS – NONE.**

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19 **VII. INFORMATION AND ANNOUNCEMENTS – NONE.**

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21 **VIII. ADJOURNMENT.**

22  
23 Chair Stille adjourned the meeting at 9:15 p.m.

24  
25 Respectfully submitted,  
26 Debbie Wolfe  
27 *TimeSaver Off Site Secretarial, Inc.*

28  
29  
30 ATTEST: \_\_\_\_\_  
31 City Clerk

\_\_\_\_\_ Chair \_\_\_\_\_

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