

**ST. LOUIS COUNTY HOUSING AND REDEVELOPMENT AUTHORITY (HRA)  
PROCEEDINGS**

Tuesday, July 6, 2021

The St. Louis County Housing and Redevelopment Authority (HRA) met this 6<sup>th</sup> day of July 2021, at 9:58 a.m., at the St. Louis County Government Services Center, Duluth, Minnesota, with the following members present: Commissioners Ashley Grimm, Paul McDonald, Keith Musolf and Mike Jugovich - 4. Absent: Commissioners Frank Jewell, Patrick Boyle and Chair Keith Nelson - 3.

Commissioner Jugovich Chaired the meeting in the absence of Chair Nelson.

Commissioner McDonald, supported by Commissioner Musolf, moved to approve the minutes from the May 4, 2021, HRA meeting. The motion passed; four yeas, zero nays, three absent (Jewell, Boyle, Nelson).

Commissioner Musolf, supported by Commissioner McDonald, moved that the HRA determines that the redevelopment request from the Hibbing HRA constitutes part of an urban renewal project and authorizes the Executive Director and County Attorney to negotiate a \$150,000 grant funding agreement contingent upon commitment of the additional project funding sources by May 1, 2023; that the appropriate HRA officials and a representative of the County Attorney are authorized to execute the grant funding agreement on behalf of the HRA, along with all the necessary documents related thereto; and further, that funds as needed be transferred from HRA fund balance and be paid from HRA Fund 250, Agency 251001. St. Louis County HRA Director Matt Johnson commented that the apartments were built in 1953 by the Hibbing HRA under the HUD's Public Housing Authority program and currently provide 102 subsidized public housing units. The proposed New Haven Court Apartments project combines the rehabilitation of 42 existing units and the reconstruction of 60 units. The current HRA uncommitted fund balance is \$619,836 and there are additional requests that are in the process of review; because of this, the County HRA is unable to fund the requested \$300,000 - \$500,000 forgivable loan request. Nancy Cashman, Executive Director of Center City Housing Corp., said that the total development cost of the project is over \$36 million. Jackie Prescott, Executive Director of the Hibbing HRA, thanked the Board for their support. After further discussion, the motion passed; four yeas, zero nays, three absent (Jewell, Boyle, Nelson). HRA Resolution No. 21-04.

**HRA RESOLUTION No. 21-04**

WHEREAS, The Housing and Redevelopment Authority of Hibbing (Hibbing HRA) has requested financial assistance from the St. Louis County Housing and Redevelopment Authority (HRA) for the New Haven Court Apartments project; and

WHEREAS, The Hibbing HRA has determined its current Haven Court Apartments require improvements ("redevelopment project") to protect resident health and safety and preserve the units ("redevelopment plan"); and

WHEREAS, The HRA desires to fund a portion of the redevelopment project pursuant to Minn. Stat. § 469.012, Subd. 1d; and

WHEREAS, The HRA has available funding for such projects and a limited fund balance available for the request.

THEREFORE, BE IT RESOLVED, That the HRA determines that the redevelopment request from the Hibbing HRA constitutes part of an urban renewal project and authorizes the


Executive Director and County Attorney to negotiate a \$150,000 grant funding agreement contingent upon commitment of the additional project funding sources by May 1, 2023.

RESOLVED FURTHER, That the appropriate HRA officials and a representative of the County Attorney are authorized to execute the grant funding agreement on behalf of the HRA, along with all the necessary documents related thereto.

RESOLVED FURTHER, That funds as needed be transferred from HRA fund balance and be paid from HRA Fund 250, Agency 251001.

Unanimously adopted July 6, 2021.

At 10:05 a.m., July 6, 2021, Commissioner Musolf, supported by Commissioner Grimm, moved to adjourn the meeting. The motion passed; four yeas, zero nays, three absent (Jewell, Boyle, Nelson).



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~~Keith Nelson~~, Chair of the St. Louis County HRA

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Phil Chapman, Deputy Auditor/Clerk of the St. Louis County HRA