

CITY OF ST. ANTHONY
HOUSING AND REDEVELOPMENT AUTHORITY MEETING
October 28, 2025

I. CALL TO ORDER.

Chair Webster called the meeting to order at 8:26 p.m.

II. ROLL CALL.

Present: Chair Webster, Commissioners Doolan, Elnagdy, Jensen, and Randle.

Absent: None.

Also Present: Executive Director Charlie Yunker.

III. APPROVAL OF OCTOBER 28, 2025 H.R.A. AGENDA.

Motion by Commissioner Jensen, seconded by Commissioner Doolan, to approve the October 28, 2025, Housing and Redevelopment Authority Agenda as presented.

Motion carried 5-0.

IV. CONSENT AGENDA.

A. H.R.A. Meeting Minutes of August 12, 2025.

Motion by Commissioner Doolan, seconded by Commissioner Jensen, to approve the Consent Agenda as presented.

Motion carried 5-0.

V. PUBLIC HEARINGS – NONE.

VI. GENERAL POLICY BUSINESS OF THE H.R.A.

A. HRA Resolution 25-06 – Approving Fifth Amendment to Contract for Private Redevelopment Between the Housing and Redevelopment Authority of Saint Anthony, Minnesota, The City of Saint Anthony Village, Doran SLV, LLC, Doran St. Anthony, LLC, and Doran SLV II, LLC.

Executive Director Yunker reviewed the initial Contract for Private Redevelopment and contemplated the construction of each phase of The Ruby project to be done in two phases. Phase I is complete, and Phase II has encountered challenges to commence construction, resulting in multiple extensions requested by the developer and subsequently approved by the City Council to date.

Due to those ongoing market challenges, Doran SLV, LLC is requesting an additional extension of the timing requirements on Phase 2. Doran SLV, LLC proposes a Phase II Commencement deadline of January 1, 2028, and completion date of January 1, 2030.

During the review process of the required documents to facilitate an extension by the City's legal and financial advisors, it was advised that the language regarding Tax Increment Financing (TIF) for Phase II be removed. The anticipated timeline for the project completion is now coming very close to the end date of the existing TIF district, resulting in negligible TIF assistance generated for the project. Staff is recommending to removal of the previously approved TIF assistance.

Mr. Yunker noted these are the same documents approved at the prior City Council Regular Meeting.

Motion by Commissioner Jenson, seconded by Commissioner Randle, to approve HRA Resolution 25-06 – Approving Fifth Amendment to Contract for Private Redevelopment Between the Housing and Redevelopment Authority of St. Anthony, MN, the City of St. Anthony Village, Doran SLV, LLC, Doran St. Anthony, LLC, and Doran SLV II, LLC.

Motion carried 5-0.

VII. STAFF REPORTS – NONE.

VIII. H.R.A. COMMISSIONER COMMENTS – NONE.

IX. INFORMATION AND ANNOUNCEMENTS – NONE.

X. ADJOURNMENT.

Motion by Commissioner Doolan, seconded by Commissioner Randle, to adjourn the meeting at 8:35 p.m.

Motion carried 5-0.

Respectfully submitted,
Debbie Wolfe
TimeSaver Off Site Secretarial, Inc.

ATTEST: _____
City Clerk

Chair