

SAINT PAUL LONG-RANGE CAPITAL IMPROVEMENT BUDGET COMMITTEE MEETING MINUTES

Monday, Monday, April 21, 2025, 5:00 – 7:00 pm | Rondo Community Library

I. Call to Order at 5:08 pm by Chair Dees Erickson

Roll Call

- a. Members in attendance: Makayla Cox, Lauren Dees Erickson, Raymond Hess, Demetrius Shaw, Liam O' Brien, Jes Braun, Tim Marino, Pang Yang
- b. Members absent: Nardos Ashenafi, Darren Tobolt, Carl Johnson, April Eh, Brian Jackson, Pat McQuillan
- c. City Staff and Community Members in Attendance: Nichelle Bottko Woods, Shannon Forney - Office of Financial Services; David Hoban- Dept of Safety and Inspection; Jules Atangana- Planning & Economic Development Department; Kerry Antrim – District 6 Planning Council; Jim Erchul – Dayton's Bluff Neighborhood Housing Services; Darlene Labelle, Ky'Mari Love – East Side Neighborhood Development Company; Kerry Antrim, Jubilee Dee – District 6 Planning Council

II. CDBG Presentations

5:15pm Dept. Safety and Inspections - Vacant and Hazardous Building Demolition presented by David Hoban. Requested Amount \$350k for 2026 / 2027

Q: What are your various funding sources for the Vacant Building Program, and are any funds in jeopardy, given the current federal climate?

A: There is a \$1.3M fund balance currently committed to 35 existing projects. Funding sources are currently not federal, and therefore not under threat. Dept. average is 10 demolitions annually, so funds committed now would be used estimated 3 years from now. Average of 400 vacant buildings registered each year in Saint Paul.

5:25pm PED - Housing Real Estate Multi-Unit Development Fund presented by Jules Atangana. Requested Amount \$1M for 2026 / 2027

Q: With 473 total housing units under production, how have you leveraged funds so far?

A: We have leveraged state and county dollars for units at Kimball Court (\$19M) and Dorothy Day (\$35M)

Q: So PED pools past funding to use all funds at one time in order to complete larger projects?

A: That's right. It depends very much on whether a project has other secured funding. It takes time and partnerships to put together these multi-million-dollar projects.

Q: So how far does \$1M dollars go? Does that translate to funding 100 units, for example?

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A: Not necessarily, it all depends on the project. We make the funding go as far as possible, but obviously \$1M of a \$35M project is a small portion.

5:35pm PED - 30% AMI presented by Jules Atangana. Requested Amount \$600k for 2026 / 2027

Q: What are your various funding sources for the Vacant Building Program, and are any funds in jeopardy, given the current federal climate?

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5:45pm PED - Acquisition Fund for Community Investment presented by Jules Atangana. Requested Amount \$600k for 2026 / 2027

Q: Who owns the buildings after they are acquired? Where does the revenue go when the asset is sold?

A: We release an RFP for developers, we contract with them to build and then they sell the development. It depends on the development what percentage of funds the developer keeps, but it may not exceed 50%.

5:55pm District 6 Planning Council - Business Investment Fund presented by Kerry Antrim. Requested amount of \$200k for 2026/2027

Q: What kinds of business investments are made with this funding?

A: Helping to establish new businesses, retro-fitting buildings, replacing equipment, etc. The fund is both for new and established businesses.

6:05pm Dayton's Bluff Neighborhood Housing Services - East Side Home Improvement Revolving Loan Fund presented by Jim Erchul Requested amount of \$1M for 2026/2027

Q: What is the average loan size?

A: Average is \$40k. We don't look at credit score as a qualifier for applicant eligibility.

6:15pm Dayton's Bluff Neighborhood Housing Services - East Side Home Ownership Initiative presented by Jim Erchul Requested amount of \$960k for 2026/2027

Exceeded time for questions

6:25pm Easy Side NDC – Business Investment Fund presented by Ky'Mari Love Requested amount of \$500,000

Q: What is the administrative fee you charge?

A: 18%. It pays for administration, completing contracts and compliance documents, etc. We meet our clients where they are and provide administrative support.

III. Announcements

a. Scoring Deadline May 2

i. CDBG– Shannon.Forney@ci.stpaul.mn.us

ii. CIB Department-Nichelle.Bottko.Woods@ci.stpaul.mn.us

b. Upcoming Meetings at Rondo Community Library

i. April 21 and 28: CDBG Project Presentations

ii. May 12th: CPT Presentation and CDBG deliberation

iii. May 19th: Tentative Additional Process Meeting

iv. June 9: Public Hearing

IV. Adjourned at 7:02pm