



CITY OF SAINT PAUL
OFFICE OF THE CITY COUNCIL
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June 26, 2023

Gene Gelgelu
African Economic Development Solutions
1821 University Avenue
St. Paul, MN 55104

Lisa Kugler
Consultant

VIA EMAIL: ggelgelu@aeds-mn.org

VIA EMAIL: Lisa@lisakuglerconsults.com

RE: Remove or Repair of the Structure at 678 Snelling Avenue North

Dear Mr. Gelgelu & Ms. Kugler:

Ms. Moermond has reviewed the document you submitted on June 13th and is recommending that the City Council require all funds for the rehabilitation of this site to be segregated into account(s) pertaining to that activity. As such, documentation of the following is needed:

1. There is no documentation in the item submitted of the \$500,000 from the Otto Bremer Trust. If those funds have been dispersed documentation of availability of those funds in AEDS accounts is needed;
2. The 2021 Bigelow Foundation email indicates \$200,000 was to be dispersed within several weeks of that email. Please demonstrate availability of those funds as indicated above;
3. The St. Paul & Minnesota Foundation email indicates the same as item 2 above, that a check was to be mailed within 3 to 4 weeks of the 2021 email; please demonstrate availability of those funds;
4. The Hardenbergh Foundation letter indicates it was paid in full; please demonstrate availability of those funds;
5. The McKnight Foundation letter also letter indicates it was paid in full; please demonstrate availability of those funds;
6. The Neighbors United Funding Collaborative indicates a grant of \$5,000 once the W9 was submitted. Was this done? If so, show availability of those funds;
7. The \$65,000 STAR grant from 2021 was money given for development and planning of the project; has this all been dispersed? If not, please provide status report of this;
8. Better documentation is needed of the \$200,000 STAR grant such as executed grant agreement. On our end we will be looking into whether the expenditure of funds was approved by the City Council;
9. For the \$103,507 Critical Corridor grant a signed agreement is required. Additionally, if they are reimbursement based the Council needs to see that clause in the agreement (or proof of funds in an account if dispersed);

10. For the East Metro Main Street Economic Revitalization program needs a full agreement submitted and additionally, please confirm you have not yet received funds because of the stipulation in the Development Approval section of Grant Acknowledgment conditions;
11. State appropriation has no documentation submitted, please provide that;
12. The Sunrise Bank Loan needs documentation via either actual loan agreement or disbursement of funds into an account; and
13. For the HRA requested funds submit all documents related to request and grant. We will review City Council and HRA records on our side for further information.

The Flannery Construction proposal is acceptable. With respect to your request that the foundation letters granting AEDS funds not be included, as indicated above those letters are not needed as required documentation is evidence of financing in an account. As always, those documents can be sent to me at Joanna.zimny@ci.stpaul.mn.us. Please let me know if you have any questions, I can be reached at 651-266-8515.

Sincerely,

/s/

Joanna Zimny

Legislative Hearings Executive Assistant

c: Rehabilitation & Removal staff