



Legislation Text

File #: RES 22-1693, **Version:** 1

Approving Ordinance Permit 20210010001 for Civil Public Infrastructure installed by Project Paul, LLC (a wholly-owned subsidiary of Ryan Companies US, Inc.) ("Ryan") on the Ford (Highland Bridge) Site.

WHEREAS, the Saint Paul City Council has adopted the Ford Site Zoning and Public Realm Master Plan and all Amendments to the Plan; and

WHEREAS, in June 2018, Ford Land announced Ryan Companies ("Ryan") as the Master Developer for the Ford site; and

WHEREAS, the Site Improvement Performance Agreement (SIPA) provides for Site Plan Review protocols as well as protocols related to Site Improvements of the Property that are to be completed by Ryan and protocols related to City Acceptance of improvements completed by Ryan; and

WHEREAS, in July 2020 the Mississippi River Boulevard project was incorporated into the Ford Site project through full execution of Change Order Number 4; and

WHEREAS, in October 2020 the Parks Department submitted appropriate Plans, Specifications, Reports, and Documents to the City for review under Site Plan number 21-242191; and

WHEREAS, the appropriate City Departments and City Subject Matter Experts reviewed said Plans, Specifications, Reports, and Documents and found same to be in compliance with all applicable Codes, Standards, and Policies such that approval was granted by the Department of Safety and Inspections for site plan 21-242191 on May 04, 2021; and

WHEREAS, Article 6 of the SIPA provides for the installation of certain public infrastructure through a permit called the Ordinance Permit; and

WHEREAS, on April 12, 2021 the appropriate Ordinance Permit was issued by the City to Ryan for the purpose of completing certain roadway base infrastructure improvements for the Property; and

WHEREAS, with the exception of possible warranty rework resulting from a future inspection(s) prior to the expiration of the warranty period, Ryan has completed the installation of certain public improvements according to the requirements stated in the SIPA and Redevelopment Agreement (RDA); and

WHEREAS, warranties are assigned per Section 12.7 of the SIPA; and

WHEREAS, Ryan has satisfied all applicable requirements of the Ordinance Permit Acceptance process as required by the SIPA and RDA for the installation of certain public improvements; now, therefore, be it

RESOLVED, that the City Council accepts the infrastructure as so defined in the attached Exhibit A and pursuant to the RDA and SIPA the warranty period shall begin upon City acceptance.