



CITY OF SAINT PAUL
Melvin Carter, Mayor

375 Jackson Street Suite 220
Saint Paul, MN 55101-1806

Telephone: 651-266-8989

DATE: April 22, 2024

TO: Council President Jalali
Councilmember Bowie, Ward 1
Councilmember Noecker, Ward 2
Councilmember Jost, Ward 3
Councilmember Kim, Ward 5
Councilmember Yang, Ward 6
Councilmember Johnson, Ward 7

FROM: Andrew Hogg, P. E., Water Resource Coordinator
Richard Ekobena, P. E., Public Works Sewer Utility Manager

RE: The Heights Green Infrastructure Stormwater Management District

This memorandum recommends that the City Council establish a green infrastructure stormwater management district, (“GID or District”), for the Heights redevelopment area. As shown in the included exhibit this area is bounded by North Winthrop Street on the west including a possible extension north to Larpenteur Avenue East, Ivy Avenue South to the south, McKnight Road to the east and Larpenteur Avenue East to the north. The former driving range bounded to the south by Idaho Ave, to the west by Furness Parkway is also included in the district. Figure 1 shows the areas that are proposed to be included.

This joint staff recommendation per Chapter 81 of the Legislative Code is based on The Heights Stormwater Management Plan prepared by WSB, the Engineer of Record (“EOR”) for the Saint Paul Port Authority (“Master Developer”), in accordance with local regulations and consistent with agreements between the City and Master Developer. The Plan describes the site conditions, proposed green infrastructure stormwater practices and functions, treatment areas, design methodology and calculations for the overall system built to serve the redevelopment area.

The EOR has also prepared accompanying documents detailing operation and maintenance activities and estimated annual costs to perform such activities, as well as estimated revenues from the establishment of a GID for The Heights redevelopment area.

Operation for the District at The Heights redevelopment area is intended to be fiscally sustainable now and in the future with revenues meeting expenditures. Should redevelopment not occur per the phasing timelines identified by the Master Developer, or annual operation and maintenance expenditures exceed revenues, the Department of Public Works reserves the right to pursue implementing an additional

surcharge in accordance Chapter 81 of the Legislative Code, or may request additional funding from the City Council.

The Stormwater Memo, prepared by the EOR for the Master Developer, is a project summary of the Heights Stormwater Management Plan along with estimations for the cost of the Operation and Maintenance for the district and the estimated revenue generated by the district.

Andrew Hogg

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