

RESOLUTION # 18-19
Development Agreement with Ackerberg Group

WHEREAS, the Saint Paul Parks and Recreation Commission is an appointed body established to advise the Mayor and the City Council on long-range and city-wide matters related to the Department of Parks and Recreation; and

WHEREAS, the City of Saint Paul (City) is the owner of Pedro Park, which was donated to the City in 2009 by the Pedro family, and shares a property line with the adjacent Public Safety Annex (PSA) building; and

WHEREAS, the City Council is scheduled to vote on whether to transfer the PSA building to the Housing and Redevelopment Authority (HRA) on or after October 24, 2018; and

WHEREAS, the HRA Board will vote on whether to enter into a development agreement with the Ackerberg Group for redevelopment of the building into office and retail space; and

WHEREAS, the proposed development agreement provides an annual contribution for maintenance of Pedro Park, beginning at \$40,000 upon substantial completion and increasing by 3% each subsequent year for twenty years; and

WHEREAS, Ackerberg Group has requested that the Department of Parks and Recreation agree to work in cooperation on the scheduling and completion of the park improvements; and

WHEREAS, Ackerberg Group intends to incorporate windows into the building renovation which will require that the Department of Parks and Recreation record an agreement that no combustible structures be placed directly adjacent to the shared property line; and

WHEREAS, Ackerberg Group's renovation plans include potential encroachment into the parkland's air rights for balconies and such encroachments would need to be memorialized in writing; and

WHEREAS, the Saint Paul Parks and Recreation Commission believes that the ongoing maintenance contribution is a significant benefit to the Department and finds that the location of the building on the joint property line will require that the Department of Parks and Recreation and the Ackerberg Group coordinate construction timelines as well as any proposed building renovations which would impact the park; now, therefore be it

RESOLVED, that the Saint Paul Parks and Recreation Commission recommends to the Mayor and City Council that if the transfer and sale of the Public Safety Annex building is authorized, that the Department of Parks and Recreation be authorized to enter into agreements to set forth funding and maintenance expectations, memorialization of any encroachment permits, and a construction timeline for the park improvements.



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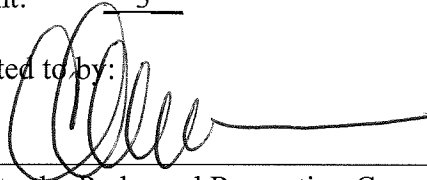

Saint Paul Parks and Recreation Commission
 400 City Hall Annex, 25 W. 4th Street, Saint Paul, MN 55102 - (651) 266-6400

Adopted by the Saint Paul Parks and Recreation Commission on October 11, 2018:

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|-----------|---------|----------|
| Approved: | Yeas | <u>4</u> |
| | Nays | <u>1</u> |
| | Absent: | <u>3</u> |

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Attested to by:



Staff to the Parks and Recreation Commission



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