



CITY OF SAINT PAUL
Melvin Carter, Mayor

*25 West Fourth Street
Saint Paul, MN 55102*

*Telephone: 651-266-6565
Facsimile: 651-266-6549*

DATE: December 26, 2019

TO: Comprehensive and Neighborhood Planning Committee

FROM: Anton Jerve, Principal Planner (651-266-6567)

RE: Review and Recommendation Regarding Expanding Commercial Development District at 1 Leech Street South to Include **200 Grand Avenue**

Background

Commercial development districts are designated areas across the city that are outside of ward-specific liquor license limits. Section 17.07.1 of the City Charter defines commercial development districts. Section 17.07.2 includes restrictions on liquor licenses for commercial development districts. Section 409.20 of the Legislative Code describes the process of creating new or amending existing districts. Relevant portions of these sections are excerpted below.

Section 17.07.1. Commercial development districts; patrol limits.

1. A commercial development district in an area within the city as designated herein, or created by the council hereafter in accordance with this section. Six (6) commercial development districts are hereby created, whose names and defined boundaries are indicated on maps attached hereto as Exhibits 1 through 6, which are incorporated and adopted herein by reference. The council may by ordinance create new or additional commercial development districts, or amend the boundaries of those already created, only in accordance with the following procedures:
 - (a) The proposed commercial development district shall be submitted in writing, accompanied by a map setting forth its boundaries; and
 - (b) Reasonable public notice of the proposed commercial development district shall be given by the license inspector to residents and organizations in the ward or wards in which said district is to be located; and
 - (c) The council or a committee thereof shall hold a public hearing in the ward or wards in which said district is to be located; and
 - (d) After the foregoing steps, an ordinance designating the new commercial development district and defining its boundaries is adopted upon the affirmative vote of at least five (5) members of the council.
2. The council may by ordinance adopt additional procedural and substantive requirements for the creation or amendment of commercial development districts.
3. The entire land area in each council ward, which has not been made part of a commercial development district, is a separate liquor patrol limit.

AN AFFIRMATIVE ACTION EQUAL OPPORTUNITY EMPLOYER



Section 17.07.2. Restrictions.

5. There shall be no limitation on the number of on-sale intoxicating liquor licenses which may be issued or renewed within, or transferred into, a commercial development district, except as set forth in paragraph (6) below. No restriction applicable to such licenses in liquor patrol limits in this section shall apply to such licenses in commercial development districts.
6. Notwithstanding the provisions of any law or this Charter allowing the issuance of on-sale intoxicating liquor license, not more than two hundred fifteen (215) such licenses shall be issued by the city. Priority shall be given, by ordinance, in the issuance of all such licenses first to applicants who purchase an existing business having an "on sale" license with the intent of operating said business at the same location for at least one year thereafter, and then to restaurants capable of seating and servicing meals to not less than one hundred (100) guests at one time and then to hotels having dining rooms capable of seating and serving meals to not less than fifty (50) guests at one time, and thereafter as the council may determine.

Section 409.20 of the Legislative Code:

- (a) Commercial development districts, as defined in section 17.07.1 of the City Charter, may be created or expanded by the filing in the office of the city clerk of a written petition therefor setting forth the boundaries of the expanded district, and containing the written consent of the owners of two-thirds of the several descriptions of real estate situate within the new or area of the expanded district, together with the written consent of the owners of two-thirds of the several descriptions of real estate situated within one hundred (100) feet of the new or expanded district, and after the affirmative vote in favor thereof by at least five (5) members of the city council.
- (b) The city council may waive the requirements for consent signatures if the city council shall determine that a hardship exists therefor, and in such case the council may, on its own, initiate the process of creating or expanding a commercial development district. In such case, the affirmative vote of at least five (5) members of the city council shall be required to create or expand any such district.
- (c) **In all such cases, the planning commission shall be consulted for advice concerning the proposals for consistency with the city's comprehensive plan and zoning ordinances, and the planning commission shall report in writing to the city council its findings and recommendations.**
- (d) Upon receipt of the report of the planning commission, the council's committee designated to hear license matters shall fix a date for public hearing to consider the petition or proposal to create or expand a commercial development district and afford an opportunity to all affected persons to be heard. The city clerk shall cause notice of the hearing to be published once in the official newspaper of the city, and mailed notice thereof shall be given by the department of safety and inspections to all owners of land within the new or area of the expanded district. Published notice and mailed notice shall be made at least twenty (20) days in advance of the public hearing.



In May 2017, a petition was submitted to the Department of Safety and Inspections to create a commercial development district for the former Hope Engine House site to allow Hope Engine Company LLC to apply for an intoxicating liquor license. This commercial development district is proposed to include entire former Hope Engine House site at 1 Leech Street South, and no other properties. The Planning Commission determined the commercial development district was consistent with the City's Comprehensive Plan and zoning ordinances, as per section 409.20 of the Legislative Code. The proposed district was then forwarded to the City Council and approved.

On November 20, 2019, DSI received an application to expand the commercial development district at 1 Leech Street South to include the abutting parcel at 200 Grand Avenue. There is one building, the Residence Inn hotel, at 200 Grand Avenue, which was constructed in 2018. The expansion would allow the hotel to apply for an intoxicating liquor license.

Findings

Staff has reviewed the proposed commercial development district expansion and made the following findings:

1. The expanded commercial development district will include two buildings, the Residence Inn at 200 Grand Ave and Hope Engine House building at 1 Leech Street (see attached map).
2. The proposed commercial development district is confined to the 200 Grand Ave and 1 Leech Street.
3. The proposed commercial development district is consistent with the adopted 2030 Saint Paul Comprehensive Plan, which designates the area surrounding around area of West 7th and Smith including this site as a Neighborhood Center. The 2030 Comprehensive Plan promotes "Neighborhood Centers as compact, mixed-use communities that provide services and employment close to residences." (Strategy 1.15).
4. The proposed commercial development district is consistent with the approved 2040 Saint Paul Comprehensive Plan, which designates the area surrounding around the area of West 7th and Smith and including this site as a Neighborhood Node. Neighborhood Nodes promote a mix of land uses including commercial and entertainment (Policy LU-30 through Policy LU-33).
5. The proposed commercial development district is consistent with the District 9 Area Plan, which recommends concentrating commercial activity at West 7th and series of cross streets, including Grand Avenue, to improve commercial vitality (Strategy 16).
6. The proposed commercial development district is consistent with existing zoning. The property is zoned T2 traditional neighborhood, which permits bars less than 5,000 sq. ft. in area by-right, and larger bars with a conditional use permit.

Staff Recommendation

Based on findings 1 through 6, staff recommends that the Planning Commission report to the City Council that expanding the 1 Leech Street Commercial Development District to include 200 Grand Avenue is consistent with the Saint Paul Comprehensive Plan and zoning code, and recommends that the Planning Commission support the expansion of the commercial development district.



city of saint paul
planning commission resolution

file number 20-06

date January 24, 2020

Commercial Development District: Expanding Commercial Development District at 1 Leech Street South to include 200 Grand Avenue

WHEREAS, an application has been submitted to the City Council for the the creation of a Commercial Development District at the former Hope Engine House site pursuant to §17.07.1 of the City Charter and to §409.20 of the Saint Paul Legislative Code, for the purpose of removing the property from restrictions on the number of on-sale intoxicating liquor licenses allowed within the liquor patrol limits; and

WHEREAS, the Department of Safety and Inspections has consulted with the Planning Commission for advice concerning the proposal's consistency with the City's comprehensive plan and zoning ordinance pursuant to §409.20 of the Saint Paul Legislative Code; and

WHEREAS, the Saint Paul Planning Commission has made the following findings of fact:

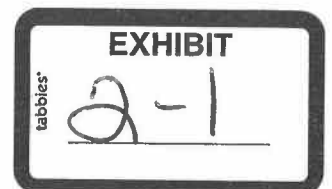
1. The expanded commercial development district will include two buildings, the Residence Inn at 200 Grand Ave and Hope Engine House building at 1 Leech Street (see attached map).
2. The proposed commercial development district is confined to the 200 Grand Ave and 1 Leech Street.
3. The proposed commercial development district is consistent with the adopted 2030 Saint Paul Comprehensive Plan, which designates the area surrounding around area of West 7th and Smith including this site as a Neighborhood Center. The 2030 Comprehensive Plan promotes "Neighborhood Centers as compact, mixed-use communities that provide services and employment close to residences." (Strategy 1.15).
4. The proposed commercial development district is consistent with the approved 2040 Saint Paul Comprehensive Plan, which designates the area surrounding around the area of West 7th and Smith and including this site as a Neighborhood Node. Neighborhood Nodes promote a mix of land uses including commercial and entertainment (Policy LU-30 through Policy LU-33).
5. The proposed commercial development district is consistent with the District 9 Area Plan, which recommends concentrating commercial activity at West 7th and series of cross streets, including Grand Avenue, to improve commercial vitality (Strategy 16).

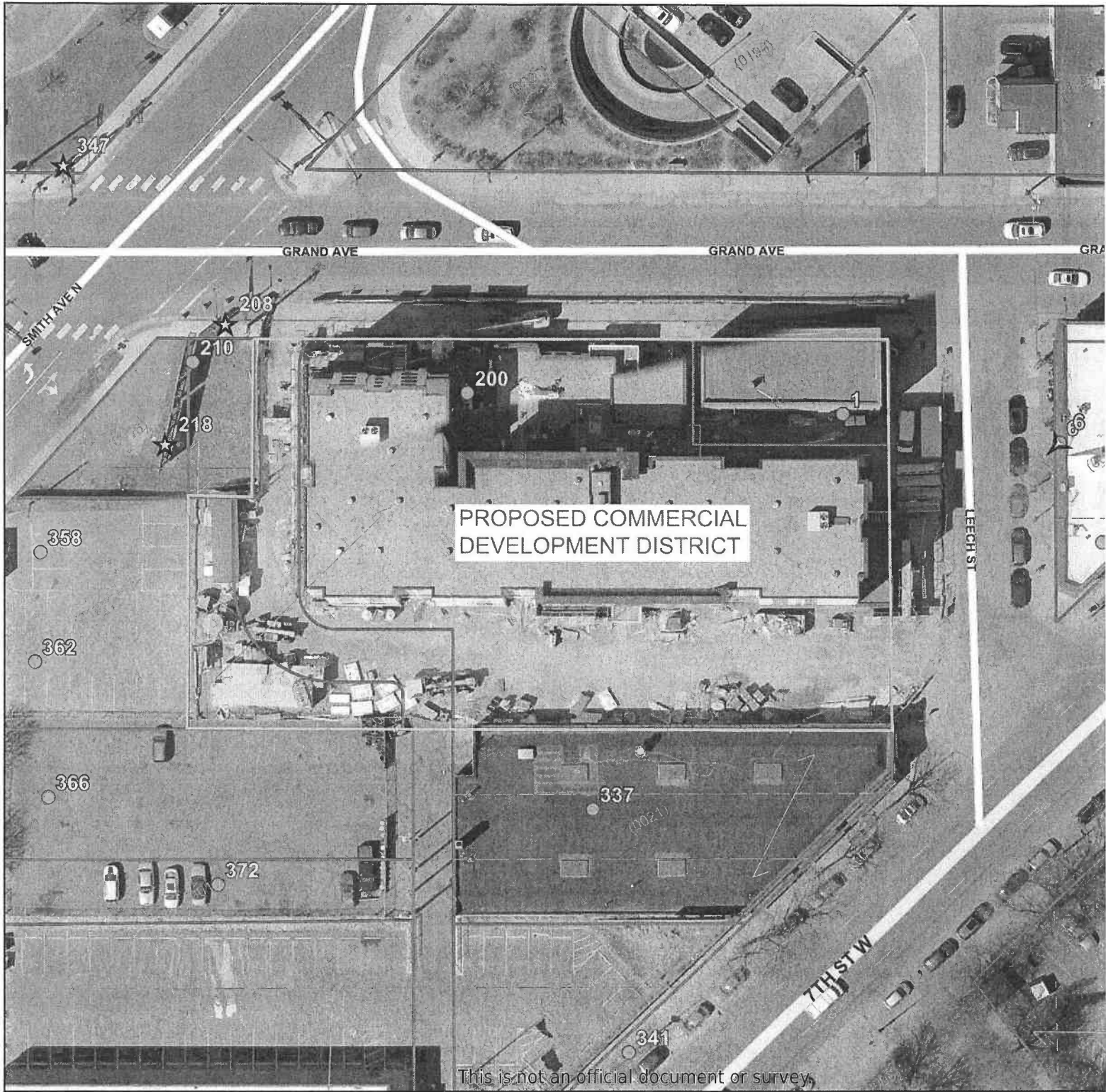
moved by Mouacheuapo

seconded by _____

in favor Unanimous

against _____





PROPOSED COMMERCIAL
DEVELOPMENT DISTRICT

This is not an official document or survey.



City of Saint Paul

City Hall and Court
House
15 West Kellogg
Boulevard
Phone: 651-266-8560

Signature Copy

Resolution: RES 19-2073

File Number: RES 19-2073

Waiving the signature requirement of Healthcare Hospitality II DST to expand the 1 Leech Street Commercial Development District to include 200 Grand Avenue, and directing the pertinent City officials to schedule a public hearing.

WHEREAS, Healthcare Hospitality II DST submitted a petition to expand the 1 Leech Street Commercial Development District to the Department of Safety and Inspections pursuant to Saint Paul City Charter § 17.07.1 and Saint Paul Legislative Code § 409.20(a); and

WHEREAS, the petition requirements call for written consent of two-thirds of the real estate parcels within the proposed expanded commercial development district as well as owners of two-thirds of the real estate parcels within one hundred (100) feet of the new or expanded commercial development district; and

WHEREAS, the petitioner would have needed the consent of 19 of 25 owners (2/3) and received the written consent of 13 (over 1/2) of the owners of real estate parcels within one hundred (100) feet of the expanded commercial development district; and

WHEREAS, the owner of six of the real estate parcels said they would not take a position for or against the expansion, although they had no objection; and

WHEREAS, the city council finds that due to the reluctance of this property owner to take a position, requiring consent from two-thirds (2/3) of all owners would create a hardship to the petitioner; and

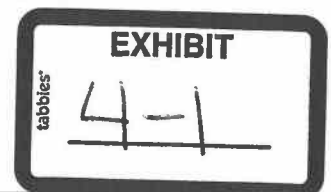
WHEREAS, the petitioner has requested that the city council, pursuant to Saint Paul Legislative Code § 409.20(b), waive the requirements for consent signatures and initiate the process for creating or expanding a commercial development district; and

WHEREAS, the planning commission has been consulted for advice concerning the proposal for the expanded commercial development district and the commission's report finds the proposal for such an expansion consistent with the city's comprehensive plan and zoning ordinance; now therefore, be it

RESOLVED, that the signature requirement for the petition to expand the Commercial Development District at 1 Leech is hereby waived; and be it

FURTHER RESOLVED, that a public hearing shall be scheduled to consider the proposal to expand the 1 Leech Street Commercial Development District and the city clerk shall cause notice of the hearing to be published once in the official newspaper of the city, and mailed notice thereof shall be given by the department of safety and inspections to all owners of land within the new area of the expanded district, each as least twenty (20) days in advance of the public hearing.

At a meeting of the City Council on 12/18/2019, this Resolution was Passed.



Yea: 7 Councilmember Brendmoen, Councilmember Thao, Councilmember Tolbert, Councilmember Noecker, Councilmember Prince, Councilmember Jalali, and Councilmember Busuri

Nay: 0

Vote Attested by Trudy Moloney
Council Secretary Trudy Moloney

Date 12/18/2019

Approved by the Mayor Melvin Carter III
Melvin Carter III

Date 12/24/2019

Clerk Shari Moore
Shari Moore

Date _____

Test Signature Shari Moore
Shari Moore

Date _____





West 7th / Fort Road Federation

882 West 7th Street, Suite 6

Saint Paul, MN 55102

651.298.5599

www.FortRoadFederation.org

June 13, 2019

Councilmember Rebecca Noecker
310 City Hall
15 West Kellogg Blvd
Saint Paul, MN 55102

Subject: 200 Grand - Commercial Development District Expansion

Dear Councilmember Noecker,

The West 7th Street / Fort Road Federation (Planning District Council 9) Board of Directors voted in support of the St Paul Hotel Ventures LLC to expand the commercial development district to include 200 Grand Avenue, the Marriott Residence Inn Hotel, to allow them to apply for a liquor license.

Mr. Repke, representing the Marriott Residence Inn, presented at the Board's June 10, 2019 meeting on the request, including the concept for the hotel's reception evenings for their guests. Mr. Repke will be speaking with nearby neighbors to receive the required percentage of signatures from them.

Please contact me with any questions at danademaster@yahoo.com or our Executive Director, Emily Northey, at 651.298.5599.

Sincerely,

Dana DeMaster

Dana DeMaster
President, Fort Road Federation

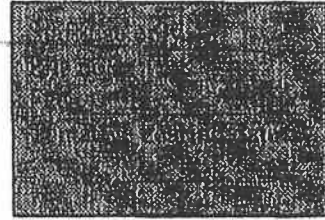
Cc: Chuck Repke, representing Marriott Residence Inn
Kris Schweinler, City of Saint Paul Department of Safety and Inspections



The Fort Road Federation coordinates participation in advocacy and planning and builds community connections for the residents, businesses, and nonprofit organizations of the West 7th neighborhood so that it is a place where people want to live, work, and play.



**PETITION TO CREATE OR EXPAND
A COMMERCIAL DEVELOPMENT DISTRICT**



City Clerk
Room 170 City Hall
15 West Kellogg Boulevard
Saint Paul, MN 55102
266-8989

APPLICANT

Property Owner Healthcare Hospitality II OST
Address 7900 International Drive, Suite 910
City Bloomington St. MN Zip 55425 Daytime phone 952-229-4433
Contact person (if different) _____

**PROPERTY
LOCATION**

Address/Location 200 Grand Ave, St. Paul MN 55102
Legal description Lot 1, Block 1, Hotel Addition
(attach additional sheet if necessary)

TO THE HONORABLE MAYOR AND CITY COUNCIL:

Pursuant to Section 17.07.1 of the City Charter and to Section 409.20 of the Saint Paul Legislative Code, the owners of property within the proposed new or area of the expanded commercial development district hereby petition you to create or expand a commercial development district to include the above described property for the purpose of removing the property from restrictions on the number of on-sale intoxicating liquor licenses allowed within the liquor patrol limit.

- Required map showing boundaries of proposed district
- Consent petition of owners of property within proposed district
- Consent petition of adjoining property owners
- Affidavit of petitioner
- Affidavit of person circulating consent petition(s)

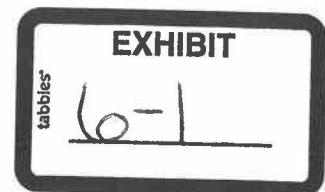
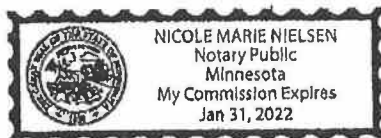
(attach additional sheet(s) explaining the proposal if necessary)

Subscribed and sworn to
before me this 19th day
of November, 2019.

Nicole Nielsen
Notary Public

By: Sarah Munn
Fee owner of property

Title: PROPERTY REPRESENTATIVE



PETITION TO CREATE OR EXPAND
A COMMERCIAL DEVELOPMENT DISTRICT
AFFIDAVIT OF PETITIONER

STATE OF MINNESOTA)

: SS

COUNTY OF RAMSEY)

The petitioner, Healthcare Hospitality II DST, being first duly sworn, deposes and states that the consent petition contains signatures from ~~at least two-thirds (2/3)~~ of all eligible properties within 100 feet of all property owned, purchased, or sold by petitioner within one (1) year preceding the date of this petition which is contiguous to the property described in the petition; petitioner is informed that the consent petition must contain signatures from each and all owners of jointly-owned property in order to constitute consent from that property and that failure to obtain consent from each and all owners could invalidate the consent petition; petitioner believes that the consent petition was signed by each of said owners and that the signatures are the true and correct signatures of each and all of the parties so described.

S. Carlson
NAME

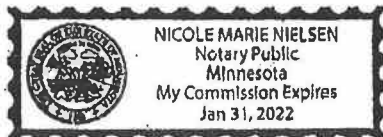
7900 International Drive, Suite 910, Bloomington MN 55425
ADDRESS

952-229-4433
TELEPHONE NUMBER

Subscribed and sworn to before me
this 20th day of November, 2019

Nicole Nielsen
NOTARY PUBLIC

Page 7 of 8



8/3/99



**AFFIDAVIT
OF PERSON CIRCULATING THE CONSENT PETITION**

STATE OF MINNESOTA)

: SS

COUNTY OF RAMSEY)

CHARLES W REPKE JR, being first duly sworn, deposes and states that he/she is the person who circulated the consent petition consisting of ____ pages; that affiant represents that the parties described on the consent petition are all the respective owners of the properties placed immediately before each name; that affiant is informed and believes that each of the parties described on the consent petition is an owner of the property which is within 100 feet of any property owned, purchased, or sold by petitioner within one (1) year preceding the date of this petition which is contiguous to the property described in the petition; that none of the parties described in the consent petition has purchased or is purchasing property from the petitioner that is contiguous to the property described on the consent petition within one (1) year of the date of the petition; that this consent was signed by each of said owners in the presence of this affiant, and that the signatures are the true and correct signatures of each and all of the parties so described.

Charles W Repke Jr
NAME

154 W Winifred, St Paul, MN
ADDRESS

651-214-8664
TELEPHONE NUMBER

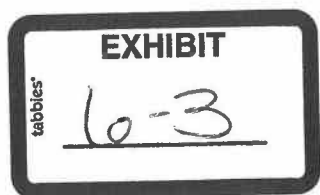
Subscribed and sworn to before me
this 19 day of November, 19

[Signature]
NOTARY PUBLIC



Page 8 of 8

8/3/99



CITY OF SAINT PAUL

**CONSENT OF ADJOINING PROPERTY OWNERS FOR CREATION
OR EXPANSION OF A COMMERCIAL DEVELOPMENT DISTRICT**

We, the undersigned, owners of the property within 100 feet of the total contiguous description of real estate owned, purchased, or sold by THE PETITIONER within one year preceding the date of this petition acknowledge that we have been presented with the following:

1. A copy of the petition of ST PAUL HOTEL VENTURES LLC,
(name of petitioner)

to create or expand a commercial development district on property located at _____
200 GRAND AVE, ST PAUL, MN, for the purpose of removing the property from
restrictions on the number of on-sale intoxicating liquor licenses allowed within the liquor patrol limit.

2. A copy of Section 17.07 of the City Charter and Section 409.20 of the Saint Paul Legislative Code; and acknowledge that we are aware that there is no limitation on the number of on-sale intoxicating liquor licenses in a commercial development district, except as set forth in Section 17.07.2(6) of the City Charter. We hereby consent to the petition of:

ST PAUL HOTEL VENTURES LLC to create/expand a commercial development district.
(name of petitioner)

We consent to the approval of this commercial development district as it is explained to us by the applicant or his/her representative.

ADDRESS OR P.I.N. #	RECORD OWNER	SIGNATURE	DATE
012823410021	BONFE Properties LLC	Tom Bonfe	6/19/19
012823410011	" " "	Tom Bonfe	6/19/19
012823410012	" " "	Tom Bonfe	6/19/19

NOTE: This petition shall not be considered as officially filed until the lapse of seven (7) working days after it is received by the City Clerk. Any signator of this petition may withdraw his/her name therefrom by written request within that time.



CITY OF SAINT PAUL

**CONSENT OF ADJOINING PROPERTY OWNERS FOR CREATION
OR EXPANSION OF A COMMERCIAL DEVELOPMENT DISTRICT**

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1. A copy of the petition of ST PAUL HOTEL VENTURES LLC
(name of petitioner)

to create or expand a commercial development district on property located at 200 GRAND AVE, ST PAUL, MN, for the purpose of removing the property from restrictions on the number of on-sale intoxicating liquor licenses allowed within the liquor patrol limit.

2. A copy of Section 17.07 of the City Charter and Section 409.20 of the Saint Paul Legislative Code; and acknowledge that we are aware that there is no limitation on the number of on-sale intoxicating liquor licenses in a commercial development district, except as set forth in Section 17.07.2(6) of the City Charter. We hereby consent to the petition of:

ST PAUL HOTEL VENTURES LLC to create/expand a commercial development district.
(name of petitioner)

We consent to the approval of this commercial development district as it is explained to us by the applicant or his/her representative.

ADDRESS OR P.I.N. #	RECORD OWNER	SIGNATURE	DATE
312823410019	Paulina LLC	JMK	6/19/19

NOTE: This petition shall not be considered as officially filed until the lapse of seven (7) working days after it is received by the City Clerk. Any signator of this petition may withdraw his/her name therefrom by written request within that time.



CITY OF SAINT PAUL

**CONSENT OF ADJOINING PROPERTY OWNERS FOR CREATION
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1. A copy of the petition of ST PAUL HOTEL VENTURES LLC,
(name of petitioner)
to create or expand a commercial development district on property located at _____
200 GRAND AVE, ST PAUL, MN, for the purpose of removing the property from
restrictions on the number of on-sale intoxicating liquor licenses allowed within the liquor patrol limit.

2. A copy of Section 17.07 of the City Charter and Section 409.20 of the Saint Paul Legislative Code; and acknowledge that we are aware that there is no limitation on the number of on-sale intoxicating liquor licenses in a commercial development district, except as set forth in Section 17.07.2(6) of the City Charter. We hereby consent to the petition of:
ST PAUL HOTEL VENTURES LLC to create/expand a commercial development district.
(name of petitioner)

We consent to the approval of this commercial development district as it is explained to us by the applicant or his/her representative.

ADDRESS OR P.I.N. #	RECORD OWNER	SIGNATURE	DATE
0128 231 40 208	HSRE MN RITCHIE LLC	<i>Heather Shultz</i>	6/12/19
0128 231 40 205	" " " "	<i>Heather Shultz</i>	6/12/19
0128 231 40 200	" " " "	<i>Heather Shultz</i>	6/12/19
0128 231 40 206	" " " "	<i>Heather Shultz</i>	6/12/19
0128 231 40 201	" " " "	<i>Heather Shultz</i>	6/12/19
0128 231 40 199	" " " "	<i>Heather Shultz</i>	6/12/19
0128 231 40 207	" " " "	<i>Heather Shultz</i>	6/12/19
* <i>Heather Shultz, Sr. Property Manager for Cushman & Wakefield has signed as acting agent for HSRE-MN Ritchie, LLC</i>			

NOTE: This petition shall not be considered as officially filed until the lapse of seven (7) working days after it is received by the City Clerk. Any signator of this petition may withdraw his/her name therefrom by written request within that time.



CITY OF SAINT PAUL

**CONSENT OF OWNERS OF PROPERTY WITHIN A PROPOSED
COMMERCIAL DEVELOPMENT DISTRICT**

We, the undersigned, owners of property within the new or area of the expanded commercial development district acknowledge that we have been presented with the following:

1. A copy of the petition of Healthcare Hospitality II OST,
(name of petitioner)
to create or expand a commercial development district on property located at 200 Grand Ave, St. Paul MN 55102, along with a map showing the boundaries of the proposed district, for the purpose of removing the property from restrictions on the number of on-sale intoxicating liquor licenses allowed within the liquor patrol limit.

2. A copy of Section 17.07 of the City Charter and Section 409.20 of the Saint Paul Legislative Code; and acknowledge that we are aware that there is no limitation on the number of on-sale intoxicating liquor licenses in a commercial development district, except as set forth in Section 17.07.2(6) of the City Charter. We hereby consent to the petition of:

Healthcare Hospitality II OST to create/expand a commercial development district.
(name of petitioner)

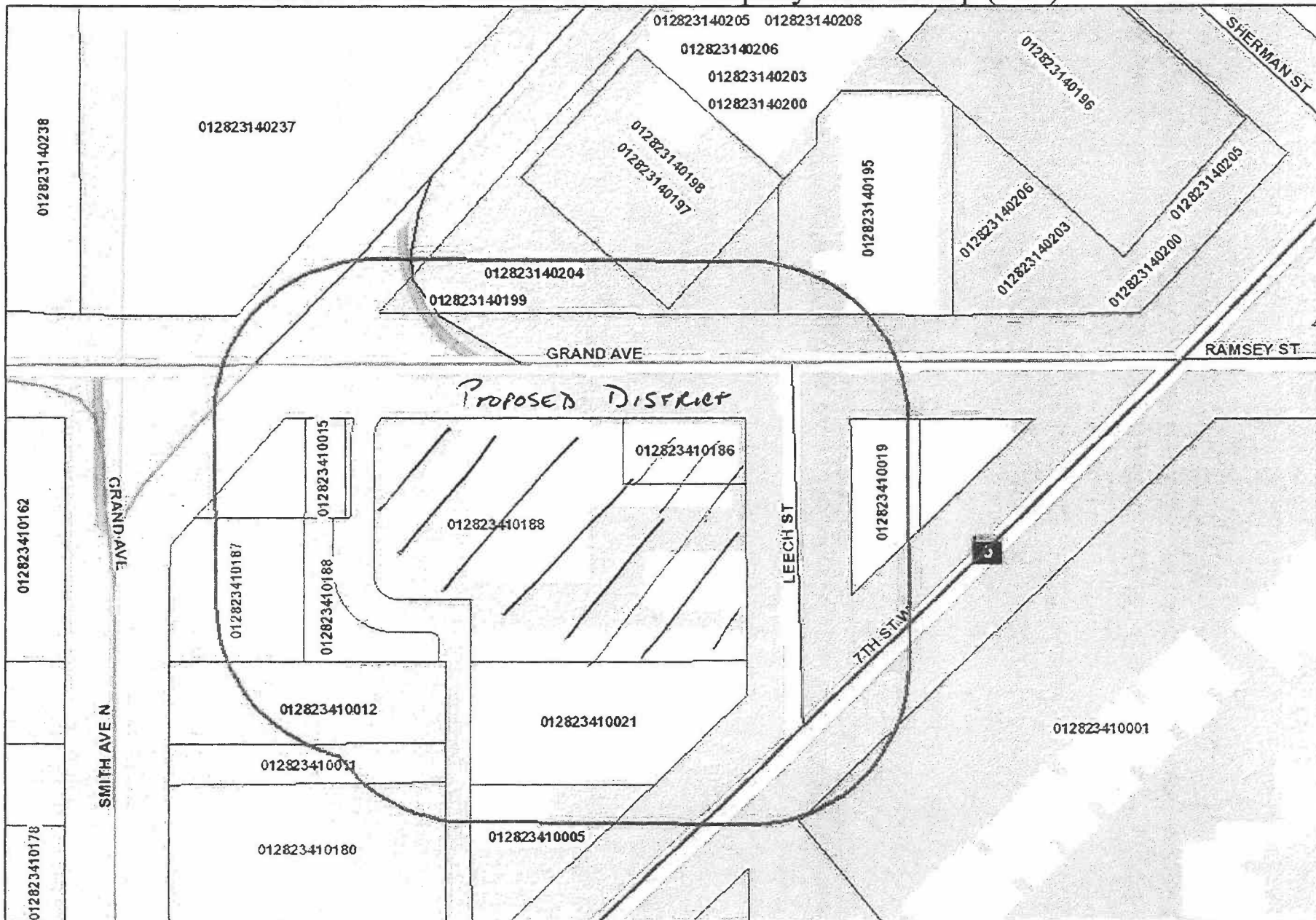
We consent to the approval of this commercial development district as it was explained to us by the applicant or his/her representative.

ADDRESS OR PIN#	RECORD OWNER	SIGNATURE	DATE
012823410186	St. Paul Hotel Ventures LLC	<i>[Signature]</i>	11/19/19
012823410188	Healthcare Hospitality II OST	<i>[Signature]</i>	11/19/19

NOTE: The petition shall not be considered as officially filed until the lapse of seven (7) working days after it is received by the City Clerk. Any signator of this petition may withdraw his/her name therefrom by written request within that time.



1 Leech St / 200 Grand Ave - 100' Property Radius Map (PIN)



tabbles®
 10-8
EXHIBIT



0 0.008 0.016 0.032 Miles Date: 3/25/2019 Time: 10:04:18 AM

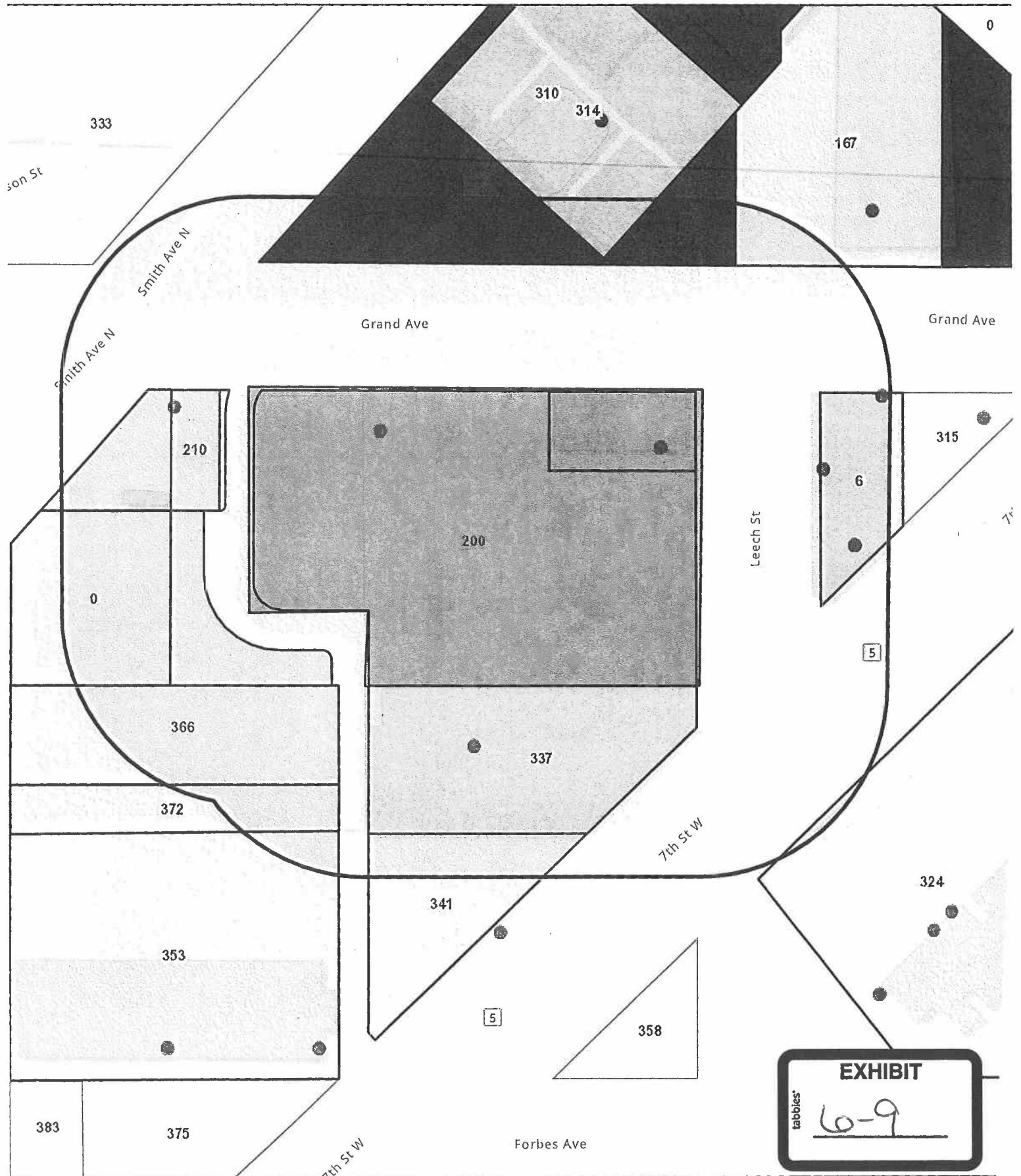
Service Layer Credits: City of Saint Paul - Public Works



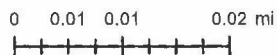
The City of Saint Paul Office of Technology cannot accept any responsibility for errors, omissions, or positional inaccuracy in this map.

00 Grand Ave and 1 Leech St 100Ft Map

10/9/2019 2:42 P



Saint Paul Minnesota
The most livable city in America



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCI NLS, OS, NMA, Geodastystyrelsen, Rijkswaterstaat, GSA, Geoland, FEI Intermap and the GIS user community, City of Saint Paul - Public Works

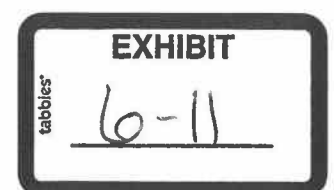
Geographic Information System (GIS) Data to which this notice is attached are made available pursuant to the Minnesota Government Data Practices Act (Minnesota Statutes Chapter 13.02) without any warranty as to their performance, merchantability, or fitness for any particular purpose. The GIS Data were developed by the City of Saint Paul. GIS Data as the data documentation are error-free, complete, current,

City, State - Zip	PIN
EDINA MN 55436-1611	12823140202
MINNEAPOLIS MN 55402-3003	12823410005
MINNEAPOLIS MN 55431-1096	12823140207 ✓
ST PAUL MN 55102-2327	12823410012
BLOOMINGTON MN 55425-2462	12823410186 ✓
SAN ANTONIO TX 78258-7460	12823410016
SAINT PAUL MN 55105-2735	12823410015
EDINA MN 55424-0211	12823410019 ✓
SAINT PAUL MN 55102-2352	12823410001

3/9



Name	Address
ALLINA HEALTH SYSTEM	5901 LINCOLN DR
MAIN STREET LABOR CORP	706 2ND AVE S STE 100
HSRE MN RITCHIE LLC	3500 AMERICAN BLVD W SUITE 200
BONFE PROPERTIES LLP	337 7TH ST W
COMPASS45 HOSPITALITY LLC	7900 INTERNATIONAL DR STE 910
NAEGELE OUTDOOR ADV CO	20880 STONE OAK PKWY
IMRAN KAHN	1120 LINCOLN AVE
PAULINA LLC	PO BOX 24211
SHERMAN FORBES HSNL LMTD PRTSP	310 W 7TH ST #2



STAMP - Ownership / Zoning Information[New Search](#)[Help using this report](#)**Run Date:** 02/18/20 11:51 AM**House#:** 1**Last updated from Ramsey County data on:****Street Name:** LEECH

Click on "Other Application" links below to access GISmo, MapIT, and Ramsey County Info

200 Grand Ave / 1 Leech St - 55114-1623 - [Other Applications](#)

PIN: 012823410188	Census Track: 35900	Census Block: 1008	Council Ward: 2	District Council: 9
Year Built:	Foundation Sq Feet:	Loan Company:	Land Value: 45900	Building Value: 17000
Existing Primary Use: C-Restaurant/Bar	Legality of Use:		Occupancy Group Type: A-2	Units: 0
Zoning: T2 / '				

Heritage Preservation: HP Inventory #: RA-SPC-4229 / **HP Property Name:** Hope Engine House No. 3 / **HP Architect/Builder:** Charles Hoffman/Dwyer & McCann (J. Sazevich) / **HP Date Built:** 1871-72 / **HP Address:** 1 Leech St. S / **HP Data Source:** Inventory Form

Legal Desc: Hotel Addition Subj To Esmt For Drive Through Purposes; Lot 1 Blk 1**Owner:**

Compass45 Hospitality Llc/Attn Residence Inn St Paul
7900 International Dr Ste 910
Bloomington MN 55425-2462

Certificate of Occupancy Responsible Party:

St Paul Hotel Ventures Llc
7900 International Dr Unit 155
Minneapolis MN 55425-2561





City of Saint Paul

City Hall and Court
House
15 West Kellogg
Boulevard
Phone: 651-266-8560

Signature Copy

Resolution: RES 17-1758

File Number: RES 17-1758

Correcting a scrivener's error in Exhibit 1 to Ordinance 17-37 which creates the Hope Engine House Commercial Development District, and adding a map to Exhibit 1 for further clarification.

WHEREAS, on September 13, 2017, Ordinance Number 17-37 creating the Hope Engine House Commercial Development District was passed by City Council; and

WHEREAS, on September 15, 2017, Ordinance Number 17-37 creating the Hope Engine House Commercial Development District was signed by the Mayor; and

WHEREAS, after approval, a scrivener's error was discovered in an attachment titled "HOPE ENGINE HOUSE, 1 LEECH STREET, LEGAL DESCRIPTION" (hereinafter "Document") contained in Exhibit 1; and

WHEREAS, the Document provided the following Legal Description: HOTEL ADDITION LOT 1 BLK 1; and

WHEREAS, the correct Legal Description for the Hope Engine House is actually: HOTEL ADDITION LOT 2 BLOCK 1; and

WHEREAS, the correct Legal Description was reflected in the Planning Commission Resolution and other documents contained in Exhibit 1; and

WHEREAS, it is desirous to ensure that the proper legal description is contained in the documentation creating the Hope Engine House Commercial Development District; now, therefore, be it


RESOLVED, that the Council of the City of Saint Paul directs that the document containing the following information; HOPE ENGINE HOUSE, 1 LEECH STREET, LEGAL DESCRIPTION, HOTEL ADDITION LOT 1 BLK 1 be removed from Exhibit 1 and replaced with the corrected document attached herein as Exhibit 1; and

FURTHER RESOLVED, that the Council of the City of Saint Paul directs that the attached document, a colored map of the outline of the Commercial Development District, be added to the file for the purposes of publication.

At a meeting of the City Council on 11/15/2017, this Resolution was Passed.

Yea: 7 Councilmember Bostrom, Councilmember Brendmoen, Councilmember Thao, Councilmember Tolbert, Councilmember Stark, Councilmember Noecker, and Councilmember Prince

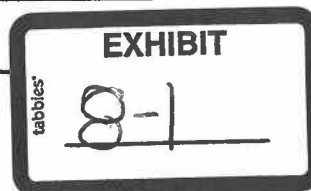
Nay: 0

Vote Attested by 
Council Secretary Trudy Moloney

Date 11/15/2017

Approved by the Mayor 
Melvin Carter III

Date 11/17/2017

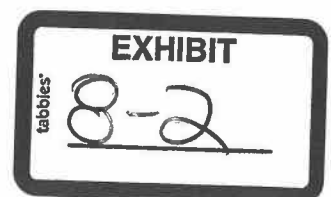


Clerk Shari Moore
Shari Moore

Date _____

Test Signature Shari Moore
Shari Moore

Date _____





City of Saint Paul

City Hall and Court
House
15 West Kellogg
Boulevard
Phone: 651-266-8560

Signature Copy

Ordinance: Ord 17-37

File Number: Ord 17-37

Creating a commercial development district to be known as the Hope Engine House Commercial Development District pursuant to Section 17.07.1 of the Saint Paul City Charter and Section 409.20 of the Legislative Code.

THE COUNCIL OF THE CITY OF SAINT PAUL DOES ORDAIN:

SECTION 1

The Hope Engine House Commercial Development District as shown in Exhibit 1, which is attached to and incorporated by reference in this ordinance, is hereby created as a commercial development district pursuant to Section 17.07.1 of the Saint Paul City Charter and Section 409.20 of the Saint Paul Legislative Code. This district and its legal description shall appear in the Appendix to Chapter 409.02 of the Saint Paul Legislative Code.

SECTION 2

This Ordinance shall take effect and be in force thirty (30) days following its passage, approval and publication.

At a meeting of the City Council on 9/13/2017, this Ordinance was Passed.

Yea: 7 Councilmember Bostrom, Councilmember Brendmoen, Councilmember Thao, Councilmember Tolbert, Councilmember Stark, Councilmember Noecker, and Councilmember Prince

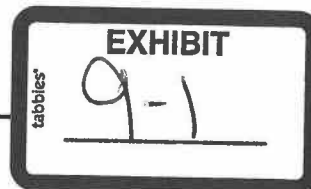
Nay: 0

Vote Attested by Trudy Moloney
Council Secretary Trudy Moloney

Date 9/13/2017

Approved by the Mayor Melvin Carter III
Melvin Carter III

Date 9/15/2017



Clerk Shari Moore
Shari Moore

Date _____

Test Signature Shari Moore
Shari Moore

Date _____

