

<b>Name:</b>	Winter Song LLC - 656 & 660 Wells Street		<b>Date of Update:</b>	12/22/2011
			<b>Stage of Project:</b>	Development
<b>Location (address):</b>	656 & 660 Wells Street			
<b>Project Type:</b>	Parking/Public Infrastructure	<b>Ward(s):</b>	6	
		<b>District(s):</b>	5	
<b>PED Lead Staff:</b>	Daniel Bayers			

<b>Description</b>			
Winter Song LLC has proposed to the HRA to purchase and construct a parking lot on 656 & 660 Wells Street. Winter Song LLC plans to use the parking lot for their café located at 858 Payne Avenue.			
<b>Building Type:</b>	NA	<b>Mixed Use:</b>	No
<b>GSF of Site:</b>	7,600	<b>Total Development Cost:</b>	\$150,000
<b>Total Parking Spaces:</b>	12	<b>City/HRA Direct Cost:</b>	\$30,000
<b>Total Public Spaces:</b>	0	<b>Total City/HRA &amp; Partners Cost:</b>	\$80,000
		<b>Est. Net New Property Taxes:</b>	\$2,000
<b>Est. Year Closing:</b>	2012	<b>In TIF District:</b>	No
		<b>Meets PED Sustainable Policy:</b>	Yes
<b>Developer/Applicant:</b>	Winter Song LLC		

<b>Closed projects for the period:</b>									
<b>Economic Development</b>			<b>Housing</b>						
<b>Jobs</b>			<b>Units</b>	<b>Rent Sale Price Range</b>	<b>Affordability</b>				
					<b>&lt;=30%</b>	<b>31-50%</b>	<b>51-60%</b>	<b>61-80%</b>	<b>&gt;80%</b>
<b>Created:</b>	0		Eff/SRO						
<b>Retained:</b>	0		1 BR						
<b>* Living Wage:</b>	NA		2 BR						
			3 BR +						
<b>New Visitors (annual):</b>	0		<b>Total</b>	0	0	0	0	0	0
					0%	0%	0%	0%	0%

<b>Current Activities &amp; Next Steps</b>
Staff plans to bring this project to HRA Board to request Tentative Developer Status for Winter Song LLC.

<b>City/HRA Budget Implications</b>
HRA will be requested to sell this property to Winter Song LLC and loan Winter Song LLC funding for the purchase (HRA Land Loan).

\*If Living Wage does not apply, NA is indicated. If Living Wage does apply but there is an exemption, EX with a number corresponding to the exemption in the Living Wage policy will be indicated: 1-conduit bonds, 2- small business, 3-intermediaries, 4-first year for business, and 5-redevelopment.

This document is for information purposes only and is deemed reliable but not guaranteed. Information is subject to change without notice, and does not constitute a binding obligation on the part of either the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota (HRA) and the City of Saint Paul, Minnesota, nor are either parties responsible for any omissions or errors. Except for Closed Projects, all items are subject to final negotiations and approval, the sources of funds may not be an actual commitment or approval of funds by the City/HRA or any other funding partner and developers listed for projects are also subject to change.