

Name:	234 - 238 Bates Avenue aka Euclid View Flats		Date of Update:	7/27/2017
			Stage of Project:	Development
Location (address):	234 - 238 Bates Avenue		Ward(s):	7
Project Type:	RehabGeneral Occupancy Rental		District(s):	4
PED Lead Staff:	Daniel Bayers			

Description				
Rehabilitation of a historic 12 unit multi-family building in Dayton's Bluff neighborhood.				
Building Type:	Apartments/Condos	Mixed Use:	No	
GSF of Site:	9,148	Total Development Cost:	\$4,760,588	
Total Parking Spaces:	0	City/HRA Direct Cost:	\$750,000	
Total Public Spaces:	0	Total City/HRA & Partners Cost:	\$3,769,578	
Est. Year Closing:	2017	Est. Net New Property Taxes:	\$0	
		In TIF District:	No	
		Meets PED Sustainable Policy:	Yes	
Developer/Applicant:	St Paul Euclid, LLC			

Economic Development		Housing						
Jobs Created: Retained: * Living Wage: New Visitors (annual):	Units		Rent Price	Sale Range	Affordability			
					<=30%	31-50%	51-60%	61-80%
	Eff/SRO							
	1 BR							
	2 BR	12		3	9			
	3 BR +							
	Total	12		0	3	9	0	0
					0%	25%	75%	0%

Current Activities & Next Steps
PED Staff has received two proposals purchase and to rehabilitate 234-238 Bates Avenue. PED Staff has evaluated both proposals. PED Staff plans on going to the HRA Board on July 27, 2016 for Tentative Developer Status with St. Paul Euclid, LLC.

City/HRA Budget Implications
No budget implications at this time. However when the full development agreement is approved, addition City financing may be required.

*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.

Form Revised 05/17/06