

REDEVELOPMENT GRANT APPLICATION

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MINNESOTA DEPARTMENT OF EMPLOYMENT AND ECONOMIC DEVELOPMENT

First National Bank Building
332 Minnesota Street, Suite E200
St. Paul, Minnesota 55101
Brownfields and Redevelopment Unit
651-259-7451
1-800-657-3858

REDEVELOPMENT GRANT APPLICATION

INTRODUCTION

PURPOSE/BACKGROUND:

Because there is often no incentive for the private sector to redevelop old industrial, residential or commercial property when undeveloped parcels of land are available, public sector investment is required to induce private development of these difficult sites. Therefore, the Redevelopment Grant Program was established by the 1998 legislature to assist with complex and costly redevelopment projects that might not occur without public financial assistance. Pursuant to Minnesota Statutes §§ 116J.571 - 116J.575, the Minnesota Department of Employment and Economic Development (DEED) has the authority to award grants to assist development authorities with eligible redevelopment costs as defined below. The Redevelopment Grant Program applies only to sites where there was a past use and the need to “recycle” the land for a more productive use exists.

FUNDING AVAILABILITY:

Available funding amounts vary, depending on Legislative appropriation. According to Legislative requirement, if enough eligible applications are received, half of the grant money will be awarded to projects outside of the seven county metropolitan area and the other half will be awarded to projects within the seven county metropolitan area.

DEADLINES/REQUIREMENTS:

The Redevelopment Grant Program operates on a semi-annual grant cycle. Deadlines for submitting applications are **February 1** and **August 1** each year when funding is available. **Three complete sets of application documents are required for each project (1 Original on paper, one additional set on paper and a third on CD or other memory device).** They must be received by DEED’s Brownfields and Redevelopment Unit **by 4:00 p.m.** on the due date to be considered for funding. An applicant may apply for more than one project, but a separate application must be completed for each site. **NOTE: Emailed applications will not be accepted. Please fill out the entire application. All applications must be complete upon submission in order to qualify for a grant unless there is an exception made. DEED must be notified before the application due date of any missing documents to qualify for an exception. Contact DEED at 651-259-7451.**

ELIGIBLE SITES:

Redevelopment projects where there was previous development and the need to recycle the land for a more productive use exists. **Sites are only eligible where there is a change from one developed use to another.**

ELIGIBLE APPLICANTS:

Eligible applicants for this program are statutory or home rule charter cities, economic development authorities, housing and redevelopment authorities, counties, or port authorities.

ELIGIBLE PROGRAM COSTS:

The Redevelopment Grant Program can pay up to 50 percent of the redevelopment costs for a qualifying site. “Redevelopment costs” or “costs” means the costs of land acquisition, stabilizing unstable soils when infill is required, infrastructure improvements and ponding or other environmental infrastructure, demolition costs and costs necessary for adaptive re-use of buildings, including remedial activities. **Costs incurred before the grant award date are not eligible for payment.**

Some examples of eligible and ineligible costs are below.

Eligible Costs

- Public acquisition*
- Demolition
- Interior abatement
- Infrastructure Improvements (e.g., water and sewer, standard sidewalks, lights, roads, etc.)
- Ponding
- Environmental Infrastructure

**Although the statute recognizes acquisition as an eligible expense, DEED will only consider public acquisition, and these costs are only eligible as matching costs.*

Ineligible Costs

- Construction
- Contingencies
- Building Rehabilitation
- Environmental Remediation (soil and groundwater)
- Administration
- Streetscape
- Soft Costs

LOCAL MATCH REQUIREMENT:

It is required that the applicant pay for at least one-half of the redevelopment costs as a local match to obtain a redevelopment grant. The match can come from any money available to the applicant.

Redevelopment costs incurred up to 12 months prior to the application due date can only be included as part of the local match. These costs must meet the redevelopment costs definition (see “Eligible Program Costs” above) and must be proven to be associated with and necessary

for the redevelopment. These prior costs should be identified in the Cost Analysis budget section of the application.

The applicant must complete and approve the attached resolution authorizing this application and committing the local match from the applicant (see Page 12).

REQUIRED APPRAISALS OR ASSESSMENTS:

Land appraisals of the current (as-is) and expected (pre-construction) value of the site are required so that DEED can determine the fair market value and any business subsidy. Both appraisals must be done by an independent appraiser using accepted appraisal methodology. In lieu of an appraisal, the applicant may use the current and projected assessed values as determined by the local assessor. However, a publicly-owned property must still show a value. Values cannot be determined in any other manner. The value of the property after the proposed development is completed is also requested. This estimate is generally based on similar development projects in the city.

AWARDING GRANTS:

DEED will award grants to projects that provide the highest return in public benefits for the public costs incurred and meet all of the statutory requirements. In order to evaluate the applications for public benefits with respect to the costs incurred, the law specifies priorities that DEED must consider.

To fulfill this requirement of reviewing applications in an objective and fair manner, the following criteria have been assigned maximum point values in order to systematically award grants. All assigned scores will be relative to scores awarded to other applications. **Please note, an application must receive a minimum of 50 points in order to be eligible for funding.**

1. The need for redevelopment in conjunction with contamination remediation needs. Maximum = 15 points.
2. The redevelopment project meets current tax increment financing requirements for a redevelopment district and tax increments will contribute to the project. Maximum = 25 points.
3. The redevelopment potential within the municipality. Maximum = 90 points.
4. The proximity to public transit if located in the metropolitan area. Maximum = 5 points.
5. Multi-jurisdictional projects that take into account the need for affordable housing, transportation, and environmental impact. Maximum = 15 points



Brownfields and Redevelopment Unit
1st National Bank Building 332 Minnesota Street, Suite E200 St. Paul, MN 55101-1351

Redevelopment Grant Application

Cover Page

Applicant (Public Entity): City of Saint Paul

Head of Applicant Agency (e.g., Mayor): Mayor Melvin Carter

Applicant Address: 25 W 4th St, #1300

City: Saint Paul Zip Code: 55102

If the applicant is a city, what form of government? Home Rule Statutory City

For reference, please give the State Statute number which gives the applicant authority to carry out the activities for which you are requesting grant funds. 469

Project Contact for the Public Entity: Dan Bayers

Phone: 651-266-6685

Email: dan.bayers@ci.stpaul.mn.us

Mailing Address: Department of Planning and Economic Development
1100 City Hall Annex, 25 West Fourth Street
Saint Paul, MN 55102

Project Manager for this project from the Public Entity, in the event of an award:

Dan Bayers

Project Manager's Phone and email: dan.bayers@ci.stpaul.mn.us, 651-266-6685

Application Author: Casey Dzieweczynski, Wellington Management

Author's Phone and email: 651-999-5510; caseyd@wellingtonmgt.com

Provide a written executive summary of the project, including the applicant's involvement in the project to date and how the applicant intends to manage the project should a grant be awarded.

Located at the gateway to the Frogtown neighborhood, Northwest University Dale - NWUD - is a five-story, mixed-use project co-developed by Neighborhood Development Center (NDC) and

Wellington Management, Inc. (WMI). NDC, which currently leases office space just west of the site at 663 University has been working with the neighborhood, City and other stakeholders to redevelop the northwest corner of the intersection for nearly a decade.

NWUD will replace the dilapidated commercial buildings at 625-633 University Ave. with over 16,000 square feet of new retail and office space and approximately 54 units of affordable workforce housing. The building will be anchored by NDC's new office headquarters and innovative small business training center. Floors two through five will include approximately 54 units of affordable housing. New ground floor retail space directly in front of the Dale Street LRT station will be available for existing and new retail tenants, many of which will likely be clients of NDC's small business incubator program. In addition to the new building the project includes renovation of NDC's existing small business center at 501 Dale St. N., where the Frogtown Neighborhood Association and other small businesses lease office space. A community garden and urban plazas with integrated stormwater features will fill in the perimeter of the site and connect the new building with the adjacent transit stations, neighboring businesses and surrounding residential community.

NDC has partnered with Wellington Management to lead the housing portion of the project. WMI has a strong track record of building affordable housing in the Twin Cities, including Blue Line Flats and Lake Street Station near the Lake Street LRT station in Minneapolis. Collage Architects and local, award-winning artist, Seitu Jones, make up the design team and are responsible for turning the community's vision into a well-designed, efficient, beautiful structure. Nova Consulting is providing environmental services (Phase I, Phase II, Hazardous Materials Survey, and Response Action Plan). The development team will bring on structural and civil engineers later this fall as design documents are being completed and will bid out the project to various general contractors. Wellington management will provide construction management services for the overall project, including DEED-funded activities.

To appropriately manage grant funds for the project, the City of Saint Paul has assigned Principal Project Manager Dan Bayers from its Department of Planning and Economic Development. The City's involvement will be like previous projects where redevelopment grants were awarded. If grant money is awarded, the City will enter into a sub-recipient agreement with the developer, which will be executed once the developer provides proof the actual project components match those included in the grant applications. The City will hold a kick-off meeting with the developer to review procedures and required documentation for payment requests. Payment requests will be submitted by the City as the work is completed and will be carefully reviewed to ensure they are tied to approved budget items and the adequate back-up documentation is included such as fully executed contracts, pay applications/invoices, and change orders. The City also will submit timely annual reports to grantors regarding project status, schedule and metrics. The City will maintain a well-organized project file that will contain all required correspondence, documents and reports

I. SITE IDENTIFICATION AND HISTORY

SITE INFORMATION

1. Name of Site: Northwest University Dale

Site Address: Multiple parcels: 489, 501, 507 Dale St; 625, 631-633 University Ave; 628, 632 Sherburne Ave

City, County or Township: Saint Paul Zip Code: 55103

Acreage of Site:1.1 Sq. Ft. of Site:47,045

Minnesota Legislative District #65A

(Note: The Minnesota Legislature has a tool to look up legislative district numbers. You must have a precise address and know the zip code of the site. Go to: [Legislative Website](#)

2. A. Current property owner(s):

- Neighborhood Development Center or subsidiary: 625 University, 501, 507 Dale, 632 Sherburne
- Twin Cities Land Bank: 631, 633 University, 628 Sherburne. NDC has an executed purchase agreement and is scheduled to close on the parcels on 8/15/2018
- City of Saint Paul HRA: 489 Dale St; City staff plans to request HRA board grant tentative developer rights to NDC at its August 8, 2018 meeting.

When was the property purchased? See table below

For what amount? See table below

From whom was the property purchased? See table below

Address	Current Owner	Date Purchased	Purchase Amount	Previous Owner
625 University	NDC	1999	~ \$135,000	TBD, NDC researching
631 University	Land Bank	1/21/2014	\$420,000	Phia Vang
633 University	Land Bank	1/21/2014	\$700,000	McKay Group LLC
501 Dale	NDC	1/7/1997	\$55,000	TBD, NDC researching
507 Dale	NDC	2017	\$80,000	Ramsey County
489 Dale	St. Paul HRA	1989	unknown	
628 Sherburne	Land Bank	5/2/2014	\$105,000	Andrew Goke
632 Sherburne	NDC	7/18/18	\$140,000	Sheldon A. Foster

B. Who will develop the site?

Site will be co-developed by Neighborhood Development Center and Wellington

Management.

Will the developer own the property at any time? Yes No

When was/will the property be purchased?

NDC currently owns all parcels except for those currently owned by Twin Cities Land Bank and City of St. Paul. NDC has an executed purchase agreement and is scheduled to close on those parcels on August 15, 2018. NDC has applied for tentative developer status for the HRA-owned lot at 489 Dale and currently leases the property from the City. The City is expected to grant tentative developer status on August 8, 2018.

Wellington Management and NDC have entered into a Letter of Intent to enter into a joint development agreement which will allow Wellington to purchase air rights from NDC to develop the housing component of the project.

For what amount?

Parcels currently owned by the Land Bank will be purchased by NDC at a total cost of \$1,594,458. Proceeds for that acquisition were provided by the City via a Met Council LCDA-TOD awarded in 2017.

NDC has requested to purchase the HRA-owned lot at 489 Dale for \$1.00.

C. Are eminent domain proceedings necessary to acquire the property on which the redevelopment will occur? Yes No If so, explain any difficulties anticipated in accomplishing the project.

D. Who will own the site after development?

The mixed-use project will likely be separated into two legal entities. The commercial/office portion will be owned by NDC or an affiliate, and the housing portion will be owned by a to-be-created housing partnership in order to receive low-income housing tax credit investments. Principals of Wellington Management will be the general partner in the housing entity.

When was/will the property be purchased? The final ownership will purchase the parcels from NDC around the time of closing on construction/permanent project financing. The closing is expected to occur in mid-2019.

For what amount?

The total site acquisition costs are approximately \$2.45 million.

- Provide a legal description of the site.

Address	PID	Brief Legal Description
631 University Avenue West	352923140227	Lot 28, Block 1 of Syndicate No. 1 Addition
633 University Avenue West	352923140244	Lots 25, 27 & 27, Block 1 of Syndicate No. 1 Addition
625 University Avenue West	352923140228	Lot 29, Block 1 of Syndicate No. 1 Addition
489 Dale Street North / 0 University Ave W	352923140229	Lot 30, Block 1 of Syndicate No. 1 Addition
501 Dale Street North	352923140207	Part of Lots 1 & 2, Block 1 of Syndicate No. 1 Addition
507 Dale Street North	352923140206	Part of Lots 1 & 2, Block 1 of Syndicate No. 1 Addition
628 Sherburne Avenue	352923140208	Lot 3, Block 1 of Syndicate No. 1 Addition
632 Sherburne Avenue	352923140209	Lot 4, Block 1 of Syndicate No. 1 Addition

SITE VALUATION

- What is the current appraised or assessed value of the site?
Attach the appraisal or assessor’s value. Note: An actual value must be submitted for publicly owned property.

Valuation notices from the Ramsey County Assessor’s office are attached. The assessor’s value for the total site is \$2,433,000. Of that amount, \$1,550,000 is attributed to the building/improvements and \$883,000 is attributed to the land. However, this does not take into account the dilapidated condition of the buildings along University Ave and physical improvements needed at the 501 Dale office building. The three, 2-story commercial buildings along University Ave are in poor condition and would require significant upgrades including HVAC, electrical, ADA (there is no elevator), structural, roof and façade. A conservative estimate of the necessary improvements for the University Ave buildings is \$500,000. The interior spaces are also small and inefficient and given the dilapidated condition the site needs to be cleared to allow for denser development on the LRT line that will create new affordable, retail space for local entrepreneurs, NDC offices and affordable housing space in the Frogtwon Neighborhood.

NDC is budgeting for \$500,000 of improvements to the 501 Dale building. However, unlike the University Ave buildings, it is in better condition and better suited for small office users, thus NDC has decided to retain and renovate that structure.

- What is the projected appraised or assessed value after the redevelopment activities have been completed (prior to development)?

Attach the appraisal or assessor’s value.

Assuming the value after DEED redevelopment activities (before new construction) equals land value plus the current assessed building value at 501 Dale the estimated value for the site after redevelopment activities (e.g. assembled, buildable site) is between \$1.9 million and \$2.4 million.

Attached is an appraisal for the 632 Sherburne property. The appraiser determined the highest and best use for that parcel was vacant land given the development opportunity at the site. The indicated market value for the parcel was \$32/sf. Extrapolating that value across the entire site produces a market value for the land of approximately \$1,506,560 (\$32/sf *

47,080). The 501 Dale building is currently assessed at \$380,100 so the combined value is \$1,886,660.

However, it is likely the appraised value would be higher for the properties directly along University Ave. The appraisal identified comparable properties (Comps #3, 4, 5) that transacted between \$43.91 and \$54.02. If an average of \$49/sf is used for the parcels along University and \$32/sf is used for the parcels along Dale and Sherburne the projected market value would be approximately \$2,004,000 for the land and \$380,000 for the 501 Dale improvements or \$2.4 million total.

If requested by DEED staff, the development team can order an independent appraisal for the rest of the parcels within the project site; if requested immediately the report would likely be ready in 2 – 3 weeks.

6. What is the projected value after the proposed development is complete?

The value of the proposed project is estimated at approximately \$7.6 million in estimated tax value based on new commercial building square footage and number of affordable apartment units. See response to question 39 below for additional detail.

MAPS AND SITE FEATURES

7. Attach an accurate and legible site and location map indicating the site showing locations of prominent and relevant site features such as buildings, retaining walls, etc. (NOTE: maps shall include property boundaries, a north arrow and bar scale). The map(s) should show the following:
- The current condition of the site including labeled structures;
 - The proposed development of the site including labeled structures; and
 - Specifically where and for what activities DEED money will apply.

See attached a) site maps showing current condition and b) schematic plan set including site plan identifying grant requested activities.

8. Please provide current and historic photographs of the site if available.

See attached site photographs.

HISTORY

9. Please attach a synopsis on the history and general background of the site. This includes, but is not limited to, a description of the former and current uses of the site, as well as an explanation of what has occurred on the site, leading to its current dilapidated condition.

See attached site history and background information.

CURRENT AND FUTURE SITE USE

10. Zoning/Land Use:

A. Current: Industrial Commercial Residential Mixed-use

Other (Specify) _____

B. After Redevelopment: Industrial Commercial Residential Mixed-use

Other (Specify) _____

11. Current economic condition:

Vacant lot Developed site Other _____

12. How many buildings are currently on site?

Industrial 0 How many are occupied? _____ If vacant, for how long? _____

Commercial 4 How many are occupied? 4 If vacant, for how long? _____

Residential 2 How many are occupied? 2 If vacant, for how long? _____

13. Year building(s) was/were built:

Single family homes constructed in 1889, 1899; commercial buildings were constructed between 1915 - 1932

14. Describe the condition of the buildings on the site:

The three, two-story commercial buildings along University Ave are in poor condition. All require significant upgrades including HVAC, electrical, ADA, structural, roof and façade. The 501 Dale building will likely need close to \$500,000 of improvements. The single-family homes are in fair condition.

15. Describe plans for existing buildings as redevelopment occurs:

The office/small business incubator building at 501 Dale St. will be renovated as part of the redevelopment. All other structures will be demolished to enable construction of the new mixed-use building.

16. Please attach a detailed narrative of the proposed new development plan for the site. Please include information such as the number and size of buildings and any known future tenants, etc.

See attached narrative

PLEASE NOTE: A statutory change has been made to the Redevelopment Grant Program. If your redevelopment project fails to substantially provide the public benefits listed in this application within 5 years of the grant award date, the Commissioner may require that 100 percent of the grant amount be repaid to DEED.

17. Is the proposed new development related to the bioscience field? Yes No Describe:

18. Is the new development part of an expansion of an existing Minnesota bioscience business?
 Yes No
19. Describe the specific activities for which DEED funds are being requested:

DEED funds are being requested to demolish the dilapidated buildings along University Ave and the two single-family homes to enable construction of the new building. This will also require abatement of any hazardous materials prior to demolition. Funds are also being requested to relocate the overhead utility line running through the alley in the middle of the site and general street/sidewalk and lighting improvements that will be made in the public ROW. We are also requesting a small amount for grading and site prep after demolition to prepare the site for construction. There are also areaways adjacent to portions of the existing basements along University Ave that will need to be addressed as part of the foundation work on the new building. Finally, our request includes funding for install of an underground stormwater storage tank (alternative to ponding) and innovative stormwater features that will reduce runoff including a green wall along University Ave, cisterns to collect rainwater for the new community garden/greenspace at the 507 Dale lot, and permeable pavers adjacent to the plaza areas and at the University Ave entrance (see attached grant activities site plan).

II. COST ANALYSIS

20. What are the total redevelopment costs as defined on Page iii? \$831,000 (est.)
21. How much money are you seeking from DEED? \$415,500
 (Up to 50% of the total redevelopment cost is eligible)
22. Fill out the budget table below indicating the sources, uses, and amounts of **all** funds (including TIF, DEED requests, etc.) that will be used for eligible redevelopment costs as defined on Page iii. The table should indicate the total project budget, including any costs that have already been incurred.

Note: The 50% local match can come from any source. Money paid for eligible work activities that have been completed up to 12 months prior to the application due date can constitute local match. If costs have been incurred, please submit the invoices for which you will be seeking to use as matching costs. Public acquisition is eligible as a match cost only.

Redevelopment Sources and Uses of Funds for the Project (Budget Table)

Use of Funds (Activity)	Amount (Total below)	Costs Incurred? Y/N	Date Incurred	Source of Funds (List individually)	Date Funds Committed
Demolition	\$100,000	N	N/A	DEED, Met Council LCDA-TOD	Met Council LCDA-TOD application submitted July 2018; award

					expected Oct 2018
Site grading/filling/areaway work	\$100,000	N	N/A	DEED, Met Council LCDA-TOD	Q4 2018
Sidewalks, public ROW improvements, street lighting	\$198,500	N	N/A	DEED, 1 st Mortgage, philanthropic, City, deferred developer fee	Q4 2018 – Q1 2019
Utility Relocation	\$157,500	N	N/A	DEED, Met Council LCDA	Q4 2018
Environmental Infrastructure - runoff reuse in public green spaces/green wall; pavers near public plazas and site entrances	\$100,000	N	N/A	DEED, Met Council LCDA	Q4 2018
Environmental Infrastructure - underground stormwater tank	\$125,000	N	N/A	DEED, 1 st Mortgage, philanthropic, City, deferred developer fee	Q4 2018 – Q1 2019
Interior hazardous materials abatement	\$50,000	N	N/A	DEED, Met Council TBRA	Q4 2018 – Q1 2019
Total	\$831,000				

Use of Funds (Activity): See page iii for a list of eligible program costs. May include activities such as demolition, infrastructure improvements, etc. Be specific.

Amount: Total cost of the budget line item.

Costs incurred: Has work on this activity started?

Date Incurred: When was this work done? Be specific, give a time range if necessary.

Source of Funds: Who is paying for this activity? If it will be DEED's portion, please note.

Date Funds Committed: When were the funds secured from this source?

Please attach any written funding commitments.

Support for funding commitments totaling over \$3.6 million are attached and include: 2017 Met Council LCDA-TOD grant (\$1,045,000); 2018 Met Council TBRA-TOD investigation grant (\$28,294); NDC Capital Campaign pledges (\$1,063,295), 2016 & 2017 State of MN legislative funding for NDC small business incubators (\$270,000) and deferred developer fees (\$793,750). Additional detail is provided in response to question 36 below.

Construction Sources and Uses of Funds for the Project

Construction Activity	Cost	Source of Funds*	Commitment Date
Acquisition	\$2,445,000	Met Council LCDA, St Paul HRA, Developer	Met Council LCDA award of \$1,450,000 in 2017; Request for City of St. Paul Debt forgiveness pending Q4 2018 on existing NDC properties; developer equity for remaining portion
Building Construction – housing and commercial/retail	\$15,180,000	LIHTC, 1 st mortgage, tax-exempt bonds, philanthropic grants, TIF, City gap loan, OCS grant, deferred developer fee	Construction financing will be secured between Q4 2018 and Q1 2019
Environmental Remediation (soil, groundwater, vapor mitigation)	\$300,000	DEED, Met Council TBRA, Ramsey County	Applying for fall brownfields round on 11/1/18
Financing costs, professional, developer fees and other soft costs	4,283,000	LIHTC, 1 st mortgage, tax-exempt bonds, capital campaign, TIF, City gap loan, OCS grant, deferred developer fee	Construction financing will be secured between Q4 2018 and Q1 2019
Operating and debt service reserves	\$563,000	LIHTC, 1 st mortgage, tax-exempt bonds, capital campaign, TIF, City gap loan, OCS grant, deferred developer fee	Construction financing will be secured between Q4 2018 and Q1 2019
Total	\$21,771,000		

*list sources individually

Construction Activity: May include building construction or other non-Redevelopment costs.

Commitment Date: If your construction financing is pending, please list the date you expect to close on your financing.

23. Is all of the financing in place for the final development of the site? Yes No If yes,

you must attach evidence that the funds are secure. If funds are not secure, what is the process to secure the funds and its timeline?

Note: These tasks must be reflected on the Project Schedule.

The development team has secured over \$3.6 million of public and private funding commitments as described above in question 22, below the budget table. The remaining public funds are being applied for in the next 60 -90 days and if successful will be awarded by Q1 – Q2 2019. NDC launched a large capital campaign earlier this spring and expects to raise over \$5 million over the next few months (\$1.6 million committed to date). The current schedule estimates 100% of funding will be secured by Q1 – Q2 2019 and construction will start by mid-2019.

III. TAX INCREMENT FINANCING (TIF) ANALYSIS

24. Does the redevelopment project meet current tax increment financing requirements for a redevelopment district? Yes No

25. If yes, check the following TIF criteria that apply.

- A. Parcels consisting of 70% of the area of the tax increment financing district must be occupied by buildings, streets, utilities, or other improvements, and more than 50% of the buildings (excluding outbuildings) must be structurally substandard to a degree requiring substantial renovation or clearance; or
- B. Parcels must consist of vacant, unused, under used, inappropriately used, or infrequently used rail yards, rail storage facilities or excessive or vacated railroad rights-of-way; or
- C. Tank facilities (see criteria in Minn. Stat. § 469.174 Subd. 10[a][3]); or
- D. A qualifying disaster area.

26. How much TIF will be used for the project?

Attach a cash flow analysis that indicates how much TIF will be used towards this project. (Note: TIF should be used at maximum levels available).

While the project is seeking TIF sources from the City of Saint Paul and the project would likely qualify as a redevelopment TIF district, redevelopment TIF cannot be used for hard construction costs of the affordable housing. Therefore it is more likely the source of TIF funding will be pooled from other TIF districts (i.e. pooled TIF) or a housing TIF district will be created.

27. What is the maximum amount of TIF that can be generated?

The project is seeking approximately \$1,000,000 of pooled TIF or housing TIF from the City. If a TIF district were to be created the development team estimates approximately \$53,000 of additional net tax capacity would be created per year.

28. Is TIF being used for this development project at maximum levels available? Yes No
29. If TIF is not being used fully, or at all, describe why: na
30. Is there a gap in financing after applying TIF? Yes No

If there is a gap in financing, how much is the gap?

Because this project includes affordable workforce apartments and below-market retail space for local entrepreneurs, the net operating income from those uses does not generate enough cash flow (e.g. financial return) to support a typical 1st mortgage and owner equity. NDC is seeking \$5.5M in philanthropic funding and WMI is seeking around \$5M in low income housing tax credits to fill a large piece of the financing gap. However, there is still a need for additional public support. Assuming the private financing (1st mortgage, tax credits, philanthropic campaign) is secured the project needs an additional \$6.6 million of public resources, of which \$1.5 has been secured to date. Therefore the public financing gap is \$5.1 million. Assuming the project secures the requested resources from the City, Met Council and others, the DEED Redevelopment grant fills the remaining gap. See our response to question 36 for additional details.

If there is a gap in financing, would DEED funding remove the gap? Yes No

IV. ANALYSIS OF REDEVELOPMENT POTENTIAL

31. Describe the current conditions of the site.

The commercial buildings fronting University (625, 627, 631) are in very poor condition and combined with the vacant lot at 489 Dale represent an underutilized site in the heart of the historic Frogtown neighborhood that is ready to be redeveloped. The site is bisected by the alley that runs east/west. Given historic uses that include a dry cleaning facility there are identified environmental concerns on the site. Nova Consulting is conducting a Phase II in August 2018 to identify the scope of remediation necessary. The above-ground power lines also need to be relocated to facilitate the larger development.

32. Describe how redevelopment of the site will improve conditions in the vicinity and/or spur adjacent development.

The intersection of University and Dale has been buoyed by the Green Line and the recent developments at the southwest and northeast corners - Rondo Community Library/apartments and Frogtown Square, respectively. This project will revitalize the northwest corner with a new mixed-use building, urban plazas, bike racks, and community gathering spaces, all of which will improve the pedestrian realm and create a stronger connection from the residential neighborhood to the Dale Street station.

33. Describe the relative adequacy of the infrastructure at the site.

To facilitate new development, the alley needs to be re-routed to exit onto Sherburne Ave instead of onto Dale St. This will create a friendlier pedestrian environment for transit riders waiting for the bus at the stop along Dale St. It also allows for the project to create a "bike plaza" with enhanced landscaping and storm water management features between the

new building and 501 Dale building.

The overhead power line located just behind the buildings on University also needs to be rerouted to allow for the new construction.

An underground parking deck is planned as part of the new building to provide secured parking for the apartment residents and office users. New surface parking will be largely screened by the new building to create a more pedestrian-friendly environment in front of the Dale Street station.

34. By providing hard data on current crime rates, and in a narrative, depict how the redevelopment of the site will reduce crime.

In 2017 there were 780 part 1 crimes or 51.9 per 1,000 residents in the Thomas-Dale (Frogtown) neighborhood (St. Paul Police Crime Report). This is slightly higher than the overall City of St. Paul rate of 45.9 per 1,000. Historically the Frogtown and adjacent Rondo neighborhoods have seen a lack of investment and inequitable policies that have led to significant economic disparities between this neighborhood and the rest of Saint Paul. The overall goal of the NWUD project is to provide safe, affordable housing and build community capacity to provide and strengthen economic opportunities from within the community.

While no one project or new development can deter all neighborhood crime, NWUD will help deter crime by adding employees, customers and residents to the busy Dale and University intersection. Better lit spaces and streetscape improvements will improve the pedestrian environment and promote activity on the street and at the transit station. New public plazas and community garden will be a safe gathering space and will link the residential neighborhood north of the project site with the development itself and with the Dale Street station.

At a broader level, NDC's mission of training entrepreneurs to be successful business-owners in their communities will have a long-term, positive impact on crime and safety in this neighborhood for decades to come. NDC's core focus is addressing economic disparities and inequities by empowering low-income individuals and families (primarily people of color) in disadvantaged neighborhoods to rise from poverty and dependence and become economically self-sufficient and active contributors to the development and revitalization of their own communities and neighborhoods.

35. Has the site been found or suspected to be contaminated? Yes No

If so, what measures have been taken to address the contamination? (i.e., Have you tested the site? Yes No Do you have an approved RAP? Yes No What are the anticipated remediation costs?)

Remediation costs will be determined upon completion of a phase II investigation in August 2018. However, a 2014 Phase II conducted on the University Ave properties identified urban fill, and petroleum and/or metal impacts to soil, groundwater and soil gas. Thus some level of remediation is likely.

36. What will be the costs of the final development? Approximately \$22.6 million

Of these costs, how much will be private? \$16 million public? \$6.6 million

Please discuss the source of these funds and whether or not the sources are committed:

The \$16 million of private funds include:

- 1st mortgage debt: \$6.3 million
- Low income housing tax credit equity: \$4.6 million
- NDC Capital Campaign (philanthropic/grants): \$5.5 million; \$1.06 million secured to date
- Deferred Developer Fee: \$793,750; secured

To date \$1,063,105 of capital campaign pledges have been secured, along with the \$793,750 deferred developer fee. The project expects to secure first mortgage and tax credit commitments in Q1 2019. If the full \$5.5 million of philanthropic sources has not been received by then, NDC expects to have hard commitments from donors that will enable the project to secure additional bridge financing during construction and lease-up.

The \$6.6 million of public funding includes:

- MN Legislative funding in the 2016 and 2017 legislative sessions for construction of new NDC small business incubators: \$270,000 - secured.
- 2017 Met Council LCDA-TOD grant for site acquisition: \$1,450,000; awarded 2017
- Met Council TBRA-TOD site investigation grant: \$28,924; awarded July 2018
- 2018 Met Council LCDA-TOD grant – application submitted July 2018; funding decisions made in October 2018.
- City resources: \$2.4 million (TIF, write-down of outstanding debt on existing commercial buildings owned by NDC, and subordinate loan for affordable housing). Applying August 2018, funding decisions Q4 2018 – Q1 2019
- Federal Office of Community Services Grant: \$200,000 – apply fall 2018, expected award spring 2019
- DEED Redevelopment grant: \$415,500
- Brownfield cleanup grants – DEED, Met Council, Ramsey County: \$300,000 (pending investigation); apply Nov 2018, expected award Q1 2019.

37. Have all of the required local/city approvals necessary for this project to proceed been obtained (planning commission, zoning, etc.) Yes No If not, what remains to be done and what is the process for completing the process of obtaining approvals? Include this information in the project timeline (Item #50).

The project team met with City planning staff in June 2018. The site is zoned correctly for the proposed development and aligns with the City's Comprehensive Plan. The project will need to seek administrative site plan approvals once design development documents have been finalized. Because the project requires significant public financial support the development team is focusing on securing additional public resources during the summary/fall of 2018. It then plans to seek entitlements in Dec 2019 and receive full entitlements in Q1 2019 to allow for a mid-2019 construction start.

38. What are the current property taxes (as determined by the County or City Assessor) for the

site? \$71,186

39. What are the projected property taxes after final development? \$174,500

How was this figure determined?

The Frogtown Square/King’s Crossing development at the northeast corner of the University and Dale intersection was used to estimate the future EMV and resulting potential property taxes for the NWUD project. The former is assessed at a rate of \$86,500 per apartment affordable apartment unit; \$126/sf of commercial space and \$21/sf per sf of surface lot. The effective tax rate for the affordable housing is assumed to be 1.2% and 4% for commercial/office/parking, thus:

54 units * \$86,500/unit * 1.2% = \$56,000
21,900 sf of retail/office * \$126/sf * 4% = \$110,400
9,700 sf of parking/plaza/green space * 21/sf * 4% = 8,100
Total = \$174,500

JOB CREATION

40. Project the number of new jobs created after redevelopment and final development of the site. (Jobs that did not exist in Minnesota prior to development)

Total New Jobs: 17.75 FTEs

NEW JOBS TABLE

Position Title	Total # of Full-Time Jobs	Total # of Part-Time Jobs	Part-time Hours Per Week	Expected Hiring Date
Small Business Incubator positions	10	10	15	2020
Restaurant staff	0	5	20	2020
Housing on-site manager	1	0	N/A	2020
Housing maintenance staff	0	1	20	2020

JOB RETENTION

41. Project the number of retained jobs after redevelopment and final development of the site. (Jobs that existed either on-site or elsewhere in Minnesota prior to development and will remain).

Total Retained Jobs: 59.5FTEs

RETAINED JOBS TABLE

Position Title	Total # of Full-Time Jobs	Total # of Part-Time Jobs	Part-time Hours Per Week	Former Location of Retained Jobs
----------------	---------------------------	---------------------------	--------------------------	----------------------------------

NDC Senior Management & Directors	10	0	N/A	Current NDC offices
NDC Program Staff	25	0	N/A	Current NDC offices
Restaurant Management	5	0	N/A	625-633 University
Restaurant Staff (cooks, servers, etc.)	5	5	20	625-633 University
Small Business Management employees at 501 Dale Building	6	0	N/A	501 Dale Building
Small Business employees staff at 501 Dale Building	6	0	N/A	501 Dale Building

HOUSING DATA

42. If the site will be redeveloped for residential use, provide the following data:

RENTAL:

Total number of units 54
 Monthly rental cost per unit \$970 - \$1,225 (for studios, 1BR, 2BR, based on 2018 LIHTC rent limits)
 Number of affordable units* 54
 Level of affordability 51 - 60% AMI
 Construction cost per unit \$236,000

The affordable housing component is anticipated to provide 54 units for seniors (>55 years old). Alternatively, the development team is also in discussions with the City to create approximately 42 units of family housing that would include a greater percent of 2BR & 3BR units vs. a senior project. While the unit count would be lower the number of bedrooms and total development costs would be roughly equivalent. Additionally, a family project may include a small amount of more deeply affordable units (31 – 50% AMI).

OWNER OCCUPIED:

Total number of units 0
 Purchase price per unit \$
 Number of affordable units/homes*
 Level of affordability
 Construction cost per unit \$

OTHER PUBLIC BENEFITS

43. Is this a multi-jurisdictional project (a joint application, joint powers agreement, joint development agreement, etc.)? Yes No If so, **attach** a narrative and any joint agreements if appropriate.

Note: Projects with other state agencies and Metropolitan Council do not constitute multi-

jurisdictional projects.

44. Is there a positive environmental impact associated with this project, such as ponding or other environmental infrastructure? Yes No
45. If yes, what is the positive environmental infrastructure associated with this project? **Attach** excerpts from an environmental authority such as the MPCA, environmental engineers, etc. that indicate the positive impact of these environmental developments.

The project will comply with the MN Green Communities Standards and St. Paul Sustainability Overlay Requirements. Specific positive impacts to be produced by the project will be analyzed over the next few months as the project designs are further developed by Collage Architects.

The project will include the following best management practices to reduce stormwater runoff:

- The site will have an underground rate control system.
- Above-ground collection tank or cisterns to gather roof run-off water from the 501 Dale building for re-use as irrigation for the community green space/garden.
- Permeable paving around plaza areas and retail entrance along University.
- A living "green-wall" and stormwater recapture/irrigation at University and Dale Urban Plaza.
- Special considerations will be given to plantings in the community green spaces, as well as outside the community area to be drought tolerant. All species will be native plantings.

Additional positive environmental components include:

- Remediation of any identified soil/groundwater and hazardous materials
 - Abatement of any existing hazardous materials (e.g. ACM, lead, etc.)
 - The building will be designed to meet the Enterprise Green Community criteria as is standard practice for affordable housing projects.
 - Erosion and sedimentation control during construction: Sediment control will be provided during construction.
 - Landscape water efficiency: System will capture stormwater to reuse as irrigation on site.
 - Building water efficiency: Toilets at 1.28 gpf or less, urinals at .5 gpf or less, bathroom faucets at 1.5 gpm or less, and showerheads and kitch faucets at 2.0 gpm or less.
46. Does the project advance or promote the growth of the green economy as defined in Minn. Stat. § 116J.437 (see [the Revisor of Statutes web page](#) and enter the statute number)? If yes, please describe.

The project supports the growth of the green economy by adding job and housing density directly on the LRT line and reduce the dependence on automobiles for employees and residents traveling to and from the site.

PROXIMITY TO PUBLIC TRANSIT

47. Attach a local transit schedule, and highlight the lines that serve the project site or nearby area. If a regularly scheduled route does not serve the area, please provide information

about other forms of transit that serve the community.

See attached transit schedules. The University and Dale intersection is served by the Metro Green Line and bus routes 16 and 65. Route 16 Connects the Minneapolis UofM campus with downtown St. Paul. Route 65 connects Rosedale Center with the Grand Avenue commercial district. The project location is ideal for increased commercial and affordable housing development given its immediate proximity to these transit stops. Customers, employees and residents will be able to walk out building's front door and reach both downtowns, the university campus or Rosedale Center within 30 minutes or less.

DEVELOPER/THIRD PARTY/COMPANY COMMITMENT

If there is a commitment from a developer or third party owner/tenant for on the site after redevelopment, please complete the following and **attach a letter(s) of commitment.**

- 48. Third Party/Company Name: Neighborhood Development Center
 Contact Person: Ben Johnson

Title: Director of Real Estate
 Phone Number (include area code): 612-237-1977

If there is an **end-user** commitment, please complete the following:

- 49. Third Party/Company Name: same as above
 Contact Person: _____
 Title: _____
 Phone Number (include area code): _____

V. PROJECT SCHEDULE

50. Provide a detailed project schedule outlining the individual tasks and schedules of the overall project including redevelopment tasks and activities necessary to complete the subsequent development. Indicate on this form the individual tasks involved in the project and the expected completion date (month and year) of the activity. The last task on the project schedule should indicate the date upon which construction of the subsequent development will be complete. **PLEASE NOTE: A statutory change has been made to the Redevelopment Grant Program. If your redevelopment project fails to substantially provide the public benefits listed in the application within 5 years of the grant award date, the Commissioner may require that 100 percent of the grant amount be repaid to DEED. Please be advised that if awarded, this schedule will be incorporated into your future grant contract, so you should be as accurate and realistic as possible.**

Scheduled Tasks

TASK	YEAR 2018												YEAR 2019												YEAR 2020											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Met Council LCDA acquisition grant (2017)	X																																			
Schematic Designs	X	X	X	X	X																															
Neighborhood Engagement	X	X	X	X	X	X	X	X	X	X	X	X																								
Phase I		X																																		
City Awards tentative developer rights (489 Dale)								X																												
Full Site Control								X																												
Phase II/Haz Mat survey								X																												
City of St. Paul Funding Applications (TIF, LIHTC, TE Bonds, Gap loan)								X	X	X																										
Design Development										X	X	X																								
Entitlements											X	X	X	X	X																					
Construction Drawings															X	X	X	X																		
Secure Financing														X	X	X																				
Bidding																	X	X																		
Construction Permit																		X																		
Close on Financing																			X																	
Demo, Remediation, abatement (including DEED Red. Activities)																				X	X															
Building Construction Start																						X	X	X	X	X	X	X	X	X	X	X				

VI. PAYMENT INFORMATION

Most grant payments take place through electronic funds transfer (EFT). To ensure proper payment, a Vendor Number assigned by Minnesota Management and Budget is required.

Financial Contact Person: Rhonda Gillquist

Telephone Number or e-mail: rhonda.gillquist@ci.stpaul.mn.us

State of Minnesota Vendor Number: 8025095

If a Minnesota Vendor Number does not exist, please supply:

Minnesota Identification Number: _____

And Federal Employer Identification Number: _____

State Vendor info may be found at: [Supplier Portal](#)

VII. LOCAL GOVERNMENT RESOLUTION

See executed resolution attached.

Conflict of Interest Disclosure Form
(to be filled out by the applicant)

This form gives grantees an opportunity to disclose any actual, potential or perceived conflicts of interest that may exist when receiving a grant. It is the grantee's obligation to be familiar with the Office of Grants Management (OGM) [Policy 08-01](#), Conflict of Interest Policy for State Grant-Making and to disclose any conflicts of interest accordingly.

All grant applicants must complete and sign a conflict of interest disclosure form.

- I or my grant organization do NOT have an ACTUAL, POTENTIAL, or PERCEIVED conflict of interest.

If at any time after submission of this form, I or my grant organization discover any conflict of interest(s), I or my grant organization will disclose that conflict immediately to the appropriate agency or grant program personnel.

- I or my grant organization have an ACTUAL, POTENTIAL, or PERCEIVED conflict of interest. *(Please describe below):*

If at any time after submission of this form, I or my grant organization discover any additional conflict of interest(s), I or my grant organization will disclose that conflict immediately to the appropriate agency or grant program personnel.

Printed name:

Signature:

Organization:

Date:

NWUD Current Assessment Summary

Parcel ID	Address	2018 Assessment/EMV (Land & Buildings)			Approx. parcel size Land		2018 Taxes
		Building EMV	Land EMV		(sq. ft.)	EMV/\$SF	
352923140244	633 University	\$688,300	\$322,300	\$366,000	14,640	\$25.00	\$23,994
352923140227	631 University	\$426,800	\$304,800	\$122,000	4,880	\$25.00	\$11,624
352923140228	625 University	\$435,900	\$313,900	\$122,000	4,880	\$25.00	\$16,848
352923140229	489 N Dale - City / HRA Lot	\$146,400	\$0	\$146,400	4,880	\$30.00	\$0
352923140207	501 N Dale	\$406,500	\$380,100	\$26,400	4,400	\$6.00	\$13,468
352923140206	507 N Dale	\$79,900	\$0	\$79,900	4,400	\$18.16	\$2,020
352923140208	628 Sherburne	\$134,600	\$125,000	\$9,600	4,000	\$2.40	\$1,990
352923140209	632 Sherburne	\$114,600	\$103,900	\$10,700	5,000	\$2.14	\$1,242
Total		\$2,433,000	\$1,550,000	\$883,000	47,080	\$18.76	\$71,186


RAMSEY COUNTY
 County Assessor's Office

 90 Plato Blvd. West, Saint Paul, MN 55107
 651-266-2131 • ramseycounty.us/propertyvalue

 139949*701**G50**1.03**3/3*****AUTO5-DIGIT 55413
 TCC NWUD LLC
 615 1ST AVE NE STE 410
 MINNEAPOLIS MN 55413-2641

Property ID: 352923140244

 Description: Block 1 Lot 25 SubdivisionCd 0
 2679
 SubdivisionName SYNDICATE NO.
 1 ADDITION

Property Address:

 633 UNIVERSITY AVE W
 ST PAUL

Your Property's Classification(s) and Values

The assessor has determined your property's classification(s) to be:

 If this box is checked your classification has changed from last year's assessment.

Taxes Payable in 2018
(2017 Assessment)
 Comm/Ind

Taxes Payable in 2019
(2018 Assessment)
 Comm/Ind

The assessor has estimated your property's market value to be:

Estimated Market Value:	\$655,500	\$688,300
--------------------------------	------------------	------------------

Several factors can reduce the amount that is subject to tax:

Green Acres Value Deferral:	0	0	New improvements included in 2018 Estimated Market Value: \$ 0
Plat Deferment:	0	0	
This Old House Exclusion:	0	0	
Disabled Veterans Exclusion:	0	0	
Mold Damage Exclusion:	0	0	
Homestead Market Value Exclusion:	0	0	
Taxable Market Value:	\$655,500	\$688,300	

If you believe your valuation and property class are correct, it is not necessary to contact your assessor or to attend any listed meeting. If the property information is not correct, or if you disagree with the values, or you have other questions about this notice, **please contact your assessor first at 651-266-2131 to discuss any questions or concerns.** Often your issues can be resolved at this level. If your questions or concerns are not resolved, more formal appeal options are available. See below for important information about the appeal options.

The following appeal options are available:

Open Book – Preliminary Market Value Review Meetings

 Plato Building
 90 Plato Blvd. West
 Saint Paul, MN 55107
 April 3, 2018 10 a.m. - 7 p.m.
 April 4, 2018 8:30 a.m. - 4 p.m.

County Board of Appeal and Equalization – BY APPOINTMENT ONLY

 Plato Building
 90 Plato Blvd. West
 Saint Paul, MN 55107
 June 13 and adjourns on or before June 26, 2018
 9 a.m. - 5 p.m. or 9 a.m. - 7 p.m. by appointment
Appeal must be postmarked by May 4, 2018.


Assessor's Revaluation Requirement

By Minnesota law, the Ramsey County Assessor's Office must perform an on-site review of your property every five years. County appraisers will visit approximately 32,000 parcels again in 2018. We do not mail a separate notice prior to these inspections.

Questions or concerns? Please call 651-266-2131 or visit ramseycounty.us/propertyvalue.

Please read the back of this notice for important appeal information.

Valuation Notice

2018 values for taxes payable in

2019

Property tax notices are delivered on the following schedule:

Valuation and classification notice		
Step 1	Class: Comm/Ind	
	Estimated Market Value:	\$688,300 <i>See Details Below.</i>
	Homestead Exclusion:	\$0
	Taxable Market Value:	\$688,300
<hr/>		
Step 2	Proposed Tax Notice	
	2019 proposed tax: Coming November 2018	
<hr/>		
Step 3	Property Tax Statement	
	1st half taxes:	
	2nd half taxes: Coming March 2019	

The time to appeal or question your classification or valuation is now!

It will be too late when proposed taxes are sent.

See details on meetings and appeal options below.



Parcel

352923140244

Valuation

EMV= Estimated Market Value
 TMV= Taxable Market Value

	2018 Assessed Values
EMV Improvement	\$322,300
EMV Land	\$366,000
EMV Total	\$688,300
TMV Total	\$688,300
Site-Use Code	1-300 Commercial
Property Class	Comm/Ind
EMV	\$688,300
TMV	\$688,300
Referendum Market Value	\$688,300

Commercial Structure Description

Card 1
 Gross Building Area 7,200 sf
 # Stories 2
 # Identical Buildings 1
 Year Built 1915

Land

Descr	UNITS	LN	LT	CD	SqFt.	Acres	INFLU	Frontage	Depth	Base Size	Base Rate	Incr / Decr	Land-Val
PRIMARY	0	1	S	1	14,640	0.336	0%	0	0	20,000.00	\$25.00	25 / 25	\$366,000.00

Total Land-Value:
 366,000

* Square footage represents effective land size. ¹

No data available for the following modules: Multi-Parcel Links, Residential Structure Description, Additions, Other Building & Yard Improvements.

The information in this web site represents current data from a working file which is updated daily (see Last Data Upload at bottom of page for the timing of the last update). Information is believed reliable, but its accuracy cannot be guaranteed. No warranty, expressed or implied, is provided for the data herein, or its use.



Last Data Upload: 7/26/2018, 6:07:36 AM


RAMSEY COUNTY
 County Assessor's Office

 90 Plato Blvd. West, Saint Paul, MN 55107
 651-266-2131 • ramseycounty.us/propertyvalue

 139949*701**G50**1.03**1/3*****AUTO5-DIGIT 55413
 TCC NWUD LLC
 615 1ST AVE NE STE 410
 MINNEAPOLIS MN 55413-2641


Property ID: 352923140227

 Description: Block 1 Lot 28 SubdivisionCd 0
 2679
 SubdivisionName SYNDICATE NO.
 1 ADDITION

Property Address:

 631 UNIVERSITY AVE W
 ST PAUL

Your Property's Classification(s) and Values

The assessor has determined your property's classification(s) to be:

 If this box is checked your classification has changed from last year's assessment.

Taxes Payable in 2018
(2017 Assessment)
 Comm/Ind
 Res Non-Hstd

Taxes Payable in 2019
(2018 Assessment)
 Comm/Ind
 Res Non-Hstd

The assessor has estimated your property's market value to be:

Estimated Market Value:	\$425,400	\$426,800
--------------------------------	------------------	------------------

Several factors can reduce the amount that is subject to tax:

Green Acres Value Deferral:	0	0	New improvements included in 2018 Estimated Market Value: \$ 0
Plat Deferment:	0	0	
This Old House Exclusion:	0	0	
Disabled Veterans Exclusion:	0	0	
Mold Damage Exclusion:	0	0	
Homestead Market Value Exclusion:	0	0	
Taxable Market Value:	\$425,400	\$426,800	

If you believe your valuation and property class are correct, it is not necessary to contact your assessor or to attend any listed meeting. If the property information is not correct, or if you disagree with the values, or you have other questions about this notice, **please contact your assessor first at 651-266-2131 to discuss any questions or concerns.** Often your issues can be resolved at this level. If your questions or concerns are not resolved, more formal appeal options are available. See below for important information about the appeal options.

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 April 4, 2018 8:30 a.m. - 4 p.m.

County Board of Appeal and Equalization – BY APPOINTMENT ONLY

 Plato Building
 90 Plato Blvd. West
 Saint Paul, MN 55107
 June 13 and adjourns on or before June 26, 2018
 9 a.m. - 5 p.m. or 9 a.m. - 7 p.m. by appointment
Appeal must be postmarked by May 4, 2018.


Assessor's Revaluation Requirement

By Minnesota law, the Ramsey County Assessor's Office must perform an on-site review of your property every five years. County appraisers will visit approximately 32,000 parcels again in 2018. We do not mail a separate notice prior to these inspections.

Questions or concerns? Please call 651-266-2131 or visit ramseycounty.us/propertyvalue.

Please read the back of this notice for important appeal information.

Valuation Notice

2018 values for taxes payable in

2019

Property tax notices are delivered on the following schedule:

Valuation and classification notice	
Step 1	Class: Comm/Ind Estimated Market Value: \$426,800 See Details Below. Homestead Exclusion: \$0 Taxable Market Value: \$426,800
Step 2	Proposed Tax Notice 2019 proposed tax: Coming November 2018
Step 3	Property Tax Statement 1st half taxes: 2nd half taxes: Coming March 2019

The time to appeal or question your classification or valuation is now!

It will be too late when proposed taxes are sent.

See details on meetings and appeal options below.



Parcel

352923140227

Valuation

EMV= Estimated Market Value
 TMV= Taxable Market Value

	2018 Assessed Values
EMV Improvement	\$304,800
EMV Land	\$122,000
EMV Total	\$426,800
TMV Total	\$426,800
Site-Use Code	1-105 Res 2-3 units
Property Class	Res Non-Hstd
EMV	\$170,700
TMV	\$170,700
Referendum Market Value	\$170,700
Site-Use Code	2-300 Commercial
Property Class	Comm/Ind
EMV	\$256,100
TMV	\$256,100
Referendum Market Value	\$256,100

Commercial Structure Description

Card 1
 Gross Building Area 8,560 sf
 # Stories 2
 # Identical Buildings 1
 Year Built 1926

Land

Descr	UNITS	LN	LT	CD	SqFt.	Acres	INFLU	Frontage	Depth	Base Size	Base Rate	Incr / Decr	Land-Val
PRIMARY	0	1	S	1	4,880	0.112	0%	0	0	20,000.00	\$25.00	25 / 25	\$122,000.00

Total Land-Value:
 122,000

* Square footage represents effective land size. '

No data available for the following modules: Multi-Parcel Links, Residential Structure Description, Additions, Other Building & Yard Improvements.

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RAMSEY COUNTY
 County Assessor's Office

 90 Plato Blvd. West, Saint Paul, MN 55107
 651-266-2131 • ramseycounty.us/propertyvalue

 100442*500**G50**1.362**1/3*****AUTO5-DIGIT 55117
 FROGTOWN ENTREPRENEUR CENTER LL
 501 DALE ST N
 SAINT PAUL MN 55103-1914


Property ID: 352923140228

 Description: Block 1 Lot 29 SubdivisionCd 0
 2679
 SubdivisionName SYNDICATE NO.
 1 ADDITION

Property Address:

 625 UNIVERSITY AVE W
 ST PAUL

Your Property's Classification(s) and Values

The assessor has determined your property's classification(s) to be:

 If this box is checked your classification has changed from last year's assessment.

Taxes Payable in 2018
(2017 Assessment)
 Comm/Ind

Taxes Payable in 2019
(2018 Assessment)
 Comm/Ind

The assessor has estimated your property's market value to be:

Estimated Market Value:	\$415,100	\$435,900
--------------------------------	------------------	------------------

Several factors can reduce the amount that is subject to tax:

Green Acres Value Deferral:	0	0	New improvements included in 2018 Estimated Market Value: \$ 0
Plat Deferment:	0	0	
This Old House Exclusion:	0	0	
Disabled Veterans Exclusion:	0	0	
Mold Damage Exclusion:	0	0	
Homestead Market Value Exclusion:	0	0	
Taxable Market Value:	\$415,100	\$435,900	

If you believe your valuation and property class are correct, it is not necessary to contact your assessor or to attend any listed meeting. If the property information is not correct, or if you disagree with the values, or you have other questions about this notice, **please contact your assessor first at 651-266-2131 to discuss any questions or concerns.** Often your issues can be resolved at this level. If your questions or concerns are not resolved, more formal appeal options are available. See below for important information about the appeal options.

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Please read the back of this notice for important appeal information.

Valuation Notice

2018 values for taxes payable in

2019

Property tax notices are delivered on the following schedule:

Valuation and classification notice	
Step 1	Class: Comm/Ind Estimated Market Value: \$435,900 See Details Homestead Exclusion: \$0 Below. Taxable Market Value: \$435,900
Step 2	Proposed Tax Notice 2019 proposed tax: Coming November 2018
Step 3	Property Tax Statement 1st half taxes: 2nd half taxes: Coming March 2019

The time to appeal or question your classification or valuation is now!

It will be too late when proposed taxes are sent.

See details on meetings and appeal options below.



Parcel

352923140228

Multi-Parcel Links

* Multi-Parcel Link displays additional parcels that are linked together for computation of net tax capacity
352923140207

Valuation

EMV= Estimated Market Value
TMV= Taxable Market Value

	2018 Assessed Values
EMV Improvement	\$313,900
EMV Land	\$122,000
EMV Total	\$435,900
TMV Total	\$435,900
Site-Use Code	1-300 Commercial
Property Class	Comm/Ind
EMV	\$435,900
TMV	\$435,900
Referendum Market Value	\$435,900

Commercial Structure Description

Card 1
Gross Building Area 6,480 sf
Stories 2
Identical Buildings 1
Year Built 1903

Land

Descr	UNITS	LN	LT	CD	SqFt.	Acres	INFLU	Frontage	Depth	Base Size	Base Rate	Incr / Decr	Land-Val
PRIMARY	0	1	S	1	4,880	0.112	0%	0	0	20,000.00	\$25.00	25 / 25	\$122,000.00

Total Land-Value:
122,000

* Square footage represents effective land size. †

No data available for the following modules: Residential Structure Description, Additions, Other Building & Yard Improvements.

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Parcel

352923140229

Valuation

EMV= Estimated Market Value
 TMV= Taxable Market Value

	2018 Assessed Values
EMV Land	\$146,400
EMV Total	\$146,400
TMV Total	\$0
Site-Use Code	1-975 T E Misc Co D 16
Property Class	Exempt
EMV	\$146,400
TMV	\$0

Land

Descr	UNITS	LN	LT	CD	SqFt.	Acres	INFLU	Frontage	Depth	Base Size	Base Rate	Incr / Decr	Land-Val
PRIMARY	0	1	S	1	4,880	0.112	0%	0	0	20,000.00	\$30.00	30 / 30	\$146,400.00

Total Land-Value:
 146,400

* Square footage represents effective land size. ¹

No data available for the following modules: Multi-Parcel Links, Residential Structure Description, Commercial Structure Description, Additions, Other Building & Yard Improvements.

The information in this web site represents current data from a working file which is updated daily (see Last Data Upload at bottom of page for the timing of the last update). Information is believed reliable, but its accuracy cannot be guaranteed. No warranty, expressed or implied, is provided for the data herein, or its use.



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RAMSEY COUNTY
 County Assessor's Office

 90 Plato Blvd. West, Saint Paul, MN 55107
 651-266-2131 • ramseycounty.us/propertyvalue

 100440*500**G50**1.602**1/4*****AUTO5-DIGIT 55117
 FROGTOWN ENTREPRENEUR CTR LLC
 501 DALE ST N
 SAINT PAUL MN 55103-1914


Property ID: 352923140207

 Description: Block 1 Lot 1 SubdivisionCd 02
 679 S
 subdivisionName SYNDICATE NO. 1
 ADDITION

Property Address:

 501 DALE ST N
 ST PAUL

Your Property's Classification(s) and Values

The assessor has determined your property's classification(s) to be:

 If this box is checked your classification has changed from last year's assessment.

Taxes Payable in 2018
(2017 Assessment)
 Comm/Ind

Taxes Payable in 2019
(2018 Assessment)
 Comm/Ind

The assessor has estimated your property's market value to be:

Estimated Market Value:	\$387,100	\$406,500
--------------------------------	------------------	------------------

Several factors can reduce the amount that is subject to tax:

Green Acres Value Deferral:	0	0	New improvements included in 2018 Estimated Market Value: \$ 0
Plat Deferment:	0	0	
This Old House Exclusion:	0	0	
Disabled Veterans Exclusion:	0	0	
Mold Damage Exclusion:	0	0	
Homestead Market Value Exclusion:	0	0	
Taxable Market Value:	\$387,100	\$406,500	

If you believe your valuation and property class are correct, it is not necessary to contact your assessor or to attend any listed meeting. If the property information is not correct, or if you disagree with the values, or you have other questions about this notice, **please contact your assessor first at 651-266-2131 to discuss any questions or concerns.** Often your issues can be resolved at this level. If your questions or concerns are not resolved, more formal appeal options are available. See below for important information about the appeal options.

The following appeal options are available:

Open Book – Preliminary Market Value Review Meetings

 Plato Building
 90 Plato Blvd. West
 Saint Paul, MN 55107
 April 3, 2018 10 a.m. - 7 p.m.
 April 4, 2018 8:30 a.m. - 4 p.m.

County Board of Appeal and Equalization – BY APPOINTMENT ONLY

 Plato Building
 90 Plato Blvd. West
 Saint Paul, MN 55107
 June 13 and adjourns on or before June 26, 2018
 9 a.m. - 5 p.m. or 9 a.m. - 7 p.m. by appointment
Appeal must be postmarked by May 4, 2018.


Assessor's Revaluation Requirement

By Minnesota law, the Ramsey County Assessor's Office must perform an on-site review of your property every five years. County appraisers will visit approximately 32,000 parcels again in 2018. We do not mail a separate notice prior to these inspections.

Questions or concerns? Please call 651-266-2131 or visit ramseycounty.us/propertyvalue.

Please read the back of this notice for important appeal information.

Valuation Notice

2018 values for taxes payable in

2019

Property tax notices are delivered on the following schedule:

Valuation and classification notice	
Step 1	Class: Comm/Ind Estimated Market Value: \$406,500 See Details Below. Homestead Exclusion: \$0 Taxable Market Value: \$406,500
Step 2	Proposed Tax Notice 2019 proposed tax: Coming November 2018
Step 3	Property Tax Statement 1st half taxes: 2nd half taxes: Coming March 2019

The time to appeal or question your classification or valuation is now!

It will be too late when proposed taxes are sent.

See details on meetings and appeal options below.



Parcel

352923140207

Multi-Parcel Links

* Multi-Parcel Link displays additional parcels that are linked together for computation of net tax capacity

352923140228

Valuation

EMV= Estimated Market Value

TMV= Taxable Market Value

	2018 Assessed Values
EMV Improvement	\$380,100
EMV Land	\$26,400
EMV Total	\$406,500
TMV Total	\$406,500
Site-Use Code	1-300 Commercial
Property Class	Comm/Ind
EMV	\$406,500
TMV	\$406,500
Referendum Market Value	\$406,500

Commercial Structure Description

Card 1
 Gross Building Area 7,014 sf
 # Stories 1
 # Identical Buildings 1
 Year Built 1932

Land

Descr	UNITS	LN	LT	CD	SqFt.	Acres	INFLU	Frontage	Depth	Base Size	Base Rate	Incr / Decr	Land-Val
PRIMARY	0	1	S	1	4,400	0.101	0%	0	0	10,000.00	\$6.00	6 / 6	\$26,400.00

Total Land-Value:
26,400

* Square footage represents effective land size. ¹

No data available for the following modules: Residential Structure Description, Additions, Other Building & Yard Improvements.

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 County Assessor's Office

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 24354*119**G50**1.362**1/3*****AUTO5-DIGIT 55104
 NEIGHBORHOOD COMMERCIAL SPACES LLC
 663 UNIVERSITY AVE W STE 200
 SAINT PAUL MN 55104-5097


Property ID: 352923140206

 Description: Block 1 Lot 1 SubdivisionCd 02
 679 S
 ubdivisionName SYNDICATE NO. 1
 ADDITION

 Property Address:
 507 DALE ST N
 ST PAUL

Your Property's Classification(s) and Values

The assessor has determined your property's classification(s) to be:

 If this box is checked your classification has changed from last year's assessment.

Taxes Payable in 2018
(2017 Assessment)
 Comm/Ind

Taxes Payable in 2019
(2018 Assessment)
 Comm/Ind

The assessor has estimated your property's market value to be:

Estimated Market Value:	\$79,900	\$79,900
--------------------------------	-----------------	-----------------

Several factors can reduce the amount that is subject to tax:

Green Acres Value Deferral:	0	0	New improvements included in 2018 Estimated Market Value: \$ 0
Plat Deferment:	0	0	
This Old House Exclusion:	0	0	
Disabled Veterans Exclusion:	0	0	
Mold Damage Exclusion:	0	0	
Homestead Market Value Exclusion:	0	0	
Taxable Market Value:	\$79,900	\$79,900	

If you believe your valuation and property class are correct, it is not necessary to contact your assessor or to attend any listed meeting. If the property information is not correct, or if you disagree with the values, or you have other questions about this notice, **please contact your assessor first at 651-266-2131 to discuss any questions or concerns.** Often your issues can be resolved at this level. If your questions or concerns are not resolved, more formal appeal options are available. See below for important information about the appeal options.

The following appeal options are available:

Open Book – Preliminary Market Value Review Meetings

 Plato Building
 90 Plato Blvd. West
 Saint Paul, MN 55107
 April 3, 2018 10 a.m. - 7 p.m.
 April 4, 2018 8:30 a.m. - 4 p.m.

County Board of Appeal and Equalization – BY APPOINTMENT ONLY

 Plato Building
 90 Plato Blvd. West
 Saint Paul, MN 55107
 June 13 and adjourns on or before June 26, 2018
 9 a.m. - 5 p.m. or 9 a.m. - 7 p.m. by appointment
Appeal must be postmarked by May 4, 2018.


Assessor's Revaluation Requirement

By Minnesota law, the Ramsey County Assessor's Office must perform an on-site review of your property every five years. County appraisers will visit approximately 32,000 parcels again in 2018. We do not mail a separate notice prior to these inspections.

Questions or concerns? Please call 651-266-2131 or visit ramseycounty.us/propertyvalue.

Please read the back of this notice for important appeal information.



Parcel

352923140206

Valuation

EMV= Estimated Market Value
 TMV= Taxable Market Value

	2018 Assessed Values
EMV Land	\$79,900
EMV Total	\$79,900
TMV Total	\$79,900
Site-Use Code	1-300 Commercial
Property Class	Comm/Ind
EMV	\$79,900
TMV	\$79,900
Referendum Market Value	\$79,900
Site-Use Code	
Property Class	
EMV	
TMV	
Referendum Market Value	

Land

Descr	UNITS	LN	LT	CD	SqFt.	Acres	INFLU	Frontage	Depth	Base Size	Base Rate	Incr / Decr	Land-Val
PRIMARY	0	1	S	1	4,400	0.101	0%	0	0	10,000.00	\$6.00	6 / 6	\$88,000.00

Total Land-Value:
 88,000

* Square footage represents effective land size. '

No data available for the following modules: Multi-Parcel Links, Residential Structure Description, Commercial Structure Description, Additions, Other Building & Yard Improvements.

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RAMSEY COUNTY

County Assessor's Office

90 Plato Blvd. West, Saint Paul, MN 55107
651-266-2131 • ramseycounty.us/propertyvalue

139949*701**G50**1.03**2/3*****AUTO5-DIGIT 55413
TCC NWUD LLC
615 1ST AVE NE STE 410
MINNEAPOLIS MN 55413-2641

Valuation Notice

2019

2018 values for taxes payable in

Property tax notices are delivered on the following schedule:

Valuation and classification notice	
Step 1	Class: Res Non-Hstd Estimated Market Value: \$134,600 See Details Homestead Exclusion: \$0 Below. Taxable Market Value: \$134,600
Step 2	Proposed Tax Notice 2019 proposed tax: Coming November 2018
Step 3	Property Tax Statement 1st half taxes: 2nd half taxes: Coming March 2019

The time to appeal or question your classification or valuation is now!

It will be too late when proposed taxes are sent.

See details on meetings and appeal options below.

Property ID: 352923140208

Description: Block 1 Lot 3 SubdivisionCd 02
679 S
ubdivisionName SYNDICATE NO. 1
ADDITION

Property Address:
628 SHERBURNE AVE
ST PAUL

Your Property's Classification(s) and Values

The assessor has determined your property's classification(s) to be:

<input type="checkbox"/> If this box is checked your classification has changed from last year's assessment.	Taxes Payable in 2018	Taxes Payable in 2019
	(2017 Assessment)	(2018 Assessment)
	Res Non-Hstd	Res Non-Hstd

The assessor has estimated your property's market value to be:

Estimated Market Value:	\$116,800	\$134,600
--------------------------------	------------------	------------------

Several factors can reduce the amount that is subject to tax:

Green Acres Value Deferral:	0	0	New improvements included in 2018 Estimated Market Value: \$ 0
Plat Deferment:	0	0	
This Old House Exclusion:	0	0	
Disabled Veterans Exclusion:	0	0	
Mold Damage Exclusion:	0	0	
Homestead Market Value Exclusion:	0	0	
Taxable Market Value:	\$116,800	\$134,600	

If you believe your valuation and property class are correct, it is not necessary to contact your assessor or to attend any listed meeting. If the property information is not correct, or if you disagree with the values, or you have other questions about this notice, **please contact your assessor first at 651-266-2131 to discuss any questions or concerns.** Often your issues can be resolved at this level. If your questions or concerns are not resolved, more formal appeal options are available. See below for important information about the appeal options.

The following appeal options are available:

Open Book – Preliminary Market Value Review Meetings
Plato Building
90 Plato Blvd. West
Saint Paul, MN 55107
April 3, 2018 10 a.m. - 7 p.m.
April 4, 2018 8:30 a.m. - 4 p.m.

County Board of Appeal and Equalization – BY APPOINTMENT ONLY
Plato Building
90 Plato Blvd. West
Saint Paul, MN 55107
June 13 and adjourns on or before June 26, 2018
9 a.m. - 5 p.m. or 9 a.m. - 7 p.m. by appointment
Appeal must be postmarked by May 4, 2018.



Assessor's Revaluation Requirement

By Minnesota law, the Ramsey County Assessor's Office must perform an on-site review of your property every five years. County appraisers will visit approximately 32,000 parcels again in 2018. We do not mail a separate notice prior to these inspections.

Questions or concerns? Please call 651-266-2131 or visit ramseycounty.us/propertyvalue.

Please read the back of this notice for important appeal information.



Parcel

352923140208

Valuation

EMV= Estimated Market Value
 TMV= Taxable Market Value

	2018 Assessed Values
EMV Improvement	\$125,000
EMV Land	\$9,600
EMV Total	\$134,600
TMV Total	\$134,600
Site-Use Code	1-100 Res 1 unit
Property Class	Res Non-Hstd
EMV	\$134,600
TMV	\$134,600
Referendum Market Value	\$134,600
Value New Improvements	

Residential Structure Description

Card	1
Yr. Built	1889
Story Height	1.5
Style	ONE AND 3/4 STORY
Exterior Wall	STUCCO
Total Rooms	6
Family Rooms	0
Total Bedrooms	3
Full Baths	1
Half Baths	0
Attic type	NONE
Finished Sq. Feet	1,107
Foundation Size	739
Basement Area Finished	0
Finished Bsmt Rec Area	0
Garage Type/Area (Sq Ft)	NONE

Additions

Card 1

Line	Lower	First	Second	Third	Area	Condo Level	Condo View
0					490	0	None
1		20			224	0	None
2		11			154	0	None
3		10			25	0	None

Land

Descr	UNITS	LN	LT	CD	SqFt.	Acres	INFLU	Frontage	Depth	Base Size	Base Rate	Incr / Decr	Land-Val
REGULAR LOT	0	1	F	1	4,000	0.092	-5%	40	100	40.00	\$275.00	220 / 220	\$9,610.00

Total Land-Value:
9,610

* Square footage represents effective land size. '

No data available for the following modules: Multi-Parcel Links, Commercial Structure Description, Other Building & Yard Improvements.

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County Assessor's Office

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24111*118**G50**1.362**1/3*****AUTO5-DIGIT 55104
SHELDON A FOSTER
632 SHERBURNE AVE
SAINT PAUL MN 55104-2705



Valuation Notice **2019**
2018 values for taxes payable in

Property tax notices are delivered on the following schedule:

Valuation and classification notice		
Step 1	Class: Res Hstd Estimated Market Value: \$114,600 Homestead Exclusion: \$26,900 Taxable Market Value: \$87,700	See Details Below.
Step 2	Proposed Tax Notice 2019 proposed tax: Coming November 2018	
Step 3	Property Tax Statement 1st half taxes: 2nd half taxes: Coming March 2019	

The time to appeal or question your classification or valuation is now!

It will be too late when proposed taxes are sent.

See details on meetings and appeal options below.

Property ID: 352923140209

Description: Block 1 Lot 4 SubdivisionCd 02
679 S
ubdivisionName SYNDICATE NO. 1
ADDITION

Property Address:
632 SHERBURNE AVE
ST PAUL

Your Property's Classification(s) and Values

The assessor has determined your property's classification(s) to be:

<input type="checkbox"/> If this box is checked your classification has changed from last year's assessment.	Taxes Payable in 2018 (2017 Assessment)	Taxes Payable in 2019 (2018 Assessment)
	Res Hstd	Res Hstd

The assessor has estimated your property's market value to be:

Estimated Market Value:	\$90,200	\$114,600
--------------------------------	-----------------	------------------

Several factors can reduce the amount that is subject to tax:

Green Acres Value Deferral:	0	0	New improvements included in 2018 Estimated Market Value: \$ 0
Plat Deferment:	0	0	
This Old House Exclusion:	0	0	
Disabled Veterans Exclusion:	0	0	
Mold Damage Exclusion:	0	0	
Homestead Market Value Exclusion:	29,100	26,900	
Taxable Market Value:	\$61,100	\$87,700	

If you believe your valuation and property class are correct, it is not necessary to contact your assessor or to attend any listed meeting. If the property information is not correct, or if you disagree with the values, or you have other questions about this notice, **please contact your assessor first at 651-266-2131 to discuss any questions or concerns.** Often your issues can be resolved at this level. If your questions or concerns are not resolved, more formal appeal options are available. See below for important information about the appeal options.

The following appeal options are available:

Open Book – Preliminary Market Value Review Meetings
Plato Building
90 Plato Blvd. West
Saint Paul, MN 55107
April 3, 2018 10 a.m. - 7 p.m.
April 4, 2018 8:30 a.m. - 4 p.m.

County Board of Appeal and Equalization – BY APPOINTMENT ONLY
Plato Building
90 Plato Blvd. West
Saint Paul, MN 55107
June 13 and adjourns on or before June 26, 2018
9 a.m. - 5 p.m. or 9 a.m. - 7 p.m. by appointment
Appeal must be postmarked by May 4, 2018.



Assessor's Revaluation Requirement

By Minnesota law, the Ramsey County Assessor's Office must perform an on-site review of your property every five years. County appraisers will visit approximately 32,000 parcels again in 2018. We do not mail a separate notice prior to these inspections.

Questions or concerns? Please call 651-266-2131 or visit ramseycounty.us/propertyvalue.

Please read the back of this notice for important appeal information.



Parcel

352923140209

Valuation

EMV= Estimated Market Value
 TMV= Taxable Market Value

	2018 Assessed Values
EMV Improvement	\$103,900
EMV Land	\$10,700
EMV Total	\$114,600
TMV Total	\$87,700
Site-Use Code	1-100 Res 1 unit
Property Class	Res Hstd
EMV	\$114,600
TMV	\$87,700
Referendum Market Value	\$114,600
Homestead Exclusion	\$26,900

Residential Structure Description

Card	1
Yr. Built	1899
Story Height	1.5
Style	ONE AND 3/4 STORY
Exterior Wall	STUCCO
Total Rooms	8
Family Rooms	1
Total Bedrooms	3
Full Baths	2
Half Baths	0
Attic type	NONE
Finished Sq. Feet	1,274
Foundation Size	728
Basement Area Finished	0
Finished Bsmt Rec Area	0
Garage Type/Area (Sq Ft)	Detached/280

Additions

Card 1

Line	Lower	First	Second	Third	Area	Condo Level	Condo View
0					728	0	None
1		22			164	0	None

Other Building & Yard Improvements

Card 1

Type/Description	Quantity	Year	Size	Area	Grade	Mods	Cond	F	MD%
RG1 DET GARAGE	1	1947	0 x 0	280			F	A	0

Land

Descr	UNITS	LN	LT	CD	SqFt.	Acres	INFLU	Frontage	Depth	Base Size	Base Rate	Incr / Decr	Land-Val
REGULAR LOT	0	1	F	1	5,000	0.115	-5%	40	125	40.00	\$275.00	220 / 220	\$10,660.00

Total Land-Value:
10,660

* Square footage represents effective land size. ¹

No data available for the following modules: Multi-Parcel Links, Commercial Structure Description.

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 GEOSPATIAL

AN APPRAISAL REPORT OF

**632 Sherburne Ave.
St. Paul, MN 55104**

AN APPRAISAL

OF

Single Family Dwelling

LOCATED AT

**632 Sherburne Ave.
St. Paul, MN 55104**

FOR

**Mr. Ben Johnson
Neighborhood Development Center
Western Bank Building
663 University Ave West
St. Paul, MN 55104**

AS OF

July 10, 2018

BY

Dwight W. Dahlen, MAI SRA

**DAHLEN, DWYER, FOLEY & TINKER, INC.
55 East Fifth Street; Suite 1220
St. Paul, Minnesota 55101**

Dahlen, Dwyer, Foley & Tinker, Inc.

55 EAST 5TH STREET · SUITE 1220 · ST. PAUL, MINNESOTA 55101 · (651) 224-1381 · FAX (651) 223-5736

Dwight W. Dahlen, MAI SRA
Daniel E. Dwyer
Sean M. Foley
Jeffrey A. Dahlen, MAI
Michael T. Tinker, MAI
Jane E. Hammes

Real Estate Appraisals
Consultation
Expert Witness
Market Research

July 11, 2018

Mr. Ben Johnson
Neighborhood Development Center
Western Bank Building
663 University Ave West
St. Paul, MN 55104

RE: 632 Sherburne Ave.
St. Paul, Minnesota

Dear Mr. Johnson:

In accordance with your request, I have prepared an “*Appraisal*” of the above referenced property which is a 1.75 story single family dwelling consisting of 6 rooms, 2 bedrooms, 1 bath and full unfinished basement. The property is located near the northwest corner of University Ave and Dale Street. The parcel size is 5,000 SF. The property has the potential for redevelopment.

The report submitted herein contains a complete description of the property, presentation and analysis of all pertinent data in support of my opinion of market value and demonstrates the technique employed.

The opinion of value as expressed is predicated on the definition of market value presented herein. The purpose of the appraisal is to develop an opinion of the market value of the fee simple interest. The “intended users” are the client and the Metropolitan Council. Subsequent to my investigation, I have formed an opinion concerning the market value of the subject property as of July 10, 2018 as follows:

ONE HUNDRED FORTY-FIVE THOUSAND DOLLARS
(\$145,000)

The above opinion of market value reflects the highest and best use as land value less demolition expenditures.

This appraisal report has been made in conformity with the following:

1. The "Uniform Standards of Professional Appraisal Practice" promulgated by the Appraisal Standards Board (ASB) of the Appraisal Foundation.
2. The Code of Professional Ethics and Standards of Professional Conduct of the Appraisal Institute.
3. This appraisal assignment has not been based on a requested minimum valuation, a specific valuation, or the approval of a loan. The estimate of market value defined in this report was developed independent of any undue influence.

This appraisal has been made subject to certain limiting conditions and assumptions as hereinafter expressed. Such facts and information as contained herein were obtained from sources that I consider reliable and are true to the best of my knowledge and belief.

No evidence is available which would indicate the presence of environmental hazards such as toxic waste and none are assumed. The appraiser does not claim to be qualified to detect such substances and you are hereby urged to retain an expert in this field if so desired.

Information in this report was gathered from sources believed to be reliable, but is not guaranteed. Possession of this report, or a copy thereof, does not carry with it the right of publication nor may it be used for any purposes, except that for which it was requested without the previous written consent of the appraiser and, in any event, only with proper qualifications.

The following report describes my method of approach, contains data gathered in my investigation, and demonstrates my analysis in arriving at the estimate of market value for the subject property. Neither my engagement to make this appraisal nor any compensation therefore are contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of the subsequent event. I appreciate the opportunity for this assignment and welcome any questions you may have in regards to my analysis.

Respectfully submitted,

DAHLEN, DWYER, FOLEY & TINKER, INC.



Dwight W. Dahlen, MAI SRA
Certified General Real Property Appraiser
MN License #4001430

DWD/dwd
DDFT File #18-155

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CERTIFICATION

I certify that, to the best of my knowledge and belief:

- the statements of fact contained in this report are true and correct;
- the reported analyses, opinion, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions;
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved;
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment;
- my engagement in this assignment was not contingent upon developing or reporting predetermined results;
- my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal;
- I have made a personal inspection of the property that is the subject of this report;
- Jane Hammes, Licensed Real Estate Appraiser, provided real property appraisal assistance to the person signing this certification;
- I have not performed a previous appraisal of the subject property / an appraisal review involving the subject property / an appraisal consulting assignment involving the subject property within the three years prior to this assignment;
- the reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute;
- the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives;
- as of the date of this report, I have completed the continuing education program of the Appraisal Institute; and
- as of the date of this report, I have completed the Standards and Ethics Education Requirement of the Appraisal Institute.

Dwight Dahlen, MAI SRA



MN License #4001430

MN Certified General

CONTINGENT AND LIMITING CONDITIONS

The certification of the Appraiser appearing in the appraisal report is subject to the following conditions, and to such other specific and limiting conditions as are set forth by the appraiser in the report.

1. The Appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or the title thereto, nor does the Appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. Any sketch in the report may show approximate dimensions and is included to assist the reader in visualizing the property. The Appraiser has made no survey of the property.
3. The Appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made.
4. Any distribution of the valuation in the report between land and improvements applies only under the existing program utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.
5. The Appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable. The Appraiser assumes no responsibility for such conditions, or for engineering which might be required to discover such factors.
6. Information, estimates, and opinions furnished to the Appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished the Appraiser can be assumed by the Appraiser.
7. Disclosure of the contents of the appraisal report is governed by the Bylaws and Regulations of the Professional Appraisal Organizations with which the Appraiser is affiliated.
8. Neither all, nor any part of the content of the report, or copy thereof (including conclusions as to the property, value, the identity of the Appraiser, professional designations, reference to any professional appraisal organizations, or the firm with which the Appraiser is connected), shall be used for any purposes by anyone but the client specified in the report, without the previous written consent of the Appraiser; nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent and approval of the Appraiser.
9. There are no Hypothetical Conditions or Extraordinary Assumptions employed in the appraisal.

EXECUTIVE SUMMARY

Brief Property Description:	6 room, 2 bedroom, 1 bath, 1.75 story single family dwelling located adjacent to the northwest corner of University Ave W and Dale St, a major corner with a light rail stop and having the potential for a major redevelopment.
Address:	632 Sherburne Ave St. Paul, MN
Fee Owner:	Sheldon A. Foster
PID #:	35.29.23.14.0209
Real Estate Taxes:	\$1,242
Zoning:	T3 – Traditional Neighborhood
Land Size:	5,000 SF/40' of frontage
Gross Living Area:	1,192 SF
Date Built/Renovated:	1899/approximately 2016
Property Rights Appraised:	Fee Simple Interest
Highest and Best Use:	Redevelopment
Land Value Estimate:	\$145,000
<u>Valuation Conclusions:</u>	
Replacement Cost:	Not Applicable
Direct Sales Comparison:	\$145,000
Income Capitalization:	Not applicable

Estimated Market Value: \$145,000

Report Content: Appraisal

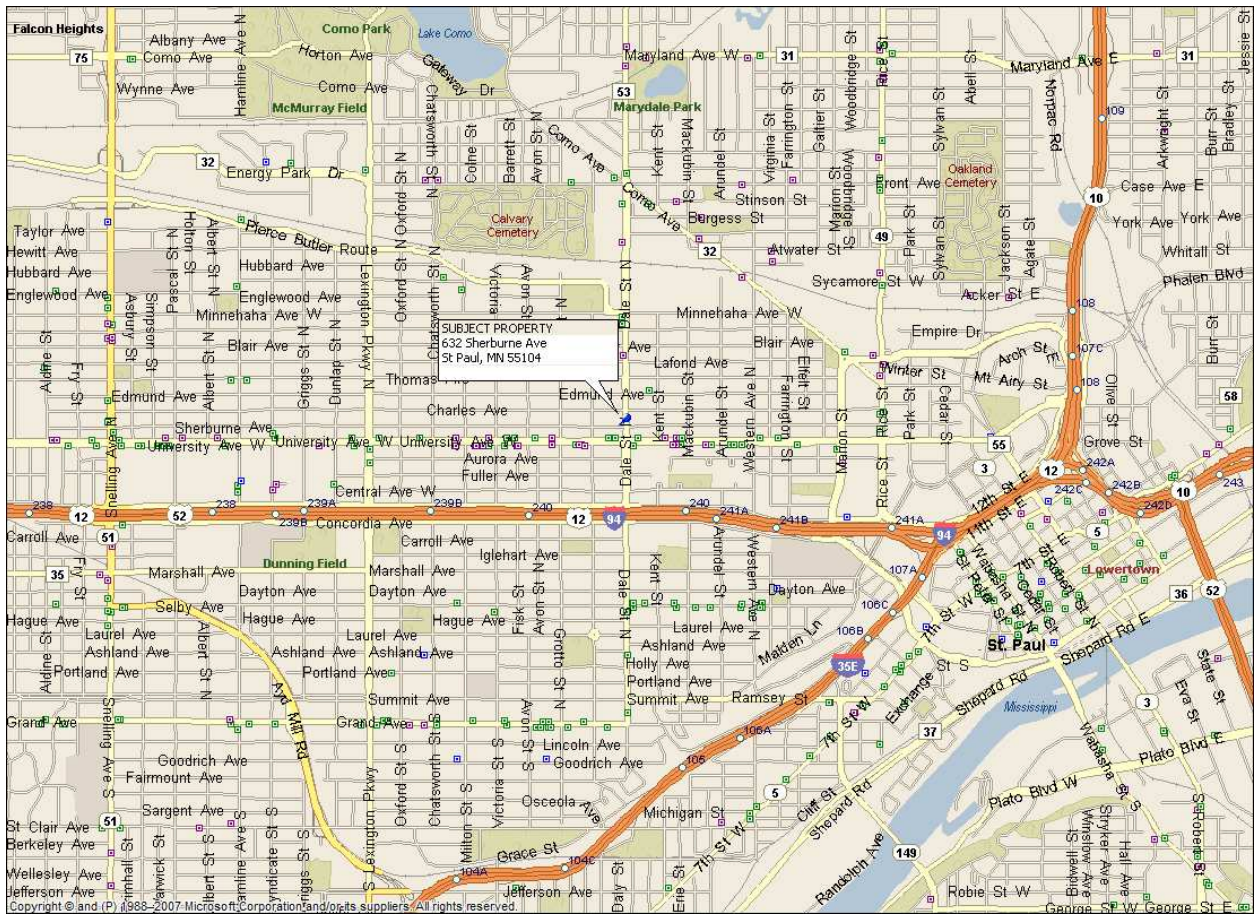
Date of Value: July 10, 2018

Appraiser: Dwight W. Dahlen, MAI SRA

DAHLEN, DWYER, FOLEY & TINKER, INC.
55 East 5th Street; Suite 1220
St. Paul, MN 55101

(651) 224-1381

Location Map



Ramsey County Plat Map



Ramsey County GIS Map



Bing Map



GENERAL INTRODUCTION

Brief Property Description

The subject property consists of a 6 room, 2 bedroom, 1 bath, 1.75 story single family dwelling located adjacent to the northwest corner of University Ave W and Dale Street, a major light rail stop along the LRT Central Corridor, an intersection that has major redevelopment potential. As of the effective date of value the property is subject to a purchase agreement in the amount of \$140,000 in favor of the client. The property is located two building sites west of Dale Street, on the south side of Sherburne Ave. The property has 40' of frontage, overall size of 5,000 SF and very favorable T3 zoning.

Scope of the Appraisal

The appraisal assignment commenced with a comprehensive dialogue with the client about the property characteristics, assignment conditions (i.e. hypothetical conditions and/ or extraordinary assumptions), the date and definition of value, and the intended use and intended users of the report. The client has informed me that this assignment is to facilitate a potential acquisition of the subject and has requested an appraisal of the fee simple interest.

Client:	Neighborhood Development Center (NDC)
Assignment Conditions:	Appraise as is – Fee simple interest
Date of Value:	July 10, 2018
Intended Use:	To facilitate a potential acquisition for redevelopment
Intended User:	NDC

Once the specific property information was obtained, an appropriate scope of work was identified for this specific assignment. The following section of the report includes the disclosure of the scope of work deemed necessary and applicable for this assignment.

Inspection

The property was originally inspected on July 10, 2018, accompanied by the client. Building information is based upon an inspection of the property including a direct measurement of the exterior, and from Ramsey County and other public records. The land area is based on City and County records.

Research

Information obtained which has been considered in this report includes, but is not limited to the following:

- Ramsey County property records
- City of St. Paul zoning map and ordinance
- Market research relative to recent sales of improved properties and vacant land parcels
- An analysis has been conducted relative to competitive properties currently offered for sale

Pertinent market data was collected and analyzed in order to develop the valuation approaches. The data sources include the files maintained in my offices, various surveys completed in the area, and discussions with brokers, leasing agents, other appraisers, and principals involved in other sales transactions. I have considered sales and listings of competitive and similar properties in the market area to evaluate the strength of the market and demand for the subject.

Analysis

The subject's Highest and Best Use, "as vacant", and "as improved", was analyzed using data compiled in the aforementioned steps as well as the results of the valuation approaches discussed in this report.

In the course of research and analysis for this report, I have considered the applicability of the three traditional appraisal methodologies. In my opinion only the sales comparison approach offers the only credible methodology. Since the property is older the replacement cost approach, although considered, was not employed in the analysis. In my opinion this technique doesn't provide a credible opinion of market value since accrued depreciation is very difficult to measure. The land value has been considered to assess the highest and best use for the property. The property is owner occupied; therefore, the income approach was not developed in this analysis.

My research of sales indicates that the value of the property as improved is lower than land value, indicating that the improvements offer only minor contributory value. Because of the location adjacent to a major stop on the Central Corridor it is anticipated the property will be acquired for redevelopment.

Presentation

This appraisal report has been prepared in Appraisal format. As such, it provides the research, analysis and data sufficient for the client to make an informed decision relative to the acquisition. The report describes the method of approach, contains the requisite data gathered in this investigation and provides the specific analysis in arriving at the opinion of market value for the subject property.

This appraisal report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) recently promulgated by the Standards Board of the Appraisal Foundation. The appraisal has been made in compliance with and is subject to the requirements of the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute.

PROPERTY IDENTIFICATION

Legal Description

The subject property is located at 632 Sherburne Ave and is legally described as follows:

Lot 4, Block 1 Syndicate #1 Addition, Ramsey County, MN

Tax and Assessment Data: January 2, 2018

The following information was secured from assessment records currently on file in the Department of Records and Revenue, Ramsey County, Minnesota.

Property ID:	35.29.23.14.0209	
<u>AEMV:</u>		
Land		\$11,200
Building		<u>\$79,000</u>
Total		\$90,200
Taxes Payable:	Base	\$1,037.70
	Specials	\$204.30
Classification:	Residential Homestead	

The above estimate of market value was placed on the property with an effective date of January 2, 2017 for real estate taxes payable in 2018. Special assessments are for annual street maintenance, storm sewer, and waste management.

Ownership Information

According to assessment records the identified fee owner is Sheldon A. Foster. MLS and public records indicate no sales of the property within the past three years. As of the date of this valuation the subject is under contract by the Neighborhood Development Center for \$140,000. The Purchase Agreement has not been provided for review.

Easements

I am not aware of any adverse easements, encroachments or restrictive covenants that encumber the property. Should any easements or encroachments be discovered subsequent to a title examination which has an adverse effect upon market value, the appraiser reserves the right to review and amend the appraisal after examining the easement document.

Zoning

Recently, the City adopted a new zoning classification to accommodate and promote transit oriented high density residential development along the city's primary transportation arteries.

The classification is commonly referred to as "Traditional Neighborhood District" which is "intended to foster the development and growth of compact, pedestrian-oriented urban villages." There are 3 districts within this classification. The subject is zoned T3. All three districts are intended to encourage a compatible mix of commercial and residential uses within buildings, sites and blocks; new development in proximity to major transit corridors; and additional choices in housing.

The T3 "Traditional Neighborhood District" provides for higher-density pedestrian- and transit-oriented mixed-use development. It is designed for development or redevelopment of land on sites large enough to support:

- (a) A mix of uses, including residential, commercial, civic and open space uses in close proximity to one another;
- (b) A mix of housing styles, types and sizes to accommodate households of varying sizes, ages and incomes;
- (c) A system of interconnected streets and paths that offer multiple routes for motorists, pedestrians and bicyclists, and are connected to existing and future streets;
- (d) A system of open space resources and amenities; and incorporation of environmental features into the design of the neighborhood.

The T3 district is also intended for smaller sites in an existing mixed-use neighborhood center where some of the above elements already exist, or in an area identified in the comprehensive plan as a potential "urban village" site. The above elements may be found within the T3 district or adjacent to it; the intent is that all would be present within a reasonable walking distance.

Permissible uses include the following:

- One and two-family dwellings
- Foster home
- Dormitory
- Museums
- Library
- Churches, chapel
- Veterinary clinic
- Restaurant
- Funeral home
- Housing for elderly
- Nursing home
- Various types of educational facilities (schools, day care)
- Convent
- Office
- Post office
- Massage center

Requirements which control density for multiple family residential developments are identified below:

Multiple Family Dwelling Requirements

- Overall density 30 - 44 units/acre
- Minimum lot size 1,000 SF/Unit

Date of Inspection: July 10, 2018

Date of Report: July 11, 2018

Date of Value Opinion: July 10, 2018

Intended Use/Intended User

This report is being prepared at the request of Mr. Ben Johnson of NDC, the intended user. Another intended user is the Metropolitan Council, a potential funding source. The intended use is to facilitate a potential acquisition, which is the intended use.

Competency Provision

Prior to accepting an assignment or entering into an agreement to perform any assignment, an appraiser must properly identify the problem to be addressed and have the knowledge and experience to complete the assignment competently. The Competency Rule requires an appraiser to have both the knowledge and experience required to perform a specific appraisal service competently.

Over the course of the past 40 years, the appraiser has been active in the market area. During this time, I have appraised numerous multiple tenant commercial buildings very similar to the subject. The appraiser is very familiar with the market area. I therefore certify that I possess the knowledge and expertise to develop an appraisal that meets the Competency Provision of USPAP.

Hazardous Waste Disclaimer

Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

Flood Plain Status

According to the Flood Insurance Rate Map, published by the Federal Emergency Management Agency (FEMA) Community Panel #275248 dated June 4, 2010, the subject property is located in flood Zone X, an area identified to lie outside the .2% annual chance flood plain.

Market Value Defined

Market Value as defined below is mandated by the United States Department of the Treasury through the Comptroller of the Currency Office of Thrift Supervision.

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- a. buyer and seller are typically motivated;
- b. both parties are well informed or well advised, and each acting in what he considers his own best interest;
- c. a reasonable time is allowed for exposure in the open market;
- d. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- e. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Property Rights Appraised

The property rights appraised consist of the *fee simple interest- subject to the existing leases*. *“Fee simple interest is an absolute fee; a fee without limitations to any particular class of heirs or restrictions, but subject to the limitations of eminent domain, escheat, police power, and taxation. Fee simple is an inheritable estate.”*

Purpose of the Appraisal

The purpose of this appraisal is to develop an opinion of the market value of the fee simple interest to facilitate a potential acquisition.

PROPERTY DESCRIPTION

Neighborhood Analysis

The subject property is located 1 block north of the University Ave corridor, a short distance east of the Midway District which has served as a primary retail trade area over several decades. Prior to the construction of I-94, University Avenue was the major transportation corridor between St. Paul and Minneapolis. The avenue is developed with a broad range of commercial and retail properties including "Big Box" retailers, small store fronts, neighborhood shopping centers, retail stores, office buildings, restaurants, and a broad range of commercial and retail development.

The Midway District is one of the stronger urban commercial corridors in St. Paul, and enjoys a premium geographic location, midway between the CBD's of both St. Paul and Minneapolis.

The Midway area continues to experience a high degree of stability primarily because of its prime geographic location and the high density and quality of single family residential development within a 3 mile radius. The strength of the neighborhood is evidenced by the development of Midway Market Place which is a 520,000 SF power center located on the south side of University Avenue between Hamline and Snelling Avenues. The center was originally developed in 1995 and includes a Herberger's, LA Fitness, Cub Food, and a substantial amount of inline retail space. Another major anchor includes a Walmart store.

A Super Target is also located in the Midway neighborhood at 1300 University Avenue West.

Midway Market Place is adjacent to the Midway Shopping Center, a 273,000 SF older neighborhood shopping center which was developed in the 1950's. This retail property is located at the southeast quadrant of Snelling and University. Major tenants include Office Max and Foot Locker.

The Spruce Tree Center is a mixed use commercial building which occupies the SWC of University and Snelling. This is a 142,000 SF office and retail center which was completed in the early 1990's. This major development evidences the strength of the Midway District as a very stable commercial and residential area. Although Spruce Tree Center experienced financial difficulties, it performs adequately in today's market.

Unidale Mall is located at the southeast corner of University Ave and Dale St., on the easterly edge of University Avenue, an area that has been struggling over the past 10 years. This portion of the Avenue is developed primarily with older commercial and retail properties, a majority of which are owner-occupied and in average condition. The property is located on the southeast quadrant of University and Dale Avenue, a corner which has experienced blight prior to the City's redevelopment efforts.

Several problem properties were acquired by the City and demolished. Unidale Mall was developed in the 1970's with traditional anchors including a 25,000 SF grocery store, hardware store and miscellaneous tenants. The original anchors have long ago vacated.

Located east along University are several automotive related commercial properties and miscellaneous commercial development. The northeast corner was formerly improved with Lendway's a mixed use commercial building with 4 apartments on the upper level, and a free-standing restaurant and a St. Paul police station. Several years ago this corner was re-developed with the transit oriented development, Frogtown Square which is a 4 story building which features 50 apartment units (Kings Crossing Apartments) and a first floor commercial component of 16,860 SF. The property was developed by Episcopal Homes for the purpose of providing affordable housing for low income households.

Neighborhood access is provided by Dale Street which enjoys freeway access two blocks south.

Lower University Avenue has experienced significant commercial revitalization over the past decade due to the influence of the Hmong and Asian communities. Several older single tenant commercial buildings have been acquired, renovated, and now are the home to several smaller businesses. Additionally there has been considerable new development. As rents and values have steadily climbed over the prior 5 years, many smaller merchants are being priced out of the market.

Market values were increasing dramatically along University Avenue corridor prior to the subprime mortgage crisis, which was attributable to the very strong economy, low interest rates, and the very strong interest expressed in the neighborhood by the Asian and Hmong communities. The University Avenue corridor is now being developed with a new light rail transit line (Central Corridor) that connects the Central Business District of Minneapolis, the University of Minnesota, and the Central Business District of St. Paul. The Central Corridor is anticipated to promote a significant amount of new development which will include new medium to high density housing and associated commercial development.

The subject is located adjacent to the "Dale Station Area" identified by the City of St. Paul as a key intersection along the "Central Corridor" that is a major stop on the light rail transit line (LRT). Loading platforms are strategically placed on both sides of the street to facilitate loading and unloading. The city has prepared an extensive study of the area and has identified several key planning initiatives and goals in an effort to revitalize the neighborhood.

Site Description

General Description:	Interior site, 2 sites west of Dale St, alley at back provides access to the rear
Parcel Size:	40' X 125' = 5,000 SF
Source:	City records/plat map
Zoning:	T3
Soil:	Assumed buildable
Environmental Influences:	None noted
Utilities:	All municipal utilities included

Improvements

The subject property consists of a 6 room, 2 bedroom, 1 bath, 1.75 story single family dwelling. As of the effective date of value the property is subject to a purchase agreement in the amount of \$140,000. The kitchen is completely renovated. The main floor features living room, renovated kitchen, dining room, and a very small den. The second floor has access via a narrow staircase providing access to the upper level which includes two bedrooms and full bath.

The dwelling features a full unfinished basement with limestone foundation, and the mechanical systems include a 100 amp electrical service, gas forced air furnace, and central air conditioning. The property also features a wrap around 3-season porch containing 160 SF.

While the kitchen has been renovated, other interior areas of the home have deferred maintenance. The exterior is older stucco but appears to be in average condition. The ASM roof is generally older but also appears to be in average condition.

Other improvements include a detached 1-car garage considered to be in poor-fair condition; it is the opinion of your appraiser that it offers minimal contributory value.



North elevation or front view



Southeast elevation or back view



Neighborhood view looking west along Sherburne Ave

Highest and Best Use

Highest and best use, as defined in **Real Estate Appraisal Terminology**, published by the Appraisal Institute Fifth Edition:

"...that reasonable and probable use that will support the highest present value, as defined, as of the effective date of the appraisal.

Alternatively, that use, from among reasonably probable and legal alternative uses, found to be physically possible, appropriately supported, financially feasible, and which results in the highest land value."

Professional Standards require that the appraiser conduct a study of the subject property to develop a Highest and Best Use estimate of the land "as vacant" and a Highest and Best Use analysis of the property "as improved". The analysis of the Highest and Best Use as though vacant identifies, as of the date of the appraisal, the most appropriate, economical and financially feasible potential improvement of the site. In this analysis, the appraiser determines, through market research, the ideal improvement that should be constructed.

The highest and best use study as improved is developed to identify the appropriate use of the existing property that will produce the highest overall return, additionally, the analysis identifies comparable properties that are appropriate for the subject property.

The highest and best use analysis of both land as though vacant and as improved must meet the following four criteria:

1. Physically possible
2. Legally permissible
3. Financially feasible
4. Maximally productive.

After the appraiser conducts appropriate market research, the property is analyzed in relationship to the above criteria. Opinions of highest and best use are then developed which are appropriate and reflect market conditions as of the date of the appraisal.

Appraiser's Analysis of Highest and Best Use

As Unimproved

The subject property is a small 40' site located on the south side of Sherburne 2 building sites west of Dale, however it is adjacent to the NW corner of Dale St and University Ave W which is a major transit stop on the Central Corridor. Research indicates that both the northeast and southwest corners of the intersection over the past decade have been developed with high density transit oriented residential and commercial development.

Currently the subject is zoned T3, a recently adopted zoning class established to promote high density transit oriented development along significant transportation corridors throughout the city. Since the property abuts commercial development on the south it is my opinion that the highest and best use is to assemble with adjacent properties for future redevelopment.

As Improved

A search of MLS indicates that the typical older unrenovated single family dwelling located in the immediate neighborhood is currently selling for \$60,000-\$95,000 while older renovated properties are selling from \$110,000 to \$150,000. The subject property is partially renovated but since it is adjacent to commercial properties and strategically located adjacent to the Dale Street transit station, it is my opinion that the highest and best use would be for redevelopment.

My analysis of recent land sales indicates that the land value of the subject is greater than when considered as a residential property. It is therefore my opinion that the highest and best use of the property as improved is for future redevelopment.

Methodology

In the following section of the appraisal I have developed an opinion of land value for the subject. The appraiser has searched and analyzed numerous sales of commercial land along University Ave which was acquired for the purpose of multi-family transit oriented development. I have also considered sales from other areas of the city for the purpose of developing an opinion of market value of the land component. Market research is presented in the Addendum and summarized in the following section.

Land Value Analysis

In the following exhibit I have presented a summary and analysis of the sales that I have considered appropriate for this valuation assignment.

LAND SALES SUMMARY AND ANALYSIS							
ADDRESS	632 Sherburne						
DATE	10-Jul-18						
DESCRIPTIVE	SUBJECT	COMP #1	COMP #2	COMP #3	COMP #4	COMP #5	
Address		1319-1333 University Ave	The Cambric	Model Cities	Goodwill	1561 Carroll	
Sales Price	N/A	\$2,278,000	\$1,430,000	\$1,152,809	\$2,030,000	\$1,200,000	
Date Of Sale	N/A	Mar-13	May-15	Sep-11	May-14	Jul-17	
Proposed Use	N/A	Mixed Use	Senior rental	Apts	Goodwill	Apts	
Land Size/Acres	0.11	1.94	1.62	0.53	1.06	0.51	
Zoning	T3	T2	T2	B2	T2	T3	
Shape	Rectangular	Rect	Rect	Rect	Rect	Rect	
Soil Condition	Good	Corrected	Good	Good	Good	Good	
Location	Midway	Midway	East 7th	Midway	Midway	Mac-Groveland	
Sales Price/SQFT	N/A	\$27.03	\$20.26	\$49.93	\$43.96	\$54.02	
Analysis							
Property Rights Conveyed		1.00	1.00	1.00	1.00	1.00	
Financing		1.00	1.00	1.00	1.00	1.00	
Condition of Sale		1.00	1.00	1.00	1.00	1.00	
Market Conditions/Time		1.10	1.10	1.15	1.10	1.00	
Adjusted Sales Price		\$29.73	\$22.29	\$57.42	\$48.36	\$54.02	
Location		0.95	1.05	1.00	0.95	0.90	
Size		1.00	1.00	1.00	1.00	1.00	
Zoning		1.00	1.00	1.10	1.00	1.00	
Net Adjustment		0.95	1.05	1.10	0.95	0.90	
Indicated Value		\$28.24	\$23.41	\$63.17	\$45.94	\$48.61	
Correlated Value/SF		\$32.00					

Summary and Conclusion

The appraiser's opinion of market value has been developed under the scenario that a potential buyer will acquire the property for assemblage and redevelopment of a transit oriented development similar to other development along University Ave. While the parcel is relatively small, no size adjustment has been made since the valuation reflects an assemblage into a larger parcel and reflects the average parcel size of the above comparable sales.

In the above exhibit I have presented the most recent sales of property acquired for high density transit oriented development, all but Comparable Sale #2 are located along the University Ave corridor. Comparable Sale #5 is the most recent and since it enjoys a far superior location in the Mac-Groveland area near the southeast corner of Snelling and Selby Avenues, the sale establishes the upper limit of value. In the summer of 2017, the Gaughan Companies, a major Metro developer assembled two parcels for the purpose of developing "Liffey on Snelling" a proposed upscale 73 market rate apartment building on an assembled .54 acre site. The price paid for the assembled property was \$54/SF plus demolition. The acquisition included a 2 story commercial building located at 304 Snelling Ave N.

Based upon my analysis of these comparables I have concluded that a value of \$32/SF of land area is appropriate for the subject. In the following I have identified the calculations which demonstrate the procedure for developing an opinion of market value by comparable sales analysis.

Valuation Analysis

5,000 SF @ \$32/SF =	\$160,000
Demolition:	(\$15,000)

The indicated market value of the subject property is identified as follows:

ONE HUNDRED FORTY-FIVE THOUSAND DOLLARS
(\$145,000)

Marketing Period/Exposure Time

Marketing period is defined as "the time it takes in interest in real property to sell in the market subsequent to the date of appraisal. Reasonable marketing time is an estimate of the amount of time it might take to sell interest in the real property at its estimated market value during the period immediately after the effective date of the appraisal; the anticipated time required to expose the property to a pool of prospective purchasers and to allow appropriate time for negotiation, the exercise of due diligence and the consummation of a sale at a price supportable by concurrent market conditions."

**Source of Definition: The Dictionary of Real Estate Appraisal, 4th Edition*

ADDENDUM

Pay Property Tax

[Pay Property Taxes](#)

Summary View

Parcel ID 352923140209
Parcel Status Active
Property Address 632 SHERBURNE AVE
 ST PAUL, MN 55104-2705
Sec/Twp/Rng 35/029/023
Brief Tax Description Lot 4 Block 1 of SYNDICATE NO. 1 ADDITION
 LOT 4 BLK 1
 (Note: Not to be used on legal documents)
Parcel Area 0.11 Acres
Parcel Width 40 Feet
Parcel Depth 125 Feet
 (Note: Width and Depth represent buildable area of lot in the case of irregularly shaped lots)
Tax Classification 1A-Residential Homestead
Roll Type Real Property
Municipality ST PAUL
School District ISD #625
Watershed CAPITAL REGION W/S
TIF District 0100-0 STP Neighborhood Dev; 0100-0
Land Use Code S10 R - SINGLE FAMILY DWELLING, PLATTED LOT
 * The Tax Classification is the Assessor Office's determination of the use of the property and is not the same as the property's zoning.
 * Please contact the zoning authority for information regarding zoning.
 * To determine whether your property is Abstract or Torrens, call 651-266-2050

Taxpayers

Please refer to disclaimer at bottom of this page

Type	Name	Address
Owner	Sheldon A Foster	632 Sherburne Ave St Paul MN 55104-2705

Current Tax Year

*Information listed is as of yesterday. For specific payoff information contact Property Tax Info at 651-266-2000

First Half Due 05-15-2018		Second Half Due 10-15-2018	
Amount Due	\$621.00	Amount Due	\$621.00
Penalty & Fees (thru current month)	\$0.00	Penalty & Fees (thru current month)	\$0.00
Sub Total	\$621.00	Sub Total	\$621.00
Payments Made	(\$621.00)	Payments Made	\$0.00
Balance Due	\$0.00	Balance Due	\$621.00

Total Due \$621.00

Tax Summary

	2018 Payable	2017 Payable	2016 Payable	2015 Payable	2014 Payable
Estimated Market Value	\$90,200	\$67,500	\$72,100	\$59,200	\$57,700
Taxable Market Value	\$61,100	\$40,500	\$43,300	\$35,500	\$34,600
+ Net Tax Amount	\$1,037.70	\$682.04	\$751.80	\$620.74	\$643.80
+ Special Assessments	\$204.90	\$403.96	\$396.20	\$391.26	\$386.20
- Total Taxes	\$1,242.00	\$1,086.00	\$1,148.00	\$1,012.00	\$1,030.00
+ Penalty	\$0.00	\$0.00	\$11.94	\$0.00	\$0.00
+ Interest	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Amount Paid	\$621.00	\$1,086.00	\$1,159.94	\$1,012.00	\$1,091.80
- Outstanding Balance	\$621.00	\$0.00	\$0.00	\$0.00	\$0.00

Special Assessments

Note: + sign indicates a multiple year assessment. Click on the + to view additional years.

Assess #	Year	Description	Initial Amount	Principal	Interest	Installment Amount	Remaining Balance	Deferred
R-011899960	2018	2018 Recycling & Solid Waste	\$0.00	\$0.00	\$0.00	\$82.80	\$0.00	No
T-011700250	2018	2017 SMSP / Street Maintenance	\$0.00	\$0.00	\$0.00	\$26.26	\$0.00	No
T-011700800	2018	2017 SSSC / Storm Sewer	\$0.00	\$0.00	\$0.00	\$95.24	\$0.00	No

Comparable Land Sale #1**PPL Hamline Station**

Location: 1319-1333 W University Ave

Under Contract: \$2,278,000; \$26.23/SF

Seller/Buyer: Krebsbach Properties/PPL Hamline Station LLC

Date of Sale: March of 2013

Land Size: 1.935 acres

Zoning: T2

Proposed Use: 120 affordable housing units; 14,000 SF of retail

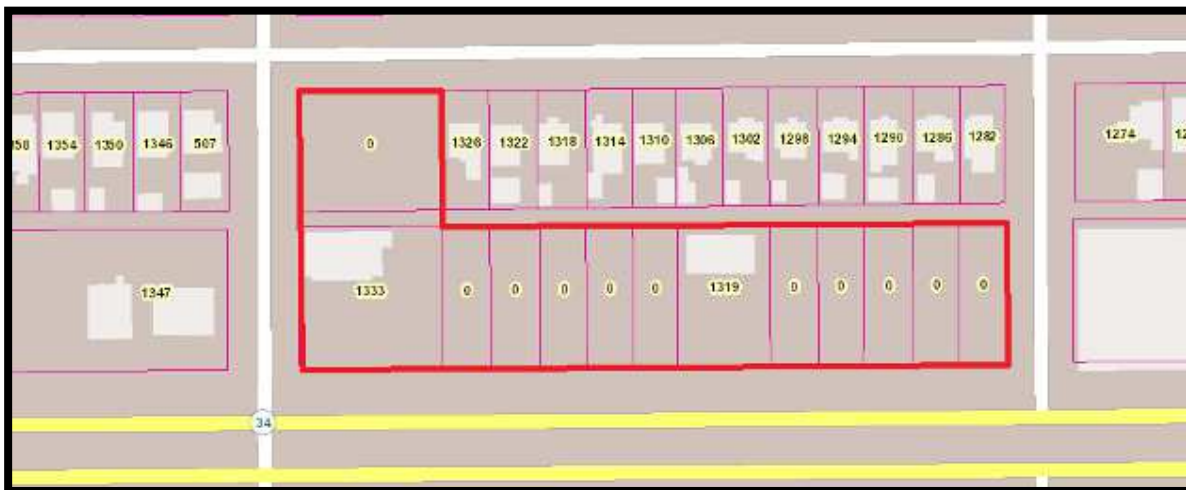
Legal Description: Lots 13 through 30, Block 31, Syndicate #5 Addition (PID #34.29.23.13.0176 through 0189)

Financing: Cash

Confirmation: Broker, The Ackerberg Group, Mike Finkelstein

General Remarks:

This is the former Midway Chevrolet parcel which enjoys a prime University Avenue location at the northeast corner of Hamline Ave across from Midway Shopping Center. The parcel includes all of the frontage between Hamline Ave and Syndicate, and the former parking lot at the southeast corner of Sherburne Ave and Hamline Ave N. The property included 2 older former Midway Chevrolet buildings. The property was acquired by the Project for Pride and Living who is proposing 120 units of affordable housing and 14,000 SF of 1st floor retail in a transit-oriented development. This property has been under contract for a least 3 years and the overall property has been on the market for at least 5 years. The above sales price includes \$10,000 in minor soil correction.



Comparable Land Sale #2

The Cambric, Senior Rental

Address: 720 East 7th St, St. Paul

Sale Price: \$1,430,000; or \$12,654/unit

Seller/Buyer: St. Paul HRA/St. Paul Leased Housing Associates VI, LLP

Date of Sale: May of 2015

Land Size/ Zoning: 1.62 acres/ T2

PID #: 32.29.22.13.0135; 14.0256

Legal Description: Partial: Lots 1 through 5, Block 1 Auditor's Subdivision #19.

Financing: Cash

Confirmation: Confirmed with CREV/St Paul HRA

General Remarks:

This property is located on the easterly edge of the CBD adjacent to Metropolitan State University and a recently constructed 2 story Mississippi Market grocery store. The site is now being developed with a 113 unit transit oriented high density senior rental housing development. The development includes a CUP to allow a 45' height; current zoning mandates only 35'. The buyer is Dominion, a high-profile apartment developer from the Metro.



Comparable Land Sale #3

Model Cities Assemblage

Address: 777 University Ave, St. Paul
Sale Date: September of 2011
Sale Price: \$1,152,809 or \$49.73 per SF
Land Area: 23,180 SF or 0.53 Acres
Zoning: B2
Intended Use: Transient oriented development of subsidized housing
Buyer/Seller: Model Cities/Various
Legal Description: Lengthy; retained in appraiser's work file
Financing: Cash Equivalency
Remarks:

This includes the assemblage of three adjacent commercial properties. The property was purchased for speculative redevelopment. The purchase price was \$995,016 plus an estimated \$157,793 for demolition.



Comparable Land Sale #4

The Goodwill Store

Location: 1221 W University Ave, St. Paul

Sales Price: \$2,030,000; \$43.91/SF

Seller/Buyer: Whitaker Buick/Goodwill Industries

Date of Sale: May of 2014

Land Size: 1.06 acres

Zoning: T2

Proposed Use: Goodwill Store

Legal Description: East 20' of Lot 21, Lots 22-30 Block 32 Syndicate Addition #5

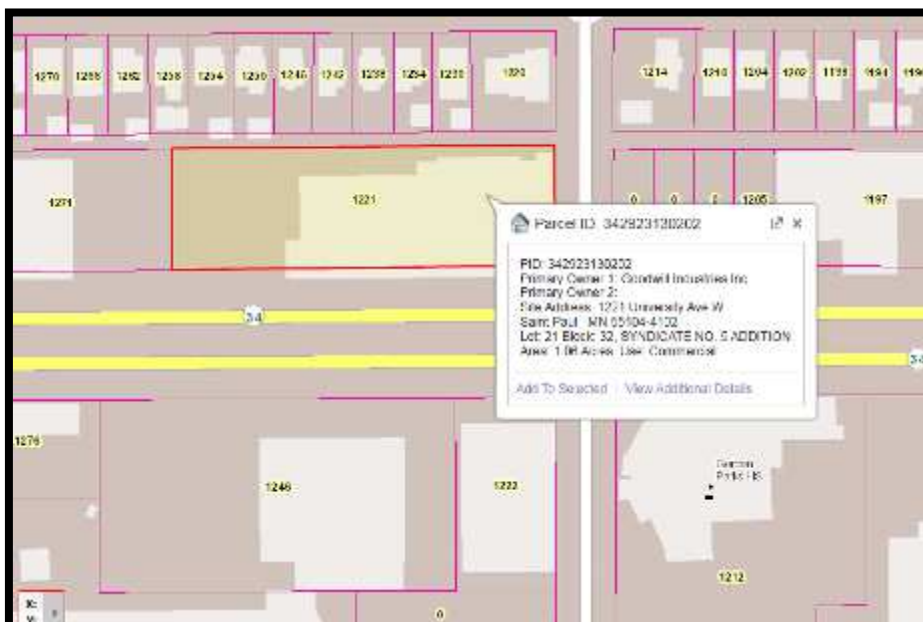
PIN: 34.29.23.13.0202

Financing: Cash

Confirmation: Seller

General Remarks:

This property is located in a prime area along the W. University Ave at the northwest corner of Griggs, a signalized intersection. The site was improved with the older Whitaker Buick dealership property that was demolished and the site developed with a new 2 story Goodwill store comprised of 32,622 SF.



Comparable Land Sale #5

Address: 1561 Carroll Ave N, St. Paul

Sale Price: \$1,200,000; \$54.02/SF

Seller/Buyer: Carroll Ave Corp of St. Paul / Liffey on Snelling, LLC

Date of Sale: July 2017

Land Size: 0.51 acres

Zoning: T3

PIN: 34.29.23.33.0147; 0148; 0149; 0150

Legal Description: Lengthy, retained in appraiser's work file

Financing: Conventional

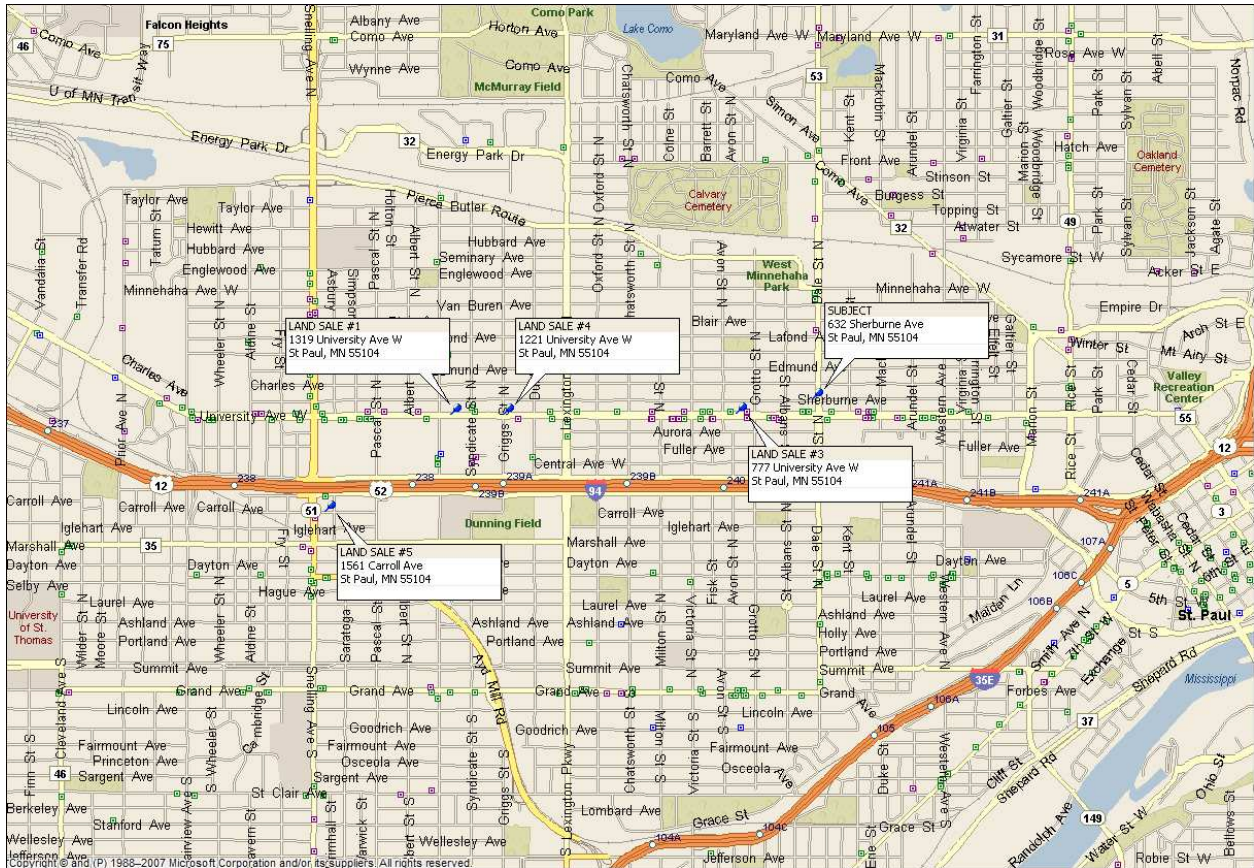
Confirmation: Confirmed with assessor, county records

General Remarks:

This transaction is comprised of two purchases totaling \$1,200,000 for the purpose of assemblage. One of the parcels was improved with an older building to be razed. The property is located on the northeast corner of Snelling Ave N and Carroll Ave N. The property was purchased in July 2017 for the development of apartments.



COMPARABLE SALES MAP



PROFESSIONAL QUALIFICATIONS
DWIGHT W. DAHLEN, MAI, SRA

DAHLEN, DWYER, FOLEY & TINKER, INC.
55 East 5th Street, Suite 1220
St. Paul, MN 55101

Telephone: (651) 224-1381
Facsimile: (651) 223-5736
ddahlen@dahlenanddwyer.com

EDUCATION

- Macalester College, St. Paul, Minnesota, Bachelor of Arts, Economics, 1971
- St. Paul Technical Vocational Institute, St. Paul, MN, Construction Cost Estimating, 1976-1977

Professional Real Estate Studies

- A.I.R.E.A. Course IA: "Principals", 1973
- A.I.R.E.A. Course IB: "Capitalization Theory", 1974
- A.I.R.E.A. Course II: "Urban Properties", 1975
- A.I.R.E.A. Course VI: "Investment Analysis", 1976
- S.R.E.A. Course 101: "Introduction to Appraising", 1972
- S.R.E.A. Course 301: "Special Applications of Appraisal Analysis", 1976
- S.R.E.A. Course 101: "Instructors Clinic-Purdue University", 1976
- Standards of Professional Practice Part A, Appraisal Institute, 1992
- Standards of Professional Practice Part B, Appraisal Institute, 1992
- Standards of Professional Practice Part C, Appraisal Institute, 9/1997
- CCIM-CI101: Fundamentals of Real Estate Investments
- CCIM-CI102: Fundamentals of Analyzing Real Estate Opportunities
- CCIM-CI103: Advance Real Estate Taxation and Marketing Tools
- Appraisal Institute - Course 710: Condemnation Appraising, Basic Principals and Application
- ASFMR: Foundations of Appraisal Review (A360), Portland, Oregon, October 2006
- ASFMR: Appraisal Review under UASFLA (A380), Salt Lake City, May 2006
- ASFMR: Advanced Appraisal Review Case Studies (A390), Salt Lake City, May 2006
- A-370 Appraisal Review under USPAP, St. Cloud, Spring 2007
- Valuation of Conservation Easements, Tulsa, OK, March 2008; Land Trust Alliance Appraisal Institute
- Appraising Distressed Commercial Real Estate; Appraisal Institute, November 2009

PROFESSIONAL MEMBERSHIPS AND ASSOCIATIONS

American Institute of Real Estate Appraisers, MAI, 11/1977
Society of Real Estate Appraisers, SRA, 1975
Society of Real Estate Appraisers, SRPA, 7/1976
Society of Real Estate Appraisers, SREA, 1987
Past Officer, Director/President: St. Paul Chapter of Society of Real Estate Appraisers
Past Regional Vice Governor, Society of Real Estate Appraisers
Past Instructor, Society of Real Estate Appraisers for Course 101
Bloomington Development Council (B.D.C.) - Developed The Gideon Pond Senior Housing Campus
Past Member, National Admissions Committee, Appraisal Institute
Past Member, National Experience Review Committee, Appraisal Institute
Member, Regional Review and Counseling Committee, Appraisal Institute
Member, City of Bloomington, Board of Appeal and Equalization
Uniform Appraisal Standards for Federal Land Acquisitions, Appraisal Institute, 1/2010

SEMINARS

Have attended a minimum of 30 hours of continuing education since 1972. Following are the most important:

- Subdivision Analysis: The Appraisal Institute, 4/1994
- Eminent Domain-Advanced Income Capitalization: The Appraisal Institute, 5/1997
- Condemnation: The Appraisal Institute, 5/1999
- Retail Properties: The Appraisal Institute, 3/1999
- Asset Valuation: Minnesota Institute Legal Education, 11/1998
- Federal Land Exchanges and Acquisitions, 7/2000 - Duluth, MN
- Business Valuations: St. Thomas University, American Society of Appraisers, 1/2002
- Separating Real and Personal Property from Intangible Business Assets, 7/2003
- National Uniform Standards of Professional Appraisal Practice (USPAP) Update Course, 4/2015
- MnDOT R/W Conference: Cragun's Resort, Brainerd MN, September 2014
- Evaluating Commercial Construction: Appraisal Institute, U of M, January 25-26, 2005
- Appraising Agricultural Lands in Transition, ASFMRA, Spearfish, SD, 9/2005
- USPAP Update Course, Appraisal Institute, 3/2006; 2008; 2010; 4/2011
- Business Practices & Ethics, Appraisal Institute, 7/2011
- Appraising the Appraisal – Appraisal Review, Appraisal Institute, 11/2011
- Fundamentals of Separating Real Property, Personal Property, and Intangible Business Assets, 4/2012
- Marketability Study, Advanced Considerations and Applications: The Appraisal Institute, 11/2013
- The IRS and Conservation Easement, Sioux Falls SD, 9/2014
- Marketability Studies, Advanced Considerations: The Appraisal Institute, 11/2013
- USPAP - Current

PROFESSIONAL EXPERIENCE

- Staff Appraiser, Minnesota Federal Savings & Loan, 1972-1976
- Independent Real Estate Appraiser with O.J. Janski, Minneapolis, 1976-1977
- Established Dahlen & Dwyer, Inc., 1978
- Contract Review Appraiser, State of Minnesota, Department of Trade & Economic Development
- Contract Review Appraiser, Department of Natural Resources, State of Minnesota
- Qualified as Expert Witness in several Courts of Jurisdiction involving all aspects of litigation, condemnation, real estate tax, estate tax, fraud, easement acquisitions, special assessment benefits, analysis
- Prepared numerous appraisals for IRS purposes relative to estate tax purposes. Experience includes the analysis of properties encumbered with life estate and remainderman interest. Numerous appraisals were prepared for partial ownership interest relative to LLCs and Family Limited Partnerships (FLP).

Over the past four decades I have specialized in the preparation of appraisals in the natural resource conservation area. Numerous appraisals have been prepared for the Minnesota DNR and affiliated conservation groups including Pheasants Forever, The Minnesota Land Trust, The Nature Conservancy, and the Trust for Public Land. Property types include a broad range of recreational properties throughout the State including large complicated riparian parcels in many recreational market areas of Minnesota. Property types also include a broad range of agricultural property acquired for conservation purposes. Since 2002 I have performed in excess of 50 appraisals on agricultural properties in Dakota County in conjunction with the County's Farmland and Natural Areas Program (FNAP) to facilitate the County's desire to acquire conservation easements for conservation purposes. Appraisals include a broad range of partial undivided interests.

Appraisal Assignments have been prepared for the following:

- Construction financing
- Mortgage financing
- Condemnation/litigation
- Real estate owned portfolio valuation
- Conservation Easements
- Real estate tax abatement
- Estate tax valuation
- Easement acquisition analysis
- Special assessment - benefit
- Partial takings
- Partnership dissolution
- Leased fee valuation
- Leasehold valuation
- Fair market rental analysis
- Rental value of transportation corridors
- Government acquisition

Revised: December 2017

Property Types Appraised:

- Apartment complexes, 8-1300 units
- Condo/townhomes
- Shopping centers
- Industrial buildings
- Office/showroom buildings
- Full service motels
- Medical office buildings
- Retail properties
- Financial institutions
- Schools, Churches
- Agricultural land
- Recreational properties
- Automobile dealerships
- Office buildings
- Shopping malls
- Office/warehouse
- Limited service motels
- Auto service centers
- Medical clinics
- Restaurants
- Conservation Easements
- Subdivision land
- Vacant land
- Mini-storage facilities

PARTIAL LIST OF CLIENTS

Financial Institutions:

Western Bank
Anchor Bank
BankCherokee
M & I Bank
TCF Bank
Associated Bank
Premier Bank
Zion National Bank

Non-Profit/Education:

University of Minnesota
Presbyterian Homes of Minnesota
Common Bond Communities

Conservation Groups

Nature Conservancy
MN Parks & Trails Council
The Trust for Public Land
Minnesota Land Trust
The Conservation Fund

Law Firms:

Briggs & Morgan
Moss & Barnett
Winthrop & Weinstine
Lindquist & Venum
Dave Vanney
Fredrikson & Byron

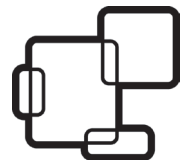
Government:

St. Paul Port Authority
City of St. Paul
City of Bloomington
Minnesota Depart. of Natural Resources
Minnesota Depart. of Transportation
Steams County
McLeod County
Crow Wing County
Goodhue County
Martin County
Dakota County
Kandiyohi County
St. Louis County
Steams County
Wright County
Blue Earth County

Providing valuation expertise to the financial, legal, government, and non-profit sectors since 1972, including individuals, corporations, attorneys, investors, and real estate developers.

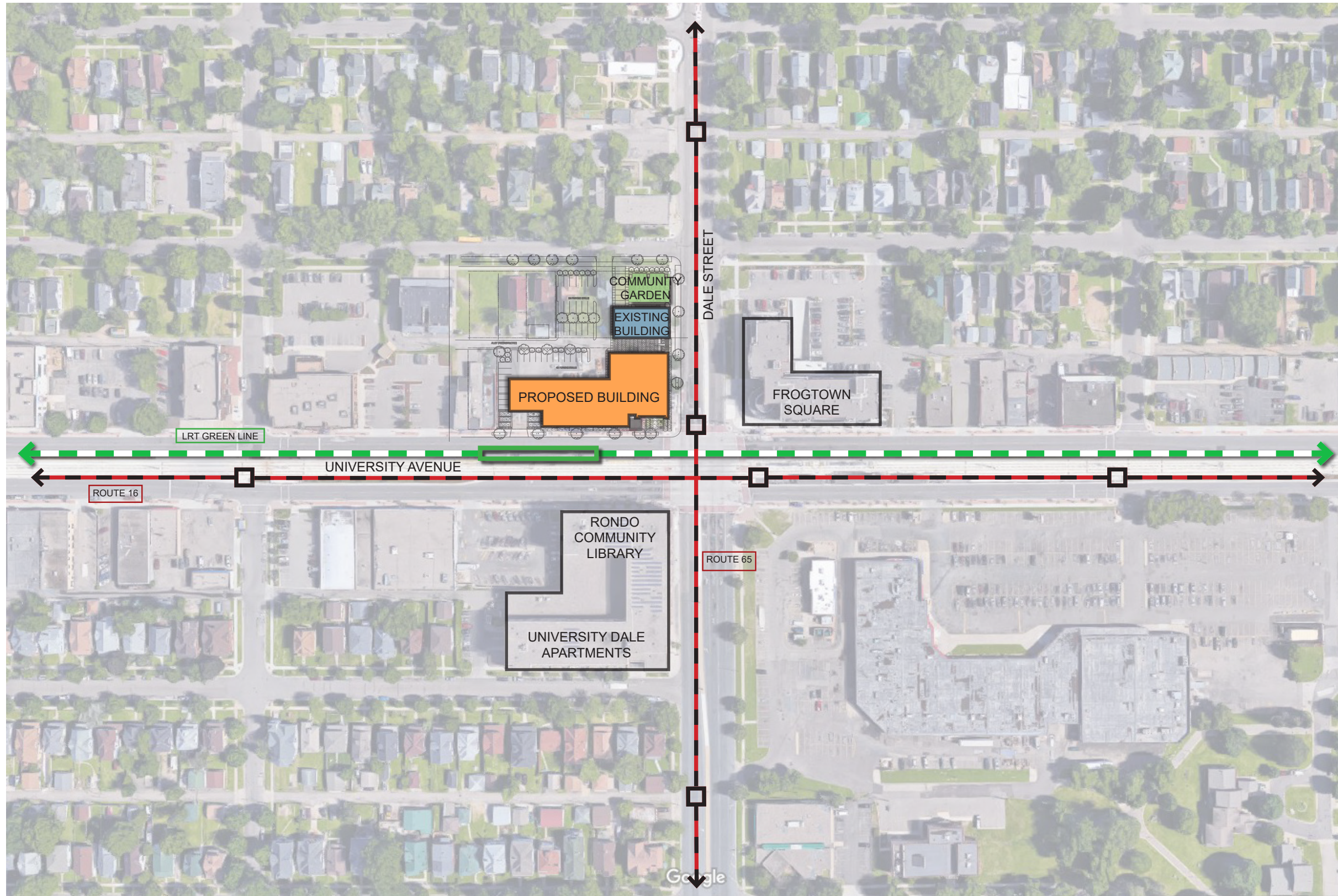
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Saint Paul, MN
05.31.2018



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- = BUS STOP
- = DALE ST LRT STATION

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Saint Paul, MN
05.31.2018

COMMUNITY GARDEN

- STORMWATER RECAPTURE
- IRRIGATION WITH STORMWATER via cisterns, trellis, etc.

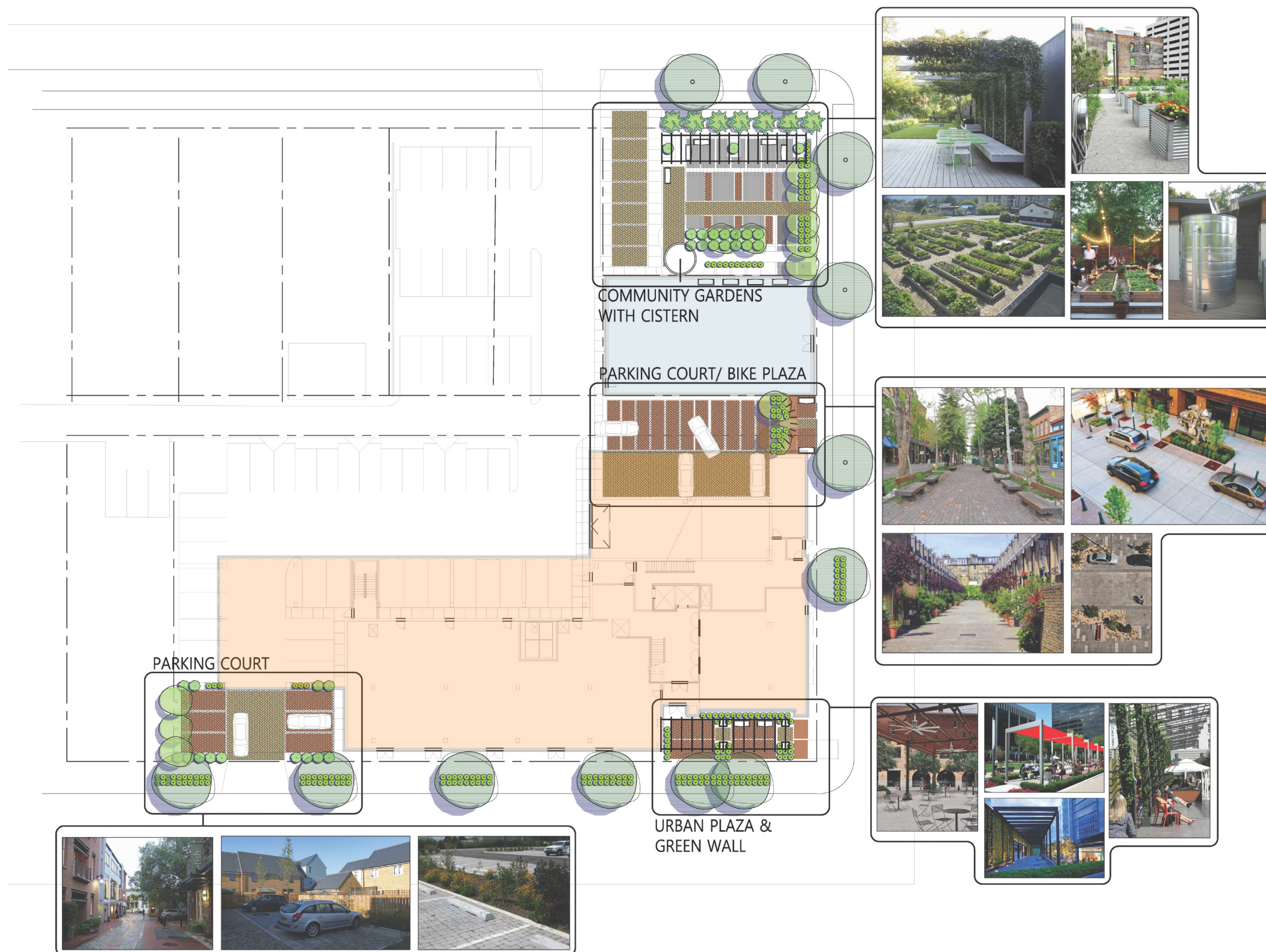
-RELOCATE UTILITIES LOCATED AT "BIKE PLAZA"

-UNDERGROUND STORMWATER TANK (LOCATION TBD)

-SIDEWALKS, PUBLIC LIGHTING THROUGHOUT PERIMETER OF SITE

URBAN PLAZA & GREEN WALL

- LIVING GREEN WALL
- STORMWATER RECAPTURE & IRRIGATION USE
- PERMEABLE PAVERS
- PUBLIC ART
- PERMEABLE PAVERS AT KEY ENTRANCES/PUBLIC SPACES TO REDUCE RUNOFF



DEED GRANT REQUESTED ACTIVITIES PLAN



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6,129 SF RETAIL

69 SURFACE PARKING STALLS

LIGHT RAIL STATION - GREEN LINE

SITE PLAN



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SECOND FLOOR

14 UNITS

- 3 STUDIOS
- 8 1 BEDROOMS
- 3 2 BEDROOMS

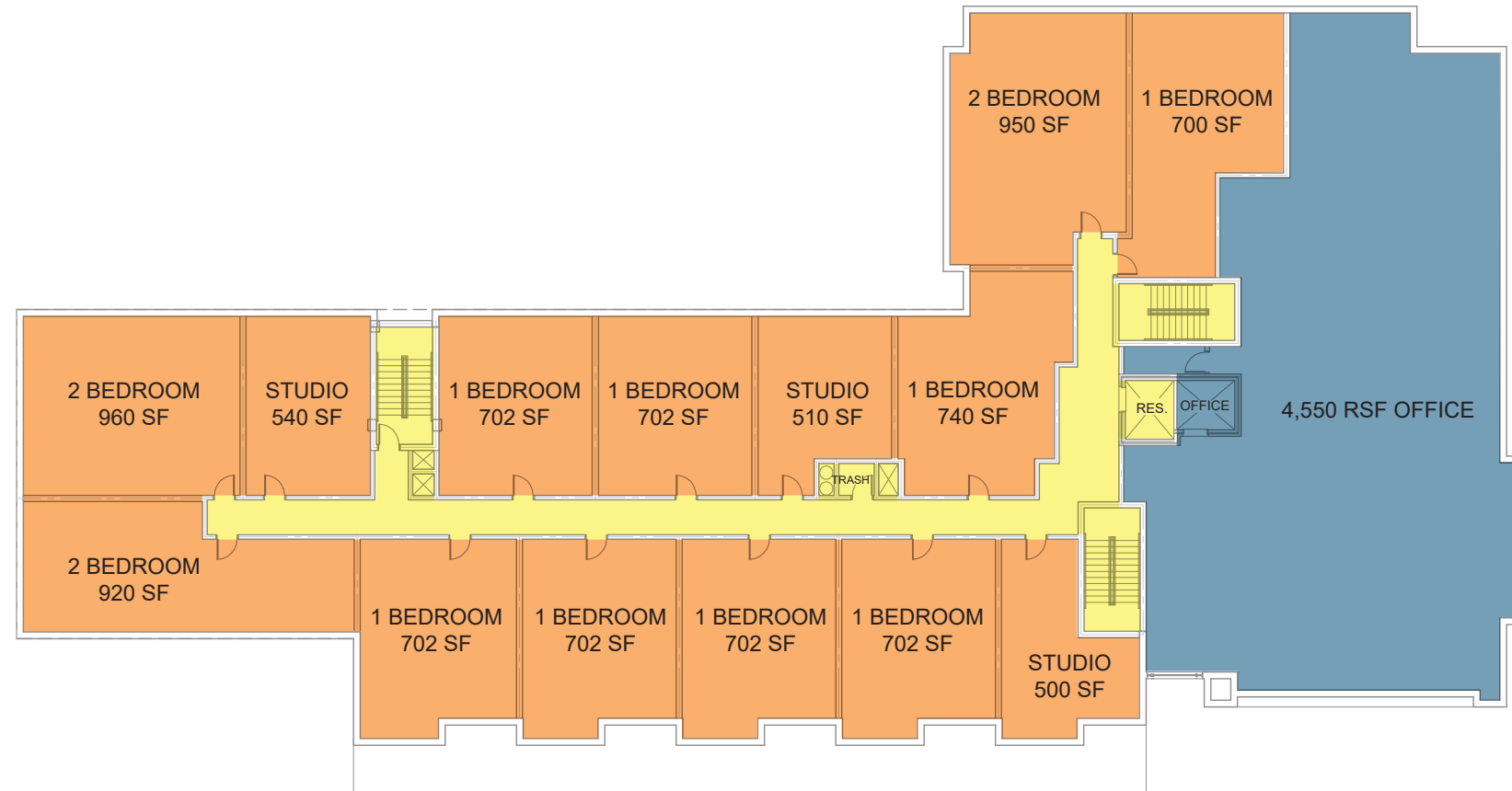
4,550 SF OFFICE

THIRD FLOOR

14 UNITS

- 3 STUDIOS
- 8 1 BEDROOMS
- 3 2 BEDROOMS

4,550 SF OFFICE



SECOND FLOOR PLAN



THIRD FLOOR PLAN



UNIVERSITY + DALE

Saint Paul, MN

FOURTH FLOOR

14 UNITS

- 3 STUDIOS
- 8 1 BEDROOMS
- 3 2 BEDROOMS

1,200 SF OFFICE

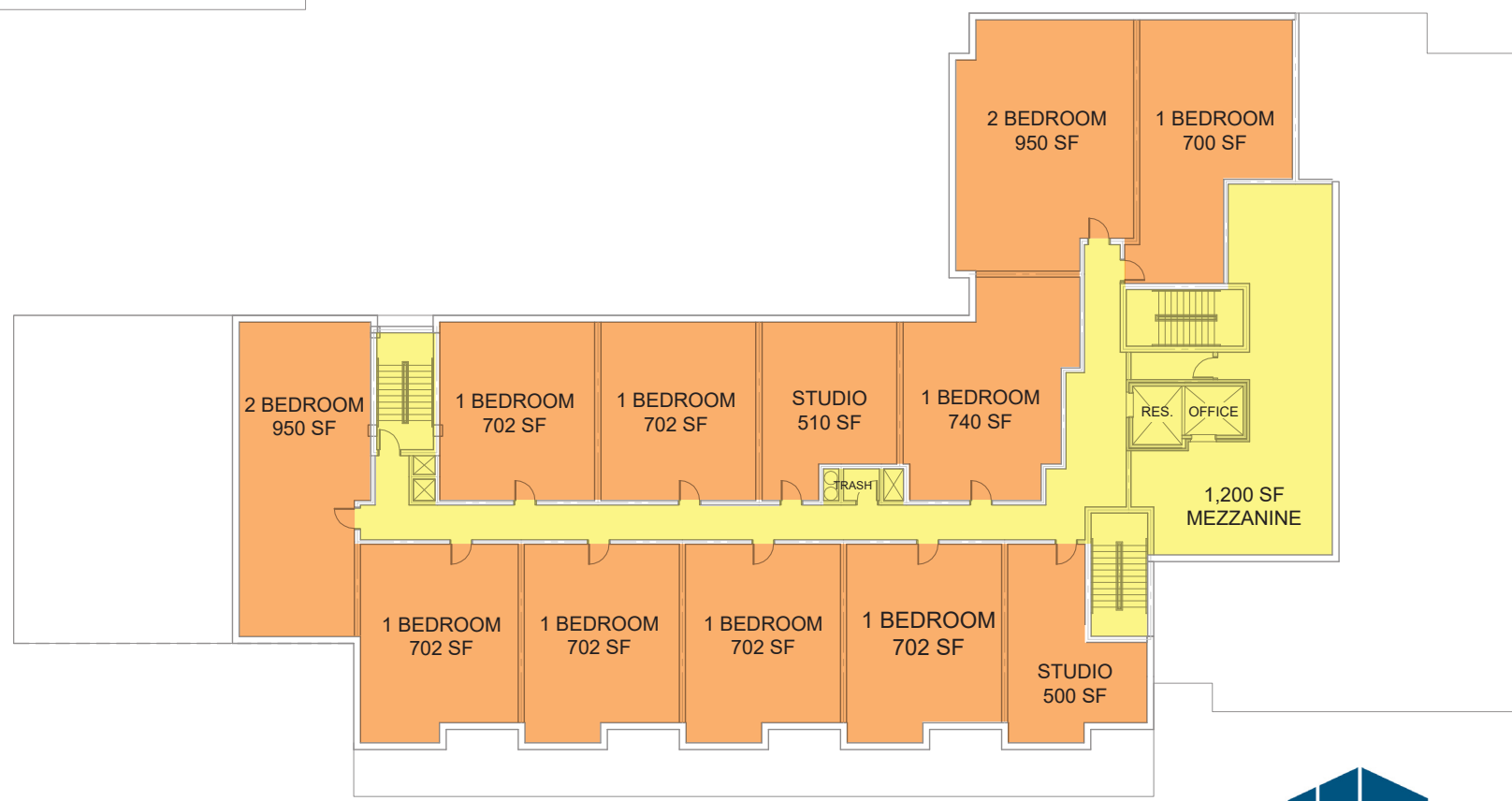
FIFTH FLOOR

12 UNITS

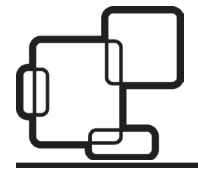
- 2 STUDIOS
- 8 1 BEDROOMS
- 2 2 BEDROOMS



FOURTH FLOOR PLAN



FIFTH FLOOR PLAN

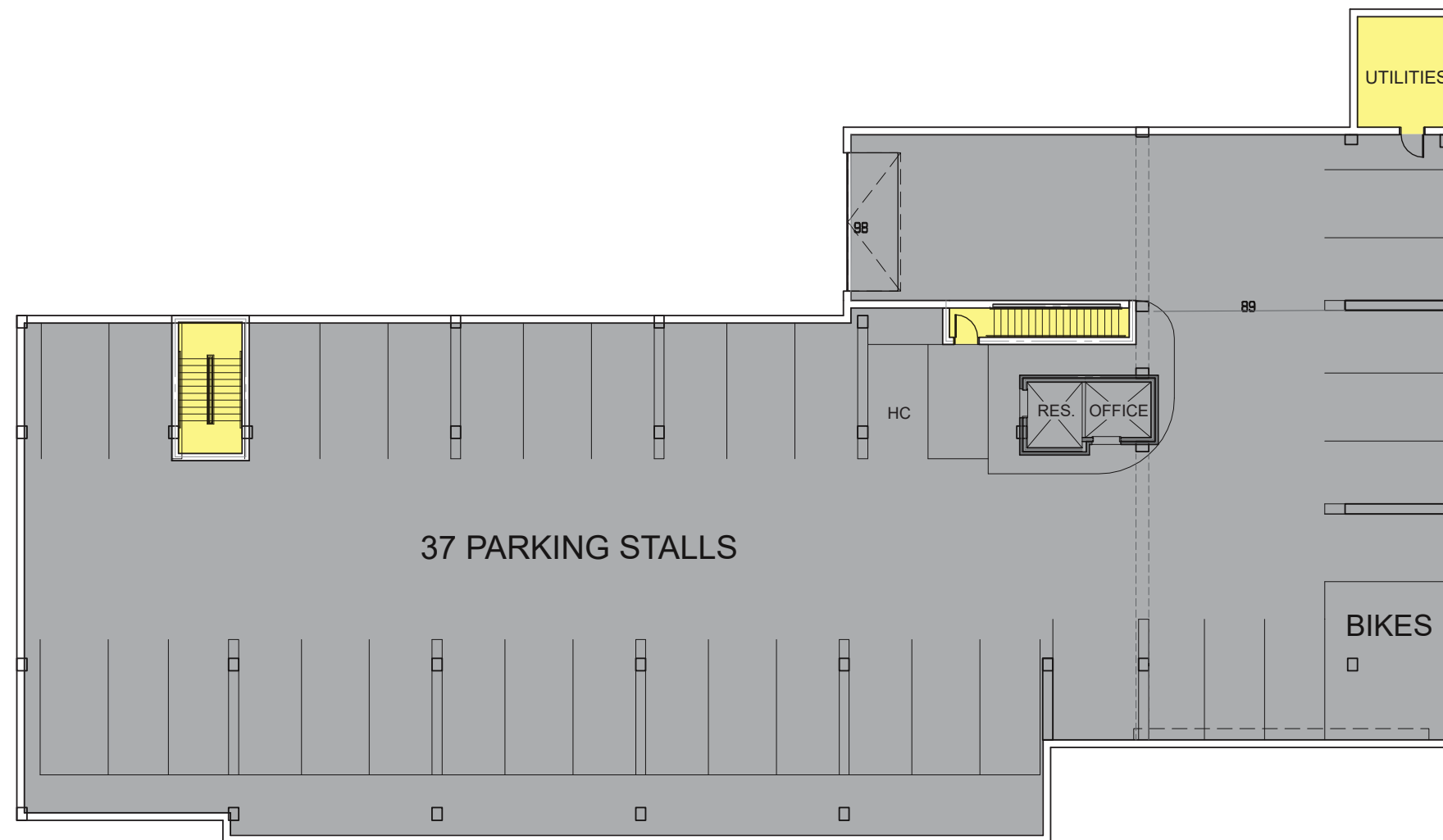


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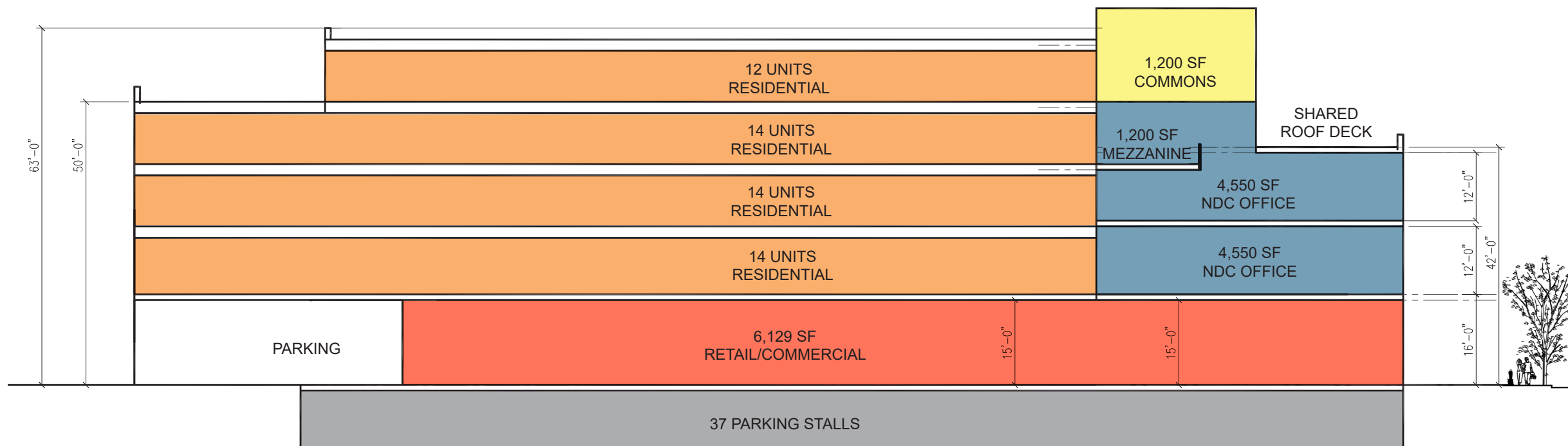
Saint Paul, MN
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GARAGE PLAN



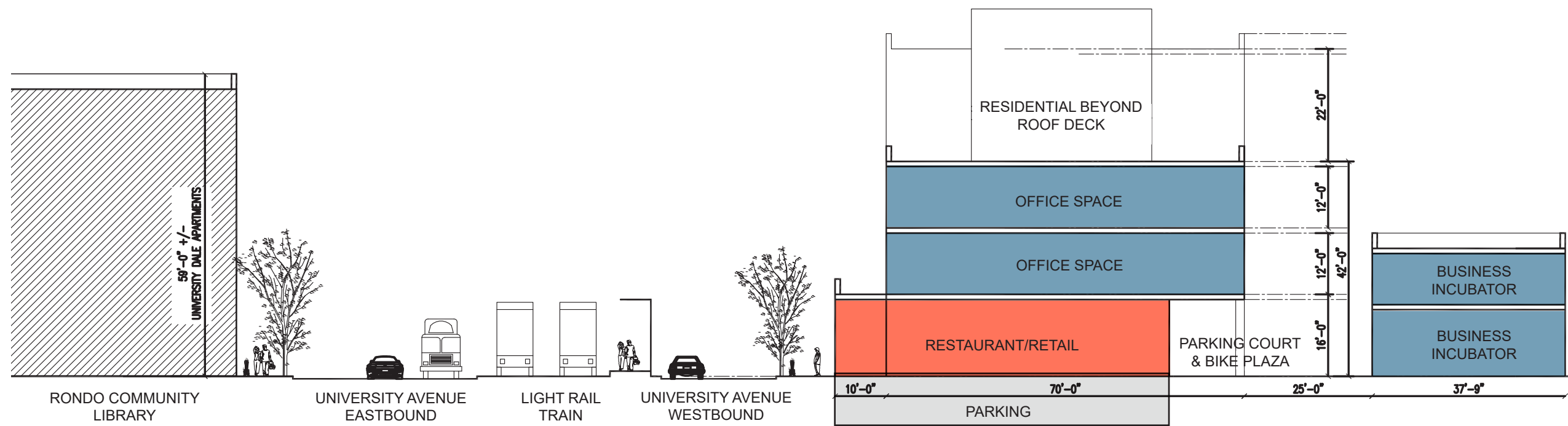
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SECTION VIEW

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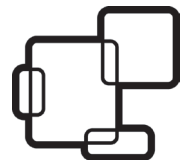
Saint Paul, MN



NORTH/SOUTH SECTION FROM DALE STREET

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05.31.2018

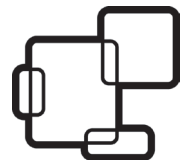


Collage | architects



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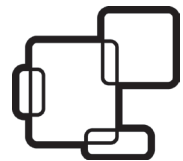


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Residence, Vacant Lot, Residences
(643, 639, 635, 629 Sherburne Ave)

Office Building
(515 Dale St N)

Sherburne Avenue

Residences
(636, 642 Sherburne Ave)

Residence
(632 Sherburne Ave)

Residence
(628 Sherburne Ave)

Community Garden
(507 Dale St N)

Midtown
Business Center
(501 Dale St N)

Alley

Dale Street North

Parking

Frogtown Square
(500 Dale Street North)

Hickory Hut, Art Songs Wing
Spectrum Staffing
(647, 651 University Ave W)

Parking
lot

Multi-tenant
Commercial Office
633

Commercial Office/
Upper Apartments
629-631

Restaurant/
Commercial
Office
625

Courtyard
(489 Dale St N)

Green Line Light Rail




Green Line Light Rail

University Avenue West

Rondo Community Library
(461 Dale St N)

Wendy's
(612 University
Ave W)

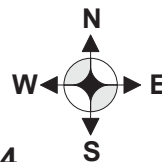
LEGEND

-  = Property Boundary
-  = Dumpster
-  = Pole-mounted Transformer

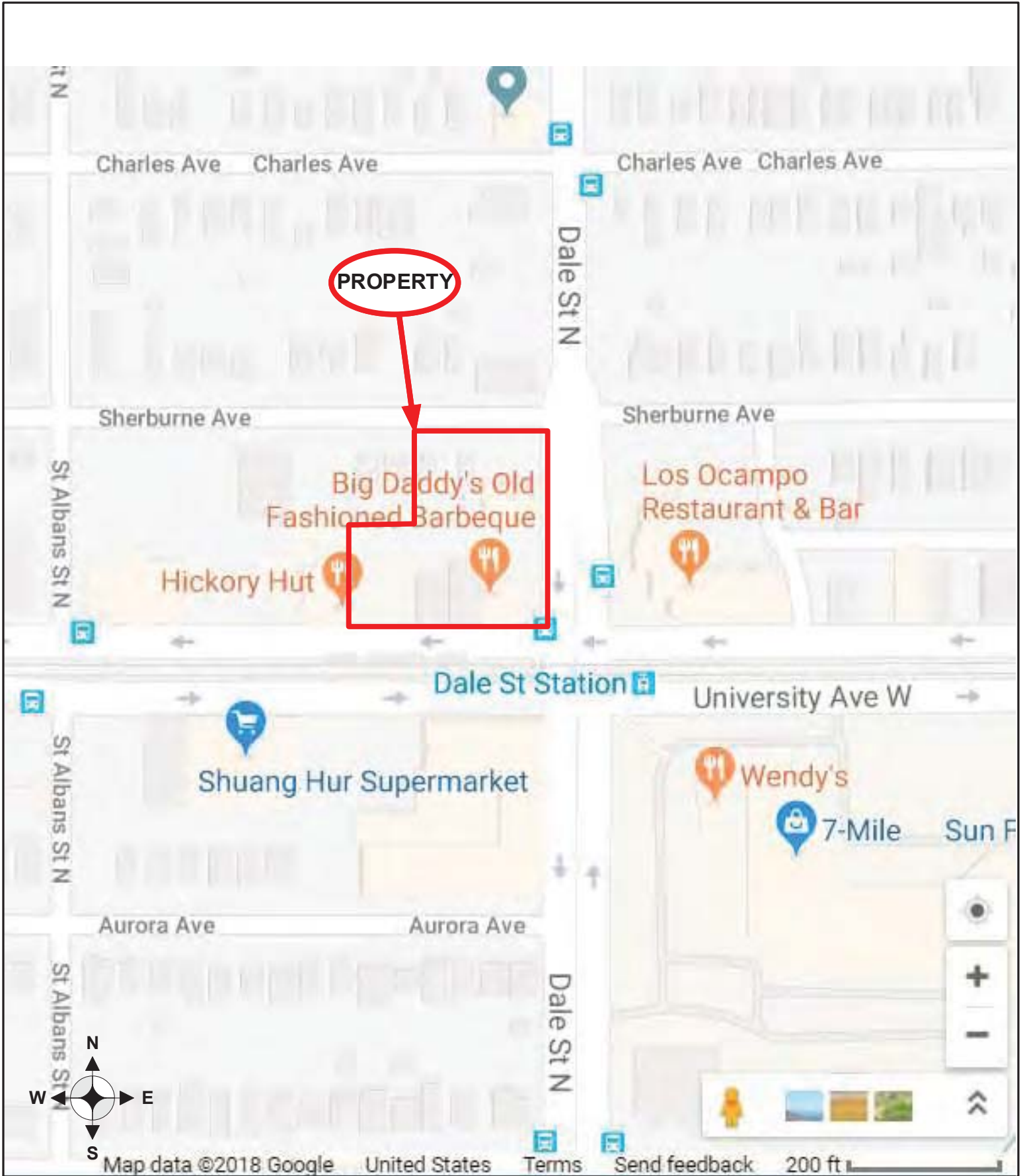
PROPERTY DIAGRAM

Northwest University & Dale Property
625-633 University Ave W, 489-507 Dale St N,
628-632 Sherburne Ave
St. Paul, Minnesota 55104

NOVA PROJ. # BH18-0734



ESA 2018



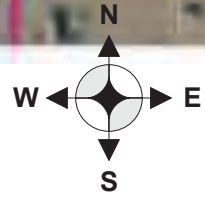
PROPERTY LOCATION MAP

Northwest University & Dale Property
625-633 University Ave W, 489-507 Dale St N,
628-632 Sherburne Ave
St. Paul, Minnesota 55104

NOVA PROJ. # BH18-0734



ESA 2018



PARCEL MAP

Northwest University & Dale Property
625-633 University Ave W, 489-507 Dale St N,
628-632 Sherburne Ave
St. Paul, Minnesota 55104

NOVA PROJ. # BH18-0734



ESA 2018

APPENDIX A

PROPERTY PHOTOGRAPHS



1. Overview of Property, view northwest



2. North Property boundary and Sherburne residences (628, 632 Sherburne Ave), view west



3. Northeast Property portion and community garden (507 Dale St N), view southwest



4. East Property boundary, view north



5. Southeast Property corner and courtyard parcel (489 Dale St N), view north/northwest



6. South Property boundary, view east



7. West Property boundary, view north



8. Alley which bisects the Property, view west



9. Parking area north of the 625-633 University Ave W buildings, view east



10. Representative waste receptacle on the north exterior of the 625-333 University Ave W buildings, view south



11. Pole-mounted transformers in the alley which bisects the Property



12. Waste cooking grease drums along the north exterior of the 625 University Ave W building



13. Overview of the 625-633 University Ave W buildings, view southeast



14. Boiler and water heater in the basement of the 633 University Ave W building



15. Representative basement area (633 University Ave W)



16. Apparent coal shoot/furnace (633 University Ave W)



17. Neighborhood Development Center office (633 University Ave W)



18. Basement storage in (629-631 University Ave W)



19. UJAMMA Place tenant space (629 University Ave W)



20. Boiler and water heater in basement of 629 University Ave W



21. Old/former boiler in basement of 629 University Ave W



22. Youth non-profit tenant space (631 University Ave W)



23. Ceiling-mounted natural gas-fired heater in the 631 University Ave W tenant space



24. Big Daddy's Old-Fashioned Barbeque kitchen area (625 University Ave W)



25. Restaurant dining area (625 University Ave W)



26. Furnace in basement of 625 University Avenue West



27. Water heater in basement of 625 University Avenue West



28. Pipes in basement of 625 University Avenue West



29. Overview of 501 Dale Street North building (Midtown Business Center), view south/southwest



30. Entrance/vestibule of the Midtown Business Center



31. Representative cleaning closet in the Midtown Business Center building



32. Overview of the 628 Sherburne Avenue residence



33. Kitchen (628 Sherburne Ave)



34. Basement and furnace of the residence (628 Sherburne Ave)



35. North adjacent Sherburne Avenue, beyond which is an office building and residences (515 Dale St N, 629-643 Sherburne Ave), view north/northwest



36. East adjacent Dale Street North and the Frogtown Square complex (500 Dale Street North), view east

August 1, 2018

Question 9. Please attach a synopsis on the history and general background of the site.

This includes, but is not limited to, a description of the former and current uses of the site, as well as an explanation of what has occurred on the site, leading to its current dilapidated condition.

- Three dilapidated buildings fronting University (625, 627, 631) were constructed in the early-1900s and are in very poor condition and will be demolished and replaced by the new development. The buildings have had a wide variety of commercial tenants and are currently occupied by a restaurant, hair braiding and various office users and one apartment on the second floor. NDC also has a small office space in the 2nd floor. The existing tenants will have the opportunity to lease space in the new building.
- The two-story office building at 501 Dale St N will be renovated as part of this project. Currently, it is used as NDC's small business incubator space and the Frogtown Neighborhood Organization and other office tenants lease space in the building.
- 507 Dale is a vacant lot formerly occupied by Rock of Ages church since at least 1890. The City deemed the building structurally unsound, and it was demolished in 2009/2010. The property subsequently went into tax forfeiture and was purchased by NDC in 2017.
- 489 Dale is also a vacant lot owned by the City of St. Paul HRA. NDC leases the lot from the City and Big Daddy's BBQ has a patio for its restaurant in the adjacent building. The previous structure was demolished in the late-1980's/early 1990's and historically housed commercial/retail businesses.
- The single family homes at 628 Sherburne Ave and 632 Sherburne Ave were constructed in the late 1880s/1890s

Nova Consulting completed a Phase I site assessment in February 2018, noting the following environmental conditions:

The historical use of the Property included long-term dry-cleaning activities and other operations associated with the use of petroleum products. A Phase II Subsurface Investigation (2014) was completed on the 625, 629-631, and 633 University Avenue West parcels which identified urban fill materials as well as petroleum and/or metals impacts in soil, groundwater and soil gas. No further investigation or remedial activities were completed. The identified impacts and potential for additional impacts to the remainder of the Property as a result of impacted urban fill and/or historic Property operations is considered a REC.

Additionally, based on the dates of construction (1880s-1930s), asbestos-containing materials may be present. Suspect asbestos-containing building materials noted during the Property visit included ceiling tile, ceiling and wall texture, sheetrock and taping compound, flooring materials, and mastics.

Question 16. Please attach a detailed narrative of the proposed new development plan for the site. Please include information such as the number and size of buildings and any known future tenants, etc.

The vision for NWUD is to pay tribute to the "Cultural Crossroads" that is the intersection of University and Dale. The new development will respect the past history of the neighborhood and also create new opportunities for the surrounding community to live, work and gather at a high-quality, well-designed building. To reach that goal, the new development will feature:

- A new 80,000 square foot mixed-use building will replace the 3 dilapidated buildings along University Ave. The new building will include up to 54 units of affordable housing, 6,000 square feet of ground floor restaurant/retail space and 10,000 square feet of office space and one level of underground parking.
- 100% of the new office space will be occupied by NDC and also include its small business training center.
- NDC hopes to secure leases with many of the tenants that currently occupy space in the University Ave buildings and/or other minority businesses it works with as part of its overall program.
- Bike and urban plazas will be integrated at the very SE corner of the site and in between the two buildings. A revamped public garden featuring stormwater recapture elements will be located at the very NE corner of the site.
- The existing office/entrepreneurial center at 501 Dale will be renovated for existing and future small business tenants.
- Create new commercial space at affordable rents for minority/local businesses directly on the transit line.
- Use public plazas and community garden to provide an inviting gathering space and link for the residential neighborhood north of the project site with the development itself and with the Dale Street station.



July 31, 2018

To Whom It May Concern:

NDC is working with Redwood Philanthropic Advisors to secure a total of \$5.5 million for the North West University Dale project as part of a 5 year capital campaign totaling \$8 million. To that end, we have established an active Prospect Committee, Campaign Cabinet and Large Gift Committee, and have achieved 100% staff participation and nearly 100% board participation.

We have begun meeting with many foundations that have been long term supporters of NDC, as well as many other foundations and individuals who are new to NDC but have been interested in sitting with us to learn about our work and this campaign.

As of July 31, 2018 NDC has received \$1,063,105 in campaign pledges. NDC anticipates \$1 million in cash contributions will be available at the time the project begins construction; the remaining \$4.5 million of future commitments will be used to secure short-term bridge financing for project construction until the remaining pledge amounts are received.

Please feel free to call with any questions you may have about this campaign, at 651-379-8426, which is my desk phone.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mihailo Temali', written over a large, stylized flourish.

Mihailo Temali
Founder and CEO



July 31, 2018

Daniel K. Bayers
Principal Project Manager
Department of Planning and Economic Development
1100 City Hall Annex, 25 West Fourth Street
Saint Paul, MN 55102

Re: Commitment to deferred developer fee for Northwest University Dale

Dear Mr. Bayers

This letter confirms Neighborhood Development Center's (NDC) intention to make a financial contribution to the Northwest University Dale project. As co-developer along with Wellington Management, Inc., NDC anticipates deferring up to 50%, or \$250,000, of NDC's estimated total developer fee.

The deferred developer fee shall be payable by the applicable project owner in a manner consistent with the underwriting submitted to the City of St. Paul related to requests for City financial assistance.

We are pleased to make this financial commitment to support the project. Please do not hesitate to contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mihailo Temali'.

Mihailo (Mike) Temali

Founder & CEO

Neighborhood Development Center



WELLINGTON
MANAGEMENT

Commercial Real Estate

July 31, 2018

Daniel K. Bayers
Principal Project Manager
Department of Planning and Economic Development
1100 City Hall Annex, 25 West Fourth Street
Saint Paul, MN 55102

Re: Commitment to deferred developer fee for Northwest University Dale

Dear Mr. Bayers

This letter confirms Wellington Management, Inc.'s intention to make a financial contribution to the Northwest University Dale project. As co-developer along with Neighborhood Development Center, Wellington Management anticipates deferring up to 50%, or \$543,750, of Wellington's estimated total developer fee.

The deferred developer fee shall be payable by the applicable project owner in a manner consistent with the underwriting submitted to the City of St. Paul related to its Low Income Housing Tax Credit application and other requests for City financial assistance.

We are pleased to make this financial commitment to support the project. Please do not hesitate to contact me with any questions.

Sincerely,

David Wellington

8.1 grant awards shall be for two consecutive
8.2 years. Grants shall be awarded in the first year.

8.3 (l) \$4,848,000 in fiscal year 2018 and
8.4 \$4,849,000 in fiscal year 2019 is for the
8.5 Minnesota job skills partnership program
8.6 under Minnesota Statutes, sections 116L.01
8.7 to 116L.17. If the appropriation for either year
8.8 is insufficient, the appropriation for the other
8.9 year is available. This appropriation is
8.10 available until spent. The base amount for this
8.11 program is \$5,195,000 in fiscal year 2020 and
8.12 \$5,195,000 in fiscal year 2021.

8.13 (m) \$25,000 each year is for the administration
8.14 of state aid for the Destination Medical Center
8.15 under Minnesota Statutes, sections 469.40 to
8.16 469.47.

8.17 (n) \$750,000 each year is for a grant to the
8.18 Neighborhood Development Center for small
8.19 business programs, including, but not limited
8.20 to:

8.21 (1) training, lending, and business services;
8.22 (2) model outreach and training in greater
8.23 Minnesota; and
8.24 (3) development of new business incubators.

8.25 This is a onetime appropriation.

8.26 (o) \$1,175,000 each year is for a grant to the
8.27 Metropolitan Economic Development
8.28 Association (MEDA) for statewide business
8.29 development and assistance services, including
8.30 services to entrepreneurs with businesses that
8.31 have the potential to create job opportunities
8.32 for unemployed and underemployed people,

202.1		<u>Ending June 30</u>	
202.2		<u>2016</u>	<u>2017</u>
202.3	Sec. 2. <u>EQUITY APPROPRIATIONS</u>		
202.4	Subdivision 1. <u>Total Appropriation</u>	\$ -0-	\$ <u>35,000,000</u>
202.5	Subd. 2. <u>Department of Employment and</u>		
202.6	<u>Economic Development</u>	-0-	<u>34,250,000</u>
202.7	<u>(a) \$1,500,000 in fiscal year 2017 is for</u>		
202.8	<u>grants to the Neighborhood Development</u>		
202.9	<u>Center for small business programs. For</u>		
202.10	<u>fiscal year 2018 and thereafter, the base</u>		
202.11	<u>amount is \$750,000 per year.</u>		
202.12	<u>Of this amount, \$810,000 is for the small</u>		
202.13	<u>business development program, including:</u>		
202.14	<u>(1) \$620,000 for training, lending, and</u>		
202.15	<u>business services for aspiring business</u>		
202.16	<u>owners, and expansion of services for</u>		
202.17	<u>immigrants in suburban communities; and</u>		
202.18	<u>(2) \$190,000 is for Neighborhood</u>		
202.19	<u>Development Center model outreach and</u>		
202.20	<u>training activities in greater Minnesota.</u>		
202.21	<u>Of this amount, \$690,000 is for grants for the</u>		
202.22	<u>small business incubator program, including:</u>		
202.23	<u>(1) \$420,000 for capital improvements to</u>		
202.24	<u>existing small business incubators; and</u>		
202.25	<u>(2) \$270,000 for the creation of two</u>		
202.26	<u>additional small business incubators.</u>		
202.27	<u>(b) \$2,000,000 in fiscal year 2017 is for</u>		
202.28	<u>a competitive grant program to provide</u>		
202.29	<u>grants to organizations that provide support</u>		
202.30	<u>services for individuals, such as job training,</u>		
202.31	<u>employment preparation, internships, job</u>		
202.32	<u>assistance to fathers, financial literacy,</u>		
202.33	<u>academic and behavioral interventions</u>		
202.34	<u>for low-performing students, and youth</u>		

Committee Report

Business Item No. 2018-192

Community Development Committee

For the Metropolitan Council meeting of July 25, 2018

Subject: Livable Communities Demonstration Account Transit-Oriented Development Pre-Development and Tax Base Revitalization Account Transit-Oriented Development Site Investigation Grant Recommendations

Proposed Action

That the Metropolitan Council

1. Award one Livable Communities Demonstration Account Transit-Oriented Development Pre-Development grant for \$25,500 and two Tax Base Revitalization Account Transit-Oriented Development Site Investigation grants totaling \$55,849, as follows, and
2. Authorize its Community Development Division Director to execute the grant agreements on behalf of the Council.

Recommended Projects	Applicant	LCDA-TOD Predevelopment
Downtown YMCA Re-Imagination	City of Saint Paul	\$25,500
	Total Requested	\$25,500
	Total Available	\$125,000
	Total Remaining	\$99,500

Recommended Projects	Applicant	TBRA-TOD Site Investigation
Northwest University & Dale	City of Saint Paul	\$28,924
Capitol Professional Office Building Redevelopment	City of Saint Paul	\$26,925
	Total Requested	\$55,849
	Total Available	\$125,000
	Total Remaining	\$69,151

Summary of Committee Discussion/Questions

Livable Communities Manager Paul Burns presented the staff report to the Committee. The Committee chair commented on the importance of the Downtown YMCA project for its potential to help revitalize that part of downtown Saint Paul, near the Central Station Light Rail station.

The Community Development Committee unanimously recommended approval of the proposed action.

Community Development Committee

Meeting date: July 16, 2018

For the Metropolitan Council meeting of July 25, 2018

Subject: Livable Communities Demonstration Account Transit-Oriented Development Pre-Development and Tax Base Revitalization Account Transit-Oriented Development Site Investigation Grant Recommendations

District(s), Member(s): All

Policy/Legal Reference: Minnesota Statute §473.253

Staff Prepared/Presented: Paul Burns, Manager, Livable Communities, (651) 602-1101

Division/Department: Community Development / Regional Planning

Proposed Action

That the Metropolitan Council (1) award one Livable Communities Demonstration Account Transit-Oriented Development Pre-Development grant for \$25,500 and two Tax Base Revitalization Account Transit-Oriented Development Site Investigation grants totaling \$55,849, as follows, and (2) authorize its Community Development Division Director to execute the grant agreements on behalf of the Council.

Recommended Projects	Applicant	LCDA-TOD Predevelopment
Downtown YMCA Re-Imagination	City of Saint Paul	\$25,500
	Total Requested	\$25,500
	Total Available	\$125,000
	Total Remaining	\$99,500
Recommended Projects	Applicant	TBRA-TOD Site Investigation
Northwest University & Dale	City of Saint Paul	\$28,924
Capitol Professional Office Building Redevelopment	City of Saint Paul	\$26,925
	Total Requested	\$55,849
	Total Available	\$125,000
	Total Remaining	\$69,151

Background

Advancing Transit Oriented Development (TOD) along existing and emerging transitways is a priority of the Metropolitan Council. The Livable Communities Demonstration Account (LCDA) and Tax Base Revitalization Account (TBRA) TOD grant categories support development activities in identified TOD areas. The Council adopted the 2018 Livable Communities Act TOD guidelines, criteria, schedule, and evaluation process as part of the 2018 Livable Communities Fund Distribution Plan ([2018-94](#)) on April 11, 2018. The Fund Distribution Plan specifies a one-step staff evaluation process for TOD Pre-Development and Site Investigation grants. An evaluation team of staff from Community Development and Metro Transit evaluate applications.

Rationale

On May 31, 2018, the Council received one application for the spring round of LCDA-TOD Pre-Development funding, and two applications for the spring round of TBRA-TOD Site Investigation

funding. The staff evaluation concluded that all three applications met the minimum scoring threshold to be recommended for funding. Further detail is represented in the attached Review Record.

Thrive Lens Analysis

Projects that leverage our infrastructure investments by helping increase densities and provide a mix of uses further the Thrive Stewardship Outcome.

Projects that redevelop and increase density, especially near transit stations, further the Thrive Prosperity outcome of “Encouraging redevelopment and infill development across the region.”

Projects that help produce jobs near transit further the Thrive Equity outcome of “using our influence and investments to build a more equitable region.”

Projects located near transit and that include a mix of housing and jobs further the Thrive Livability outcome of “Aligning resources to support transit-oriented development and walkable, urban places.”

Funding

As outlined in the Fund Distribution Plan, the Council will have two rounds of LCDA-TOD Pre-Development and TBRA-TOD Site Investigation funding in 2018, with \$125,000 available for Pre-Development and \$125,000 available for Site Investigation grants in each round. Staff is recommending funding one LCDA-TOD Pre-Development application for \$25,500, and two TBRA-TOD Site Investigation applications for a total of \$55,849. After funding the recommended projects, a balance of \$99,500 remains in the LCDA-TOD Pre-Development grant program and \$69,151 remains in the TBRA-TOD Site Investigation program. The remaining balances in both grant programs are reserved for the fall round of LCDA-TOD Pre-Development, TBRA-TOD Site Investigation, and the regular TBRA funding opportunities as provided for in the Fund Distribution Plan.

Known Support / Opposition

Each applicant community submitted a resolution of support. There is no known opposition to the applications recommended for funding.

Review Process

The Council issued a notice of funding availability in April 2018 following adoption of the 2018 Annual Livable Communities Fund Distribution Plan. Staff held meetings to familiarize applicants with the LCA-TOD process and criteria.

Three total applications were submitted as shown in Table 1. Staff conducted an initial review for completeness and eligibility. An interdivisional staff team used Council-approved criteria to evaluate the applications in the following categories: housing, transit accessibility, walkability, ridership, jobs, TOD design, readiness, and partnerships. All applications met the 54-point minimum score. Full funding is being recommended for all requests.

Table 1: Application Scoring Summary

Project	Applicant	Points (100 pts. Possible)	LCDA-TOD Predevelopment		TBRA-TOD Site Investigation	
			Amount Requested	Amount Recommended	Amount Requested	Amount Recommended
Downtown YMCA Re-Imagination	City of Saint Paul	64	\$25,500	\$25,500	\$0	\$0
Northwest University & Dale	City of Saint Paul	77	\$0	\$0	\$28,924	\$28,924
Capitol Professional Office Building Redevelopment	City of Saint Paul	65	\$0	\$0	\$26,925	\$26,925
Total Recommended				\$25,500		\$55,849
Total Available				\$125,000		\$125,000
Total Remaining				\$99,500		\$69,151

Projects Recommended for Funding

Project summaries for projects recommended for funding are on the following pages.

Project Summary

Grant #
Type: TOD Pre-Development
Applicant City of Saint Paul
Project Name Downtown YMCA Re-imagination
Project Location Green Line – Central Station
Council District District 13 – Richard Kramer

Project Detail	
Future Development Project Overview	The YMCA is looking to relocate its downtown branch to the plaza and podium level of the Osborn 370 (former Ecolab) building. The move provides an opportunity to revitalize a key block and corner in downtown Saint Paul, better serving existing and future members and enhance this key corner across from the Green Line Central Station.
Jobs (FTEs)	24.6 retained
Total housing units	0
Comments/ Demonstration value	<ul style="list-style-type: none"> • Redevelopment of challenging sites into a multi-use TOD • Potential to catalyze additional redevelopment in this area • Will strengthen development and connections between downtown and transit station.
Funding	
Requested amount	\$25,500
Previous LCA funding	None
Use of funds	
Amount	Uses to be completed by the end of the grant term
\$10,500	Site plan analysis
\$9,000	Financial modeling and pro forma
\$6,000	Analysis and development of stormwater management plans
\$25,500	Total

Project Summary

Grant #
Type: TOD Site Investigation
Applicant City of Saint Paul
Project Name Northwest University and Dale
Project Location Green Line – Dale Street Station
Council District District 14 – Jon Commers

Project Detail	
Future Development Project Overview	The Northwest University & Dale project is a community inspired, mixed-use development which will include a business incubator, professional offices, a small business entrepreneur training center and affordable housing units.
Jobs (FTEs)	24
Total housing units	50-60
Comments/ Demonstration value	<ul style="list-style-type: none"> • Redevelopment of this corner enhances pedestrian environment and public realm. • Addition of retail and business incubator space will further activate this area and help build community wealth. • Public realm improvements and additional users will enhance connection to transit station and ridership.
Funding	
Requested amount	\$28,924
Previous LCA funding	2017 LCDA-TOD \$1,450,000
Use of funds	
Amount	Uses to be completed by the end of the grant term
\$12,325	Phase II Environmental Site Assessment
\$7,500	Hazardous Materials Assessment
\$4,539	Response Action Plan
\$4,560	Abatement Plan
\$28,924	Total

Project Summary

Grant #
Type: TOD Site Investigation
Applicant City of Saint Paul
Project Name Capitol Professional Office Building Redevelopment
Project Location Green Line – Capitol/Rice
Council District District 14 – Jon Commers

Project Detail	
Future Development Project Overview	The project reactivates and cleans up a vacant property, and will provide 92 microunits to this neighborhood, diversifying housing options and bringing new residents to the area.
Jobs (FTEs)	2
Total housing units	92
Comments/ Demonstration value	<ul style="list-style-type: none"> • Building improvements would provide greatly enhanced pedestrian environment and public realm. • Public realm improvements and additional users will enhance connection to transit station and ridership. • Diversification of housing type and affordability to neighborhood.
Funding	
Requested amount	\$26,925
Previous LCA funding	None
Use of funds	
Amount	Uses to be completed by the end of the grant term
\$1,800	Phase I Environmental Site Assessment
\$14,775	Phase II Environmental Site Assessment
\$4,875	Hazardous Materials Assessment
\$2,850	Abatement Plan
\$2,625	Response Action Plan Development
\$26,925	Total

**DEMONSTRATION ACCOUNT
DEVELOPMENT GRANT PROGRAM
TRANSIT ORIENTED DEVELOPMENT (TOD) PROGRAM**

GRANTEE: City of Saint Paul	GRANT NO. SG-09042
PROJECT: NW University & Dale	
GRANT AMOUNT: \$1,450,000	FUNDING CYCLE: 2017
COUNCIL ACTION: October 25, 2017	EXPIRATION DATE: December 31, 2020

**METROPOLITAN LIVABLE COMMUNITIES ACT
GRANT AGREEMENT**

THIS GRANT AGREEMENT (“Agreement”) is made and entered into by the Metropolitan Council (“Council”) and the Municipality, County, or Development Authority identified above as “Grantee.”

WHEREAS, Minnesota Statutes section 473.251 creates the Metropolitan Livable Communities Fund, the uses of which fund must be consistent with and promote the purposes of the Metropolitan Livable Communities Act (“LCA”) and the policies of the Council’s Metropolitan Development Guide; and

WHEREAS, Minnesota Statutes sections 473.251 and 473.253 establish within the Metropolitan Livable Communities Fund a Livable Communities Demonstration Account and require the Council to use the funds in the account to make grants or loans to municipalities participating in the Local Housing Incentives Account Program under Minnesota Statutes section 473.254 or to Counties or Development Authorities to fund the initiatives specified in Minnesota Statutes section 473.25(b) in Participating Municipalities; and

WHEREAS, the Council has established an LCA Transit Oriented Development (“TOD”) program to help leverage the metropolitan area’s public investment in its transit infrastructure; and

WHEREAS, the Grantee is a Municipality participating in the Local Housing Incentives Account program under Minnesota Statutes section 473.254, a County, or a Development Authority; and

WHEREAS, the Grantee seeks funding in connection with an application for Livable Communities Demonstration Account grant program funds submitted in response to the Council’s notice of availability of grant funds for the “Funding Cycle” identified above and will use the grant funds made available under this Agreement to help fund the “Project” identified in the application; and

WHEREAS, the Grantee represented in its application that certain land use guidelines or official controls and other required threshold criteria were in place at the time of the application or that certain land use guidelines and official controls and other required threshold criteria would be in place within thirty-six (36) months from the date of the “Council Action” identified above; and

**DEMONSTRATION ACCOUNT
DEVELOPMENT GRANT PROGRAM
TRANSIT ORIENTED DEVELOPMENT (TOD) PROGRAM**

WHEREAS, the Council awarded Livable Communities Demonstration Account TOD program grant funds to the Grantee subject to any terms, conditions, and clarifications stated in its Council Action, and with the understanding that the Project identified in the application will proceed to completion in a timely manner, that all grant funds will be expended prior to the “Expiration Date” identified above, and that the land use guidelines and official controls and other required threshold criteria identified in the Grantee’s application currently are in place or will be in place as stated in the Grantee’s application.

NOW THEREFORE, in reliance on the above statements and in consideration of the mutual promises and covenants contained in this Agreement, the Grantee and the Council agree as follows:

I. DEFINITIONS

1.01. Definition of Terms. The terms defined in this Section have the meanings given them in this Section unless otherwise provided or indicated by the context.

- (a) **Commenced.** For the purposes of Sections 2.08 and 4.03, “commenced” means significant physical improvements have occurred in furtherance of the Project (*e.g.*, a foundation is being constructed or other tangible work on a structure has been initiated). In the absence of significant physical improvements, visible staking, engineering, land surveying, soil testing, cleanup site investigation, or pollution cleanup activities are not evidence of Project commencement for the purposes of this Agreement.
- (b) **Council Action.** “Council Action” means the action or decision of the governing body of the Metropolitan Council, on the meeting date identified at Page 1 of this Agreement, by which the Grantee was awarded Livable Communities Demonstration Account TOD program grant funds.
- (c) **County.** “County” means Anoka, Carver, Dakota, Hennepin, Ramsey, Scott, and Washington Counties.
- (d) **Development Authority.** “Development Authority” means a statutory or home rule charter city, a housing and redevelopment authority, an economic development authority, or a port authority in the Metropolitan Area.
- (e) **Metropolitan Area.** “Metropolitan Area” means the seven-county metropolitan area as defined by Minnesota Statutes section 473.121, subdivision 2.
- (f) **Municipality.** “Municipality” means a statutory or home rule charter city or town participating in the Local Housing Incentives Account Program under Minnesota Statutes section 473.254.
- (g) **Named TOD Area.** “Named TOD Area” means the TOD area identified by name and location in the Grantee’s application for TOD program funds and in the TOD Project Summary attached to this Agreement.

**DEMONSTRATION ACCOUNT
DEVELOPMENT GRANT PROGRAM
TRANSIT ORIENTED DEVELOPMENT (TOD) PROGRAM**

- (h) ***Participating Municipality.*** “Participating Municipality” means a statutory or home rule charter city or town which has elected to participate in the Local Housing Incentive Account program and negotiated affordable and life-cycle housing goals for the Municipality pursuant to Minnesota Statutes section 473.254.
- (i) ***Project.*** Unless clearly indicated otherwise by the context of a specific provision in this Agreement, “Project” means the TOD development or redevelopment project identified in the application for Livable Communities Demonstration Account TOD program grant funds for which grant funds were requested that provides the deliverables upon which the application was scored. Grant-funded activities typically are components of the Project.
- (j) ***Transit Oriented Development.*** “Transit Oriented Development” means high density, mixed use development adjacent to transit stations using pedestrian-friendly design standards.

II. GRANT FUNDS

2.01. Source of Funds. The grant funds made available to the Grantee under this Agreement are from the Livable Communities Demonstration Account of the Metropolitan Livable Communities Fund. The grant funds are derived from the property tax authorized by Minnesota Statutes section 473.253, subdivision 1 and are not from federal sources.

2.02. Total Grant Amount. The Council will grant to the Grantee the “Grant Amount” identified at Page 1 of this Agreement. Notwithstanding any other provision of this Agreement, the Grantee understands and agrees that any reduction or termination of Livable Communities Demonstration Account TOD program grant funds made available to the Council may result in a like reduction in the Grant Amount made available to the Grantee.

2.03. Authorized Use of Grant Funds. The Grant Amount made available to the Grantee under this Agreement shall be used only for the purposes and activities described in the application for Livable Communities Demonstration Account TOD program grant funds. The grant funds may be used for reimbursement of real estate acquisition costs if: (a) the property was purchased within the twelve-month period preceding the date by which the TOD grant program applications for the Funding Cycle were due; (b) the real estate was purchased by the Grantee or by a not-for-profit or a socially responsible developer; and (c) the Project will lead to the development of affordable housing or will result in jobs retained, created, or made more accessible to low-income and underserved populations, including opportunities for entrepreneurship. Property holding costs are an eligible use of grant funds but may not exceed five percent (5%) of the amount of the grant funds awarded for property acquisition or \$100,000, whichever is less. A TOD Project Summary that describes eligible uses of the grant funds as approved by the Council is attached to and incorporated into this Agreement as Attachment A. Aerial photography or drawings that identify the specific location(s) within the Project boundaries for which grant funds must be used is attached to and incorporated into this Agreement as Attachment B. Grant funds must be used to fund the initiatives specified in Minnesota Statutes section 473.25(b), in a Participating Municipality.

**DEMONSTRATION ACCOUNT
DEVELOPMENT GRANT PROGRAM
TRANSIT ORIENTED DEVELOPMENT (TOD) PROGRAM**

2.04. Ineligible Uses. Grant funds must be used for costs directly associated with the specific proposed Project activities and shall not be used for “soft costs” such as: administrative overhead; travel expenses; legal fees; insurance; bonds; permits, licenses, or authorization fees; costs associated with preparing other grant proposals; operating expenses; planning costs, including comprehensive planning costs; and prorated lease and salary costs. Except as provided in Section 2.03, the grant funds may not be used for costs of Project activities that occurred prior to the grant award. A detailed list of ineligible and eligible costs is available from the Council’s Livable Communities program office. Except for reimbursement for real estate acquisition and holding costs as provided in Section 2.03, grant funds also shall not be used by the Grantee or others to supplant or replace: (a) grant or loan funds obtained for the Project from other sources; or (b) Grantee contributions to the Project, including financial assistance, real property or other resources of the Grantee; or (c) funding or budgetary commitments made by the Grantee or others prior to the Council Action, unless specifically authorized in Attachment A. The Council shall bear no responsibility for cost overruns which may be incurred by the Grantee or others in the implementation or performance of the Project activities. The Grantee agrees to comply with any “business subsidy” requirements of Minnesota Statutes sections 116J.993 to 116J.995 that apply to the Grantee’s expenditures or uses of the grant funds.

2.05. Loans for Low-Income Housing Tax Credit Projects. If consistent with the application and the Project activities described or identified in Attachments A and B or if requested in writing by the Grantee, the Grantee may structure the grant assistance to the Project as a loan so the Project Owner can take advantage of federal and state low-income housing tax credit programs. The Grantee may use the grant funds as a loan for a low-income housing tax credit project, subject to the terms and conditions stated in Sections 2.03 and 2.04 and the following additional terms and conditions:

- (a) The Grantee covenants and represents to the Council that the Project is a rental housing project that received or will receive an award of low-income housing tax credits under Section 42 of the Internal Revenue Code of 1986, as amended, and the low-income housing tax credit program administered by the Minnesota Housing Finance Agency or a program administered by the Minneapolis/Saint Paul Housing Finance Board or another designated housing credit agency that sub-allocates low-income housing tax credits in the Metropolitan Area.
- (b) The Grantee will execute a loan agreement with the Project Owner. Prior to disbursing any grant funds for the Project, the Grantee will provide to the Council a copy of the loan agreement between the Grantee and the Project Owner.
- (c) The Grantee will submit annual written reports to the Council that certify: (1) the grant funds continue to be used for the Project for which the grant funds were awarded; and (2) the Project is a “qualified low-income housing project” under Section 42 of the Internal Revenue Code of 1986, as amended. This annual reporting requirement is in addition to the reporting requirements stated in Section 3.03. Notwithstanding the Expiration Date identified at Page 1 of this Agreement and referenced in Section 4.01, the Grantee will submit the annual certification reports during the initial “compliance period” and any “extended use period,” or until such time as the Council terminates this annual reporting requirement by written notice to the Grantee.

**DEMONSTRATION ACCOUNT
DEVELOPMENT GRANT PROGRAM
TRANSIT ORIENTED DEVELOPMENT (TOD) PROGRAM**

- (d) The grant funds made available to the Grantee and disbursed to the Project Owner by the Grantee in the form of a loan may be used only for the grant-eligible activities and Project components for which the Grantee was awarded the grant funds. For the purposes of this Agreement, the term “Project Owner” means the current Project Owner and any Project Owner successor(s).
- (e) Pursuant to Section 2.04, the grant funds made available to the Grantee and disbursed to the Project Owner in the form of a loan shall not be used by the Grantee, the Project Owner or others to supplant or replace: (1) grant or loan funds obtained for the Project from other sources; or (2) Grantee contributions to the Project, including financial assistance, real property, or other resources of the Grantee; or (3) funding or budgetary commitments made by the Grantee or others prior to the Council Action, unless specifically authorized in Attachment A. The Council will not make the grant funds available to the Grantee in a lump sum payment, but will disburse the grant funds to the Grantee on a reimbursement basis pursuant to Section 2.11.
- (f) By executing this Agreement, the Grantee: (1) acknowledges that the Council expects the loan will be repaid so the grant funds may be used to help fund other activities consistent with the requirements of the Metropolitan Livable Communities Act; (2) covenants, represents, and warrants to the Council that the Grantee’s loan to the Project Owner will meet all applicable low-income housing tax credit program requirements under Section 42 of the Internal Revenue Code of 1986, as amended (the “Code”), and the low-income housing tax credit program administered by the Minnesota Housing Finance Agency or a program administered by the Minneapolis/Saint Paul Housing Finance Board or another designated housing credit agency that sub-allocates low-income housing tax credits in the Metropolitan Area; and (3) agrees to administer its loan to the Project Owner consistent with federal and state low-income housing tax credit program requirements.
- (g) The Grantee will, at its own expense, use diligent efforts to recover loan proceeds: (1) when the Project Owner becomes obligated to repay the Grantee’s loan or defaults on the Grantee’s loan; (2) when the initial thirty-year “compliance period” expires, unless the Council agrees in writing that the Grantee may make the grant funds available as a loan to the Project Owner for an “extended use period”; or (3) if noncompliance with low-income housing tax credit program requirements or some other event triggers the Project Owner’s repayment obligations under its loan agreement with the Grantee. The Grantee must repay to the Council all loan repayment amounts the Grantee receives from the Project Owner. The Grantee shall not be obligated to repay the grant funds to the Council except to the extent the Project Owner repays its loan to the Grantee, provided the Grantee has exercised the reasonable degree of diligence and used administrative and legal remedies a reasonable and prudent housing finance agency would use to obtain payment on a loan, taking into consideration (if applicable) the subordinated nature of the loan. At its discretion, the Council may: (1) permit the Grantee to use the loan repayment from the Project Owner to continue supporting affordable housing components of the Project; or (2) require the Grantee to remit the grant funds to the Council.

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- (h) If the Grantee earns any interest or other income from its loan agreement with the Project Owner, the Grantee will: (1) use the interest earnings or income only for the purposes of implementing the Project activities for which the grant was awarded; or (2) remit the interest earnings or income to the Council. The Grantee is not obligated to earn any interest or other income from its loan agreement with the Project Owner, except to the extent required by any applicable law.

2.06. Revolving Loans. If consistent with the application and the TOD Project Summary or if requested in writing by the Grantee, the Grantee may use the grant funds to make deferred loans (loans made without interest or periodic payments), revolving loans (loans made with interest and periodic payments), or otherwise make the grant funds available on a “revolving” basis for the purposes of implementing the Project activities described or identified in Attachments A and B. The Grantee will submit annual written reports to the Council that report on the uses of the grant funds, the form and content of the report will be determined by the Council. This annual reporting requirement is in addition to the reporting requirements stated in Section 3.03. Notwithstanding the Expiration Date identified at Page 1 of this Agreement and referenced in Section 4.01, the Grantee will submit the annual reports until the deferred or revolving loan programs terminate, or until such time as the Council terminates this annual reporting requirement by written notice to the Grantee. At its discretion, the Council may: (a) permit the Grantee to use loan repayments to continue supporting affordable housing components of the Project; or (b) require the Grantee to remit the grant funds to the Council.

2.07. Restrictions on Loans or Grants to Subrecipients. The Grantee shall not permit any subgrantee or subrecipient to use the grant funds for loans or grants to any subrecipient at any tier unless the Grantee obtains the prior written consent of the Council. The requirements of this Section 2.07 shall be included in all subgrant and subrecipient agreements.

2.08. Project Commencement and Changes. The Project for which grant funds were requested must be “commenced” prior to the Expiration Date. If the grant funds will be used only for land acquisition and holding costs as authorized by Section 2.03 and will not be used for any other grant-eligible activities, the Project need not be commenced prior to the Expiration Date but the property acquired for the Project must be purchased prior to the Expiration Date. The Grantee must promptly inform the Council in writing of any significant changes to the Project for which the grant funds were awarded, as well as any potential changes to the grant-funded activities described or identified in Attachments A and B. Failure to inform the Council of any significant changes to the Project or significant changes to grant-funded components of the Project, and use of grant funds for ineligible or unauthorized purposes, will jeopardize the Grantee’s eligibility for future LCA awards. Grant funds will not be disbursed prior to Council approval of significant changes to either the Project or grant-funded activities described or identified in Attachments A and B.

2.09. Budget Variance. The Grantee may reallocate up to twenty percent (20%) of the Grant Amount among the grant-funded activities, provided: (a) the grant funds may be used only for Project activities for which the Council awarded the grant funds; (b) the reallocation does not significantly change the Project deliverables; and (c) the Grantee receives written permission from Council staff prior to reallocating any grant funds. Council staff may administratively approve budget reallocation requests that exceed twenty percent (20%) of the Grant Amount only if the reallocation does not significantly change the Project deliverables. Notwithstanding the aggregate or net effect of any

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variances, the Council's obligation to provide grant funds under this Agreement shall not exceed the Grant Amount identified at Page 1 of this Agreement.

2.10. Loss of Grant Funds. The Grantee agrees to remit to the Council in a prompt manner: any unspent grant funds, including any grant funds that are not expended prior to the Expiration Date identified at Page 1 of this Agreement; any grant funds that are not used for the authorized purposes; and any interest earnings described in Section 2.12 that are not used for the purposes of implementing the grant-funded Project activities described or identified in Attachments A and B. For the purposes of this Agreement, grant funds are "expended" prior to the Expiration Date if the Grantee pays or is obligated to pay for expenses of eligible grant-funded Project activities that occurred prior to the Expiration Date and the eligible expenses were incurred prior to the Expiration Date. Unspent or unused grant funds and other funds remitted to the Council shall revert to the Council's Livable Communities Demonstration Account for distribution through application processes in future Funding Cycles or as otherwise permitted by law.

2.11. Payment Request Forms, Documentation, and Disbursements. The Council will disburse grant funds in response to written payment requests submitted by the Grantee and reviewed and approved by the Council's authorized agent. Written payment requests shall be made using payment request forms, the form and content of which will be determined by the Council. Payment request and other reporting forms will be provided to the Grantee by the Council. Payment requests must include the following documentation:

Consultant/contractor invoices showing the time period covered by the invoice; the specific grant-funded Project activities conducted or completed during the authorized time period within which eligible costs may be incurred; and documentation supporting expenses including subcontractor and consultant invoices showing unit rates, quantities, and a description of the goods or services provided. Subcontractor markups shall not exceed ten percent (10%).

The Council will disburse grant funds on a reimbursement basis or a "cost incurred" basis. The Grantee must provide with its written payment requests documentation that shows grant-funded Project activities actually have been completed. Subject to verification of each payment request form (and the required documentation) and approval for consistency with this Agreement, the Council will disburse a requested amount to the Grantee within two (2) weeks after receipt of a properly completed and verified payment request form.

2.12. Interest Earnings. If the Grantee earns any interest or other income from the grant funds received from the Council under this Agreement, the Grantee will use the interest earnings or income only for the purposes of implementing the Project activities described or identified in Attachments A and B.

2.13. Effect of Grant. Issuance of this Grant neither implies any Council responsibility for contamination, if any, at the Project site nor imposes any obligation on the Council to participate in any pollution cleanup of the Project site if such cleanup is undertaken or required.

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2.14. Affordability Term. The Grantee shall, through written instruments or otherwise, ensure any affordable units acquired or developed with grant funds made available under this Agreement will remain affordable for a minimum period of fifteen (15) years. The Grantee's obligation under this Section may be satisfied if other Project funding sources (*e.g.*, the Minnesota Housing Finance Agency or the U.S. Department of Housing and Urban Development ("HUD")), or state or federal laws (*e.g.*, low-income housing tax credit programs) require an affordability term of at least fifteen (15) years. For the purposes of this Section, "affordable housing unit" means a unit that is affordable to households at eighty percent (80%) or less of the Area Median Income ("AMI"), as established by HUD, unless the Grantee's application stated an affordability standard lower than eighty percent (80%) of AMI, in which case the Grantee's lower affordability standard shall apply. The affordability requirements of this Section shall survive the expiration or termination of this Agreement.

2.15. Affirmative Fair Housing Marketing Plans. The Grantee shall, through written instruments or otherwise, ensure the Project owner (and any subsequent owner(s)) adopts and implements an affirmative fair housing marketing plan for all Project housing units (whether market rate or affordable). For the purposes of this Section, "affirmative fair housing marketing plan" means an affirmative fair housing marketing plan that substantially conforms to affirmative fair housing marketing plans published by HUD. The affirmative fair housing marketing plan requirement under this Section shall continue for the minimum affordability term specified in Section 2.14 and shall survive the expiration or termination of this Agreement.

III. ACCOUNTING, AUDIT, AND REPORT REQUIREMENTS

3.01. Accounting and Records. The Grantee agrees to establish and maintain accurate and complete accounts and records relating to the receipt and expenditure of all grant funds received from the Council. Notwithstanding the expiration and termination provisions of Sections 4.01 and 4.02, such accounts and records shall be kept and maintained by the Grantee for a period of six (6) years following the completion of the Project activities described or identified in Attachments A and B or six (6) years following the expenditure of the grant funds, whichever occurs earlier. Accounting methods shall be in accordance with generally accepted accounting principles.

3.02. Audits. The above accounts and records of the Grantee shall be audited in the same manner as all other accounts and records of the Grantee are audited and may be audited or inspected on the Grantee's premises or otherwise by individuals or organizations designated and authorized by the Council at any time, following reasonable notification to the Grantee, for a period of six (6) years following the completion of the Project activities or six (6) years following the expenditure of the grant funds, whichever occurs earlier. Pursuant to Minnesota Statutes section 16C.05, subdivision 5, the books, records, documents, and accounting procedures and practices of the Grantee that are relevant to this Agreement are subject to examination by the Council and either the Legislative Auditor or the State Auditor, as appropriate, for a minimum of six (6) years.

3.03. Report Requirements. The Grantee will report to the Council on the status of the Project activities described or identified in Attachments A and B and the expenditures of the grant funds. Submission of properly completed payment request forms (with proper documentation) required under Section 2.11 will constitute periodic status reports. However, if the Grantee has not submitted

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any payment request forms during the first three months of the term of this Agreement, the Grantee must submit quarterly reports prior to the Grantee's first draw request. The Grantee also must complete and submit to the Council a grant activity closeout report. The closeout report form must be submitted within 120 days after the expiration or termination of this Agreement, whichever occurs earlier. Within 120 days after the Expiration Date, the Grantee must complete and submit to the Council a certification of expenditures of funds form signed by the Grantee's chief financial officer or finance director. The form and content of the closeout report and the certification form will be determined by the Council. These reporting requirements and the reporting requirements of Sections 2.05 and 2.06 shall survive the expiration or termination of this Agreement.

3.04. Environmental Site Assessment. The Grantee represents that a Phase I Environmental Site Assessment or other environmental review has been or will be carried out, if such environmental assessment or review is appropriate for the scope and nature of the Project activities funded by this Grant, and that any environmental issues have been or will be adequately addressed.

IV. AGREEMENT TERM

4.01. Term. This Agreement is effective upon execution of the Agreement by the Council. Unless terminated pursuant to Section 4.02, this Agreement expires on the "Expiration Date" identified at Page 1 of this Agreement. **ALL GRANT FUNDS NOT EXPENDED BY THE GRANTEE PRIOR TO THE EXPIRATION DATE SHALL REVERT TO THE COUNCIL.**

4.02. Termination. This Agreement may be terminated by the Council for cause at any time upon fourteen (14) calendar days' written notice to the Grantee. Cause shall mean a material breach of this Agreement and any amendments of this Agreement. If this Agreement is terminated prior to the Expiration Date, the Grantee shall receive payment on a pro rata basis for eligible Project activities described or identified in Attachments A and B that have been completed prior to the termination. Termination of this Agreement does not alter the Council's authority to recover grant funds on the basis of a later audit or other review, and does not alter the Grantee's obligation to return any grant funds due to the Council as a result of later audits or corrections. If the Council determines the Grantee has failed to comply with the terms and conditions of this Agreement and the applicable provisions of the Metropolitan Livable Communities Act, the Council may take any action to protect the Council's interests and may refuse to disburse additional grant funds and may require the Grantee to return all or part of the grant funds already disbursed.

4.03. Amendments and Extensions. The Council and the Grantee may amend this Agreement by mutual agreement. Amendments or extensions of this Agreement shall be effective only on the execution of written amendments signed by authorized representatives of the Council and the Grantee. If the Grantee needs additional time within which to complete grant-funded activities and commence the Project, the Grantee must submit to the Council **AT LEAST NINETY (90) CALENDAR DAYS PRIOR TO THE EXPIRATION DATE**, a resolution of the Grantee's governing body requesting the extension and a written extension request. **THE EXPIRATION DATE MAY BE EXTENDED, BUT THE PERIOD OF ANY EXTENSION(S) SHALL NOT EXCEED TWO (2) YEARS BEYOND THE ORIGINAL EXPIRATION DATE IDENTIFIED AT PAGE 1 OF THIS AGREEMENT.**

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V. GENERAL PROVISIONS

5.01. Equal Opportunity. The Grantee agrees it will not discriminate against any employee or applicant for employment because of race, color, creed, religion, national origin, sex, marital status, status with regard to public assistance, membership or activity in a local civil rights commission, disability, sexual orientation, or age and will take affirmative action to insure applicants and employees are treated equally with respect to all aspects of employment, rates of pay and other forms of compensation, and selection for training.

5.02. Conflict of Interest. The members, officers, and employees of the Grantee shall comply with all applicable state statutory and regulatory conflict of interest laws and provisions.

5.03. Liability. Subject to the limitations provided in Minnesota Statutes chapter 466, to the fullest extent permitted by law, the Grantee shall defend, indemnify, and hold harmless the Council and its members, employees, and agents from and against all claims, damages, losses, and expenses, including but not limited to attorneys' fees, arising out of or resulting from the conduct or implementation of the Project activities funded by this Grant, except to the extent the claims, damages, losses, and expenses arise from the Council's own negligence. Claims included in this indemnification include, without limitation, any claims asserted pursuant to the Minnesota Environmental Response and Liability Act (MERLA), Minnesota Statutes chapter 115B, the federal Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA) as amended, United States Code, title 42, sections 9601 *et seq.*, and the federal Resource Conservation and Recovery Act of 1976 (RCRA) as amended, United States Code, title 42, sections 6901 *et seq.* This obligation shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity which otherwise would exist between the Council and the Grantee. The provisions of this Section shall survive the expiration or termination of this Agreement. This indemnification shall not be construed as a waiver on the part of either the Grantee or the Council of any immunities or limits on liability provided by Minnesota Statutes chapter 466, or other applicable state or federal law.

5.04. Acknowledgments and Signage. The Grantee will acknowledge the financial assistance provided by the Council in promotional materials, press releases, reports, and publications relating to the Project. The acknowledgment will contain the following or comparable language:

*Financing for this project was provided by the Metropolitan Council
Metropolitan Livable Communities Fund*

Until the Project is completed, the Grantee shall ensure the above acknowledgment language, or alternative language approved by the Council's authorized agent, is included on all signs (if any) located at Project or construction sites that identify Project funding partners or entities providing financial support for the Project. The acknowledgment and signage should refer to the "Metropolitan Council" (not "Met Council" or "Metro Council").

5.05. Permits, Bonds, and Approvals. The Council assumes no responsibility for obtaining any applicable local, state, or federal licenses, permits, bonds, authorizations, or approvals necessary to perform or complete the Project activities described or identified in Attachments A and B. The

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Grantee and its developer(s), if any, must comply with all applicable licensing, permitting, bonding, authorization, and approval requirements of federal, state, and local governmental and regulatory agencies, including conservation districts.

5.06. Subgrantees, Contractors, and Subcontractors. The Grantee shall include in any subgrant, contract, or subcontract for Project activities appropriate provisions to ensure subgrantee, contractor, and subcontractor compliance with all applicable state and federal laws and this Agreement. Along with such provisions, the Grantee shall require that contractors and subcontractors performing work covered by this Grant comply with all applicable state and federal Occupational Safety and Health Act regulations. If the Project for which the grant funds were awarded includes affordable units, the Grantee's subgrant agreement(s) shall expressly include the affordability and affirmative fair housing marketing plan requirements of Sections 2.14 and 2.15.

5.07. Stormwater Discharge and Water Management Plan Requirements. If any grant funds are used for urban site redevelopment, the Grantee shall at such redevelopment site meet or require to be met all applicable requirements of:

- (a) Federal and state laws relating to stormwater discharges including, without limitation, any applicable requirements of Code of Federal Regulations, title 40, parts 122 and 123; and
- (b) The Council's *2040 Water Resources Policy Plan* and the local water management plan for the jurisdiction within which the redevelopment site is located.

5.08. Authorized Agent. Payment request forms, written reports and correspondence submitted to the Council pursuant to this Agreement shall be directed to:

Metropolitan Council
Attn: LCA Grants Administration
390 Robert Street North
Saint Paul, Minnesota 55101-1805

5.09. Authorization to Reproduce Images. The Grantee certifies that the Grantee: (a) is the owner of any renderings, images, perspectives, sections, diagrams, photographs, or other copyrightable materials (collectively, "copyrightable materials") that are in the Grantee's application or are submitted to the Council as part of the grant application review process or after grant award, or that the Grantee is fully authorized to grant permissions regarding the copyrightable materials; and (b) the copyrightable materials do not infringe upon the copyrights of others. The Grantee agrees the Council has a nonexclusive royalty-free license and all necessary permissions to reproduce and publish the copyrightable materials for noncommercial purposes, including but not limited to press releases, presentations, reports, and on the internet. The Grantee also agrees the Grantee will not hold the Council responsible for the unauthorized use of the copyrightable materials by third parties.

5.10. Non-Assignment. Minnesota Statutes section 473.253, subdivision 2 requires the Council to distribute grant funds to eligible "municipalities," metropolitan-area counties, or "development authorities" for projects in municipalities participating in the Local Housing Incentives Account program. Accordingly, this Agreement is not assignable and shall not be assigned by the Grantee.

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5.11. Warranty of Legal Capacity. The individuals signing this Agreement on behalf of the Grantee and on behalf of the Council represent and warrant on the Grantee's and the Council's behalf respectively that the individuals are duly authorized to execute this Agreement on the Grantee's and the Council's behalf respectively and that this Agreement constitutes the Grantee's and the Council's valid, binding, and enforceable agreements.

IN WITNESS WHEREOF, the Grantee and the Council have caused this Agreement to be executed by their duly authorized representatives. This Agreement is effective on the date of final execution by the Council.

CITY OF SAINT PAUL

METROPOLITAN COUNCIL

By: _____

By: _____

Title: _____

Beth Reetz, Director
Community Development Division

Date: _____

Date: _____

By: _____

Title: _____

Date: _____

By: _____

Title: _____

Date: _____

By: _____

Title: _____

Date: _____

Approved as to form:

By: _____

City Attorney's Office

Date: _____

ATTACHMENT A

TOD PROJECT SUMMARY

This attachment comprises this page and the succeeding page(s) which contain(s) a summary of the Project identified in the application for Livable Communities Demonstration Account TOD program grant funds submitted in response to the Council's notice of availability of Demonstration Account grant funds for the Funding Cycle identified at Page 1 of this Agreement. The summary reflects the proposed Project for which the Grantee was awarded grant funds by the Council Action, and may reflect changes in Project funding sources, changes in funding amounts, or minor changes in the proposed Project that occurred subsequent to application submission. The application is incorporated into this Agreement by reference and is made a part of this Agreement as follows: If the application or any provision of the application conflicts with or is inconsistent with the Council Action, other provisions of this Agreement, or the TOD Project Summary contained in this Attachment A, the terms, descriptions, and dollar amounts reflected in the Council Action or contained in this Agreement and the TOD Project Summary shall prevail. For the purposes of resolving conflicts or inconsistencies, the order of precedence is: (1) the Council Action; (2) this Agreement; (3) the TOD Project Summary; and (4) the grant application.

Livable Communities Project Summary

Grant # SG-09042
Type: LCDA-TOD Development
Applicant: City of St. Paul
Project Name: Northwest University & Dale
Project Location: Green Line – Dale Street Station
Council District: District 14 – Jon Commers Project Detail

Project Detail	
Project Overview	The redevelopment supports the Dale Street Area Station Plan vision for a healthy and functioning "Main Street" serving the daily needs of residents and small businesses. The mixed-use project includes approximately 9,000 sq ft of retail/commercial space, 15,000 sq ft of office space and affordable senior housing units. The building will anchor this important corner of the station area providing enhanced landscaping, a corner plaza/seating area and green space, while also working to secure smaller local businesses and service organizations as tenants.
Jobs (FTEs)	Temporary (construction): 75 Permanent: 98
Net tax capacity increase	\$81,409
Total housing units	61
Affordable units	61 @ 51%-60% AMI
Anticipated # bedrooms	51 - Studio/1BR; 6 - 2BR; 4 - 3+BR
Est. total development cost	\$22,954,876
Est. private funds	\$8,102,640
Est. other public funds	\$13,402,236
TOD metrics	Floor-area ratio: 2.02 Dwelling units per acre: 61 Distance to platform: 73 feet Residential parking ratio: .25 stalls/unit
Comments/ Demonstration value	<ul style="list-style-type: none"> • TOD design features include: active first floor uses, high transparency and building articulation, efficient land use, enhanced public realm • Potential to catalyze additional TOD investment and increased density in the immediate station area • The business incubator space is greatly needed and good addition to this project and can provide important wealth building capacity for neighborhood.
Funding Request	
\$1,450,000	TOTAL
\$1,450,000	Site Acquisition

ATTACHMENT B

TOD PROJECT LOCATION(S)

This attachment comprises this page and the succeeding page(s) which contain aerial photography or drawings that identify the specific location(s) within the Project boundaries for which the Grantee must use the grant funds. The attached photography or drawings also may identify the types of eligible activities for which the grant funds must be used at specific locations within the Project boundaries.

LCA Aerial TOD-LCA Project North West University Dale | Dale Street Station LCATOD Eligible Station Area | Map ID: 1498754972835



- Walk Route
- Active Transit Stops
- H-Frequency Service Network
- TOD Area
- Light Rail Green Line
- Transit Routes (A)
- Project
- Green Line
- Parcels

0 0.005 0.01 0.02 0.03 0.04 Miles



Created: 6/25/2017
 LCA Aerial

For complete description of accuracy, please visit
<http://www.lca.com>



1498754972835



Eastbound - Weekday
from downtown Minneapolis to downtown St Paul/Union Depot

Table with 23 columns (route number & letter, Target Field Station, Warehouse District, Nicollet Mall Station, Government Plaza Station, U.S. Bank Station, West Bank Stadium, East Bank Station, Stadium Village Station, Prospect Park Station, Westgate Station, Raymond Avenue Station, Fairview Avenue Station, Snelling Avenue Station, Hamline Avenue Station, Lexington Pkwy Station, Victoria St Station, Dale St Station, Western Ave Station, Capitol/Rice St Station, Robert St Station, 10th St Station, Central Station, Union Depot) and 48 rows (23 AM and 25 PM). Includes station names at the top and bottom of the table.



	Downtown Minneapolis										U of M Campus										Downtown St Paul			
route number & letter	Target Field Station Platform 2	Target Field Station Platform 1	Warehouse District/Hennepin Ave Station	Nicollet Mall Station	Government Plaza Station	U.S. Bank Station	West Bank Station	East Bank Station	Stadium Village Station	Prospect Park Station	Westgate Station	Raymond Ave Station	Fairview Ave Station	Snelling Ave Station	Hamline Ave Station	Lexington Pkwy Station	Victoria St Station	Dale St Station	Western Ave Station	Capitol/Rice St Station	Robert St Station	10th St Station	Central Station	Union Depot
	①	①	②	③	④	⑤	⑥	⑦	⑧	⑨	⑩	⑪	⑫	⑬	⑭	⑮	⑯	⑰	⑱	⑲	⑳	㉑	㉒	㉓
Gm	11:48	11:51	11:53	11:55	11:57	11:59	12:02	12:04	12:06	12:08	12:10	12:12	12:14	12:17	12:19	12:21	12:23	12:25	12:26	12:28	12:30	12:32	12:34	12:37
AM																								
Gm	12:08	12:11	12:13	12:15	12:17	12:19	12:22	12:24	12:26	12:28	12:30	12:32	12:34	12:37	12:39	12:41	12:43	12:45	12:46	12:48	12:50	12:52	12:54	12:57
Gm	12:28	12:31	12:33	12:35	12:37	12:39	12:42	12:44	12:46	12:48	12:50	12:52	12:54	12:57	12:59	1:01	1:03	1:05	1:06	1:08	1:10	1:12	1:14	1:17
Gm	12:48	12:51	12:53	12:55	12:57	12:59	1:02	1:04	1:06	1:08	1:10	1:12	1:14	1:17	1:19	1:21	1:23	1:25	1:26	1:28	1:30	1:32	1:34	1:37
Gm	1:14	1:17	1:19	1:21	1:23	1:25	1:28	1:30	1:32	1:34	1:36	1:38	1:40	1:43	1:45	1:47	1:49	1:51	1:52	1:54	1:56	1:58	2:00	2:03
Gm	2:14	2:17	2:19	2:21	2:23	2:25	2:28	2:30	2:32	2:34	2:36	2:38	2:40	2:43	2:45	2:47	2:49	2:51	2:52	2:54	2:56	2:58	3:00	3:03
Gm	3:14	3:17	3:19	3:21	3:23	3:25	3:28	3:30	3:32	3:34	3:36	3:38	3:40	3:43	3:45	3:47	3:49	3:51	3:52	3:54	3:56	3:58	4:00	4:03

Shaded times denote rush-hour service.



Westbound - Weekday from downtown St Paul/Union Depot to downtown Minneapolis

Table with 30 columns for stations (Union Depot to Target Field Platform) and 24 rows for departure times. Includes AM and PM sections.



	route number & letter	Union Depot	Central Station	10th St Station	Robert St Station	Capitol/Rice St Station	Western Ave Station	Dale St Station	Victoria St Station	Lexington Pkwy Station	Hamline Ave Station	Snelling Ave Station	Fairview Ave Station	Raymond Ave Station	Westgate Station	Prospect Park Station	Stadium Village Station	East Bank Station	West Bank Station	U of M Campus Station	Government Plaza Station	Nicollet Mall Station	Warehouse District/Hennepin Ave Station	Target Field Station Platform 1	Target Field Station Platform 2	
		23	22	21	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	1	
Gm	10:47	10:49	10:51	10:53	10:55	10:56	10:58	10:59	11:01	11:03	11:05	11:07	11:10	11:12	11:14	11:16	11:18	11:21	11:24	11:26	11:28	11:30	11:32	11:33	11:33	
Gm	11:07	11:09	11:11	11:13	11:15	11:16	11:18	11:19	11:21	11:23	11:25	11:27	11:30	11:32	11:34	11:36	11:38	11:41	11:44	11:46	11:48	11:50	11:52	11:53	11:53	
Gm	11:22	11:24	11:26	11:28	11:30	11:31	11:33	11:34	11:36	11:38	11:40	11:42	11:45	11:47	11:49	11:51	11:53	11:56	11:59	12:01	12:03	12:05	12:07	12:08	12:08	
Gm	11:47	11:49	11:51	11:53	11:55	11:56	11:58	11:59	12:01	12:03	12:05	12:07	12:10	12:12	12:14	12:16	12:18	12:21	12:24	12:26	12:28	12:30	12:32	12:33	12:33	
AM																										
Gm	12:16	12:18	12:20	12:22	12:24	12:25	12:27	12:28	12:30	12:32	12:34	12:36	12:39	12:41	12:43	12:45	12:47	12:50	12:53	12:55	12:57	12:59	1:01	1:02	1:02	
Gm	1:16	1:18	1:20	1:22	1:24	1:25	1:27	1:28	1:30	1:32	1:34	1:36	1:39	1:41	1:43	1:45	1:47	1:50	1:53	1:55	1:57	1:59	2:01	2:02	2:02	
Gm	2:16	2:18	2:20	2:22	2:24	2:25	2:27	2:28	2:30	2:32	2:34	2:36	2:39	2:41	2:43	2:45	2:47	2:50	2:53	2:55	2:57	2:59	3:01	3:02	3:02	

Shaded times denote rush-hour service.

Eastbound - Weekday
from Minneapolis to downtown St Paul via University Ave

	route number & letter	University Ave and 27th Ave SE	University Ave and Raymond Ave	University Ave and Fairview Ave	University Ave and Snelling Ave	University Ave and Lexington Pkwy	University Ave and Dale St	University Ave and Marion St	Cedar St and 5th St	Minnesota St and 4th St	Union Depot	Downtown St Paul
	①	②	③	④	⑤	⑥	⑦	⑧	⑨	⑩		
AM												
16	6:23	6:28	6:32	6:35	6:39	6:43	6:45	6:52	6:54	-		
16	6:43	6:48	6:52	6:55	7:00	7:04	7:06	7:14	7:16	-		
16	7:13	7:18	7:23	7:26	7:31	7:35	7:38	7:47	7:49	-		
16	7:43	7:48	7:53	7:56	8:01	8:05	8:08	8:17	8:19	-		
16	8:13	8:18	8:23	8:26	8:31	8:35	8:38	8:47	8:49	-		
16	8:43	8:48	8:53	8:56	9:02	9:06	9:09	9:18	9:20	-		
16	9:13	9:18	9:24	9:27	9:33	9:37	9:40	9:49	-	9:54		
16	9:43	9:48	9:54	9:57	10:04	10:09	10:12	10:21	-	10:26		
16	10:13	10:18	10:24	10:28	10:35	10:40	10:43	10:52	-	10:57		
16	10:43	10:48	10:54	10:58	11:05	11:10	11:13	11:22	-	11:27		
16	11:13	11:18	11:24	11:28	11:35	11:40	11:44	11:53	-	11:58		
16	11:43	11:48	11:54	11:58	12:06	12:11	12:15	12:24	-	12:29		
PM												
16	12:13	12:18	12:24	12:28	12:36	12:41	12:45	12:54	-	12:59		
16	12:43	12:48	12:54	12:58	1:06	1:11	1:15	1:24	-	1:29		
16	1:13	1:18	1:24	1:28	1:36	1:41	1:45	1:54	-	1:59		
16	1:43	1:48	1:54	1:58	2:07	2:12	2:16	2:25	-	2:30		
16	2:13	2:18	2:24	2:28	2:37	2:42	2:46	2:55	-	3:00		
16	2:43	2:48	2:54	2:58	3:07	3:12	3:16	3:25	-	3:30		
16	3:13	3:18	3:24	3:28	3:37	3:43	3:47	3:56	-	4:01		
16	3:43	3:48	3:54	3:58	4:07	4:13	4:17	4:26	-	4:31		
16	4:13	4:18	4:24	4:28	4:37	4:43	4:47	4:56	-	5:01		
16	4:43	4:48	4:54	4:58	5:07	5:13	5:17	5:26	-	5:31		
16	5:13	5:18	5:24	5:28	5:37	5:43	5:47	5:55	-	6:00		
16	5:43	5:48	5:54	5:58	6:06	6:12	6:16	6:24	-	6:29		
16	6:13	6:18	6:24	6:28	6:36	6:42	6:45	6:53	-	6:58		
16	6:43	6:48	6:53	6:57	7:05	7:10	7:13	7:21	-	7:26		
16	7:03	7:08	7:13	7:17	7:24	7:29	7:32	7:40	7:42	-		
16	7:35	7:40	7:45	7:49	7:56	8:01	8:04	8:12	8:14	-		
16	8:05	8:10	8:15	8:18	8:24	8:29	8:32	8:39	8:41	-		
16	8:35	8:40	8:45	8:48	8:54	8:58	9:01	9:08	9:10	-		
16	9:05	9:10	9:14	9:17	9:22	9:26	9:29	9:36	9:38	-		
16	-	-	9:49	9:52	9:57	10:01	10:04	10:11	10:13	-		
16	-	-	10:45	10:48	10:52	10:56	10:59	11:06	11:08	-		

Shaded times denote rush-hour service.

Westbound - Weekday
from downtown St Paul to Minneapolis via University Ave

	route number & letter	Union Depot	Minnesota St and 4th St	University Ave and Marion St	University Ave and Dale St	University Ave and Lexington Pkwy	University Ave and Snelling Ave	University Ave and Fairview Ave	University Ave and Raymond Ave	University Ave and 27th Ave SE
	10	9	7	6	5	4	3	2	1	
AM										
16B	-	6:04	6:13	6:16	6:19	6:24	6:26	6:30	6:36	
16B	-	6:34	6:43	6:46	6:49	6:54	6:56	7:00	7:06	
16B	-	7:02	7:12	7:15	7:18	7:23	7:25	7:30	7:36	
16B	-	7:30	7:40	7:43	7:47	7:53	7:55	8:00	8:06	
16B	-	7:58	8:09	8:12	8:16	8:23	8:25	8:30	8:36	
16B	-	8:26	8:37	8:41	8:46	8:53	8:55	9:00	9:06	
16B	-	8:56	9:07	9:11	9:16	9:23	9:25	9:30	9:36	
16B	-	9:26	9:37	9:41	9:46	9:53	9:55	10:00	10:06	
16B	9:52	9:56	10:07	10:11	10:16	10:23	10:25	10:30	10:36	
16B	10:22	10:26	10:37	10:41	10:46	10:53	10:55	11:00	11:06	
16B	10:52	10:56	11:07	11:11	11:16	11:23	11:25	11:30	11:36	
16B	11:21	11:25	11:36	11:40	11:45	11:53	11:55	12:00	12:06	
16B	11:51	11:55	12:06	12:10	12:15	12:23	12:25	12:30	12:36	
PM										
16B	12:21	12:25	12:36	12:40	12:45	12:53	12:55	1:00	1:06	
16B	12:51	12:55	1:06	1:10	1:15	1:23	1:25	1:30	1:36	
16B	1:21	1:25	1:36	1:40	1:45	1:53	1:55	2:00	2:06	
16B	1:51	1:55	2:06	2:10	2:15	2:23	2:25	2:30	2:36	
16B	2:21	2:25	2:36	2:40	2:45	2:53	2:55	3:00	3:06	
16B	2:51	2:55	3:06	3:10	3:15	3:23	3:25	3:30	3:36	
16B	3:21	3:25	3:36	3:40	3:45	3:53	3:55	4:00	4:06	
16B	3:51	3:55	4:06	4:10	4:15	4:23	4:25	4:30	4:36	
16B	4:21	4:25	4:36	4:40	4:45	4:53	4:55	5:00	5:06	
16B	4:50	4:54	5:06	5:10	5:15	5:23	5:25	5:30	5:36	
16B	5:20	5:24	5:36	5:40	5:45	5:53	5:55	6:00	6:06	
16B	5:51	5:55	6:06	6:10	6:15	6:23	6:25	6:30	6:36	
16B	6:14	6:18	6:27	6:31	6:35	6:43	6:45	6:50	6:56	
16B	6:44	6:48	6:57	7:01	7:05	7:13	7:15	7:20	7:26	
16B	7:15	7:19	7:28	7:32	7:36	7:43	7:45	7:50	7:56	
16B	7:45	7:49	7:58	8:02	8:06	8:13	8:15	8:20	8:26	
16B	-	8:22	8:31	8:34	8:38	8:44	8:46	8:50	8:56	
16B	-	8:52	9:01	9:04	9:08	9:14	9:16	9:20	9:26	
16A	-	9:20	9:29	9:32	9:36	9:42	9:44	-	-	
16A	-	10:20	10:29	10:32	10:35	10:40	10:42	-	-	
16A	-	11:13	11:22	11:25	11:28	11:32	11:34	-	-	

Shaded times denote rush-hour service.

Northbound - Weekday
from Dale St and Grand Ave to Rosedale

	route number & letter															
	Dale St and Grand Ave		Dale St and Selby Ave		Dale St Station		Dale St and Front Ave		Dale St and Maryland Ave		Co Rd B and Dale St		Co Rd B and HarMar Mall		Rosedale Transit Center	
	8	7	6	5	4	3	2	1								
AM																
65	4:39	4:41	4:44	4:47	4:49	4:54	4:59	5:03								
65	5:11	5:13	5:16	5:19	5:21	5:26	5:31	5:35								
65	5:41	5:43	5:46	5:49	5:51	5:56	6:01	6:05								
65	6:03	6:05	6:08	6:11	6:13	6:18	6:23	6:27								
65	6:23	6:25	6:28	6:31	6:33	6:38	6:43	6:47								
65	6:43	6:45	6:48	6:51	6:53	6:58	7:04	7:08								
65	7:03	7:05	7:09	7:12	7:14	7:19	7:25	7:29								
65	7:23	7:25	7:29	7:32	7:34	7:39	7:45	7:49								
65	7:43	7:45	7:49	7:52	7:54	7:59	8:05	8:09								
65	8:03	8:05	8:09	8:12	8:14	8:19	8:25	8:29								
65	8:23	8:25	8:29	8:32	8:34	8:39	8:44	8:48								
65	8:43	8:45	8:49	8:52	8:54	8:59	9:04	9:08								
65	9:13	9:15	9:19	9:22	9:24	9:29	9:34	9:38								
65	9:43	9:45	9:49	9:52	9:54	9:59	10:04	10:08								
65	10:13	10:15	10:19	10:22	10:24	10:29	10:34	10:38								
65	10:43	10:45	10:49	10:52	10:54	10:59	11:04	11:08								
65	11:13	11:15	11:19	11:22	11:24	11:29	11:34	11:38								
65	11:43	11:45	11:49	11:52	11:54	11:59	12:05	12:09								
PM																
65	12:13	12:15	12:19	12:23	12:25	12:30	12:36	12:40								
65	12:43	12:45	12:49	12:53	12:55	1:00	1:06	1:10								
65	1:13	1:15	1:19	1:23	1:25	1:30	1:36	1:40								
65	1:43	1:45	1:49	1:53	1:55	2:00	2:06	2:10								
65	2:12	2:14	2:19	2:23	2:25	2:30	2:36	2:40								
65	2:42	2:44	2:49	2:53	2:55	3:01	3:07	3:11								
65	3:02	3:04	3:09	3:13	3:15	3:21	3:27	3:31								
65	3:22	3:24	3:29	3:33	3:35	3:41	3:47	3:51								
65	3:42	3:44	3:49	3:54	3:56	4:03	4:09	4:13								
65	4:02	4:04	4:09	4:14	4:16	4:23	4:29	4:33								
65	4:22	4:24	4:29	4:34	4:36	4:43	4:50	4:54								
65	4:42	4:44	4:49	4:54	4:56	5:03	5:10	5:14								
65	5:02	5:04	5:09	5:14	5:16	5:23	5:30	5:34								
65	5:22	5:24	5:29	5:34	5:36	5:43	5:50	5:54								
65	5:42	5:44	5:48	5:52	5:54	6:01	6:07	6:11								
65	6:12	6:14	6:18	6:22	6:24	6:30	6:36	6:40								
65	6:40	6:42	6:46	6:50	6:52	6:58	7:04	7:08								
65	7:10	7:12	7:16	7:20	7:22	7:28	7:34	7:38								
65	7:39	7:41	7:45	7:48	7:50	7:56	8:01	8:05								
65	8:09	8:11	8:15	8:18	8:20	8:26	8:31	8:35								
65	8:39	8:41	8:45	8:48	8:50	8:56	9:01	9:05								
65	9:09	9:11	9:15	9:18	9:20	9:26	9:31	9:34								
65	9:42	9:44	9:47	9:50	9:52	9:57	10:02	10:05								
65	10:12	10:14	10:17	10:20	10:22	10:27	10:32	10:35								
65	10:42	10:44	10:47	10:50	10:52	10:57	11:02	11:05								
65	11:08	11:10	11:13	11:16	11:18	11:23	11:28	11:31								
65	11:42	11:44	11:47	11:50	11:52	11:57	12:02	12:05								

Shaded times denote rush-hour service.

Southbound - Weekday
from Rosedale to Dale St and Grand Ave

	1	2	3	4	5	6	7	8
AM								
65	4:28	4:32	4:37	4:42	4:44	4:48	4:51	4:53
65	4:57	5:01	5:06	5:11	5:13	5:17	5:20	5:22
65	5:30	5:34	5:39	5:44	5:46	5:50	5:53	5:55
65	5:58	6:02	6:07	6:13	6:15	6:19	6:22	6:24
65	6:18	6:22	6:27	6:33	6:35	6:39	6:42	6:44
65	6:37	6:41	6:47	6:53	6:55	6:59	7:02	7:04
65	6:57	7:01	7:07	7:13	7:15	7:19	7:22	7:24
65	7:17	7:21	7:27	7:33	7:35	7:39	7:42	7:44
65	7:37	7:41	7:47	7:53	7:55	7:59	8:02	8:04
65	7:58	8:02	8:07	8:13	8:15	8:19	8:22	8:24
65	8:18	8:22	8:27	8:33	8:35	8:39	8:42	8:44
65	8:38	8:42	8:47	8:53	8:55	8:59	9:02	9:04
65	8:58	9:02	9:07	9:13	9:15	9:19	9:22	9:24
65	9:18	9:22	9:27	9:33	9:35	9:39	9:42	9:44
65	9:49	9:53	9:58	10:03	10:05	10:09	10:12	10:14
65	10:19	10:23	10:28	10:33	10:35	10:39	10:42	10:44
65	10:49	10:53	10:58	11:03	11:05	11:09	11:12	11:14
65	11:19	11:23	11:28	11:33	11:35	11:39	11:42	11:44
65	11:49	11:53	11:58	12:03	12:05	12:09	12:12	12:14
PM								
65	12:19	12:23	12:28	12:33	12:35	12:39	12:42	12:44
65	12:49	12:53	12:58	1:03	1:05	1:09	1:12	1:14
65	1:19	1:23	1:28	1:33	1:35	1:39	1:42	1:44
65	1:48	1:52	1:57	2:02	2:04	2:09	2:12	2:14
65	2:18	2:22	2:27	2:32	2:34	2:39	2:42	2:44
65	2:47	2:51	2:57	3:02	3:04	3:09	3:12	3:14
65	3:07	3:11	3:17	3:22	3:24	3:29	3:32	3:34
65	3:31	3:35	3:41	3:46	3:48	3:53	3:56	4:00
65	3:50	3:54	4:00	4:06	4:08	4:13	4:16	4:20
65	4:10	4:14	4:20	4:26	4:28	4:33	4:36	4:40
65	4:30	4:34	4:40	4:46	4:48	4:53	4:56	5:00
65	4:50	4:54	5:00	5:06	5:08	5:13	5:16	5:20
65	5:10	5:14	5:20	5:26	5:28	5:33	5:36	5:40
65	5:35	5:39	5:45	5:51	5:53	5:58	6:01	6:03
65	5:55	5:59	6:05	6:11	6:13	6:18	6:21	6:23
65	6:27	6:31	6:36	6:42	6:44	6:48	6:51	6:53
65	6:57	7:01	7:06	7:11	7:13	7:17	7:20	7:22
65	7:27	7:31	7:36	7:41	7:43	7:47	7:50	7:52
65	7:57	8:01	8:06	8:11	8:13	8:17	8:20	8:22
65	8:26	8:30	8:35	8:40	8:42	8:46	8:49	8:51
65	8:53	8:57	9:02	9:07	9:09	9:13	9:15	9:17
65	9:23	9:27	9:32	9:37	9:39	9:43	9:45	9:47
65	9:53	9:57	10:02	10:07	10:09	10:13	10:15	10:17
65	10:26	10:30	10:35	10:40	10:42	10:46	10:48	10:50
65	10:58	11:02	11:07	11:12	11:14	11:18	11:20	11:22
65	11:28	11:32	11:37	11:42	11:44	11:48	11:50	11:52
65	11:58	12:02	12:07	12:12	12:14	12:18	12:20	12:22

Shaded times denote rush-hour service.



City of Saint Paul

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

Signature Copy

Resolution: RES 18-1285

File Number: RES 18-1285

Authorizing the Department of Planning and Economic Development to apply to the Minnesota Department of Employment and Economic Development (DEED) for a redevelopment grant for the Northwest Corner of University and Dale, and the Berry Convertible Street projects.

WHEREAS, the City of Saint Paul, Minnesota act as the legal sponsor for the project contained in the Redevelopment Grant Program application to be submitted on August 1, 2018, for the Northwest Corner of University and Dale, and the Berry Convertible Street projects; and

WHEREAS, the City of Saint Paul, Minnesota has the legal authority to apply for financial assistance, and the institutional, managerial, and financial capability to ensure adequate project administration; and

NOW, THEREFORE BE IT RESOLVED that the Director of the Saint Paul Department of Planning and Economic Development is hereby authorized to apply to the Department of Employment and Economic Development for funding of the Northwest Corner of University and Dale, and the Berry Convertible Street projects, and

BE IT FURTHER RESOLVED that the sources and amounts of the local match identified in the application are committed to the project identified; and

BE IT FURTHER RESOLVED that if the project identified in the application fails to substantially provide the public benefits listed in the application within five years from the date of the grant award, the City of Saint Paul may be required to repay 100 percent of the awarded grant per Minn. Stat. § 116J.575 Subd. 4; and

BE IT FURTHER RESOLVED that the City certifies that it has not violated any Federal, State or local laws pertaining to fraud, bribery, graft, kickbacks, collusion, conflict of interest, or other unlawful or corrupt practice; and

BE IT FURTHER RESOLVED that upon approval of its application by the state, the City of Saint Paul, Minnesota may accept and enter into an agreement with the State of Minnesota for the above referenced project, and that the City of Saint Paul, Minnesota certifies that it will comply with all applicable laws and regulation as stated in all contract agreements; and


FINALLY, BE IT RESOLVED that the Mayor and the City Clerk are hereby authorized to execute such agreements as are necessary to implement the project on behalf of the applicant.

At a meeting of the City Council on 7/25/2018, this Resolution was Mayor's Office.

Yea: 6 Councilmember Brendmoen, Councilmember Thao, Councilmember Tolbert, Councilmember Noecker, Councilmember Prince, and Councilmember Henningson

Nay: 0

Absent: 1 Councilmember Bostrom

Vote Attested by 
Council Secretary _____
Trudy Moloney

Date 7/25/2018

Approved by the Mayor 

Date _____