

2019 Neighborhood STAR Year-Round Program Application

Section A: Proposal & Organization Information

Project Name: ALLEY RECONSTRUCTION

Legal Entity Submitting Request: DREAMLAND ARTS, LLC

Organization type(s): Public ☐ For Profit ☒ Non-Profit ☐ Federal Tax I.D. # 20-2923521

Mailing Address: 677 HAMLINE AVE. N., SAINT PAUL MN 55104
STREET CITY STATE ZIP

Contact Person For This Request: ZARAAWAR MISTRY

Daytime Phone: (612) 965-4405 E-mail: z@dreamlandarts.com

Project Location\Address: 677 HAMLINE AVE. N., SAINT PAUL, 55014 Ward 4 Planning District 11

St. Paul Wards Map & Planning Districts:

STAR Funding Request:

www.stpaul.gov/departments/city-council/saint-paul-district-council

Grant request \$ 5,200.00

Loan request \$ None requested interest rate and term:

Total STAR Request: \$ 5,200.00 (same total on page 4)

Total Match: \$ None (same total on pages 4 & 5)

The following compliance issues may apply to your proposal and can be reviewed on the City of Saint Paul's website: <http://www.stpaul.gov/index.aspx?NID=3710>

- * Affirmative Action: Entities receiving \$50,000 or more of city funds within a 12-month period
- * Business Subsidy: May apply to recipients of grants of \$25,000 or more and loans of \$75,000 and over
- * Federal Davis Bacon Requirements: Projects of \$2,000 or more receiving at least one dollar of federal funds
- * Little Davis Bacon Requirements: Total project costs of \$25,000 or more
- * Living Wage: Entities receiving \$100,000 or more of city funds
- * Project Labor Agreement: Entities receiving \$250,000 or more of city funds
- * Section 3: Economic opportunities to low income persons or business concerns residing close to a project's location
- * PED/HRA Sustainability Initiative: May apply to projects of any size.
- * Saint Paul Sustainable Building Policy: Applies to projects receiving more than \$200,000 in public investment.
- * Two Bid Policy: Projects receiving \$20,000 or more of city funds
- * Vendor Outreach Program: Total project costs of \$50,000 or more

We authorize the City of Saint Paul's Planning and Economic Development Department to order a consumer credit report and verify other credit information including past and present mortgages and contracts for deed, as necessary to process our STAR application.

Individual Completing the Application:

ZARAAWAR MISTRY PRESIDENT 1/28/19
Name (please type) Title Date


Signature

Chief Officer or President:

ZARAAWAR MISTRY PRESIDENT 1/28/19
Name (please type) Title Date


Signature

PROPOSAL INFORMATION:

1. Please explain why this proposal should be considered outside of the regular Neighborhood STAR Program process:

The project was a reconstruction of a public alley, and we are submitting this proposal on the advice and recommendation of Matt Privratsky, Legislative and Policy Aide to Mitra Nelson, Ward 4 - St Paul City Council.

2. Have you explored other sources for funding? If not, why? If so, what issues did you run into?

Dreamland Arts paid for the project. But because it was for the reconstruction of public property, we did not consider any other sources of funding other than the City of St. Paul. Immediately after we received approval for the project from the Department of Public Works, we sent an email to the staff at Public Works as well as to our Council member's office to ask about possible sources of funding. Council member Nelson's office responded to our inquiry with a recommendation that we apply for a Neighborhood STAR grant.

3. Please provide a description of your project or program in the space provided:

The project was to replace a 50'x12' section of the public alley behind our theater, Dreamland Arts. We believed that cracks in the alley that opened up during the freeze/thaw cycle in the spring were causing water leaks in the finished lower level/basement of our building. This had been recurring problem for several years.

We had been in periodic communication with the staff at Public Works for about 5 years while we both tried to remedy the problem with temporary measures. Finally, Dreamland Arts offered to replace an entire 50'x12' section of the alley at its own expense, and, in October 2018, Public Works gave us permission to do so.

The project was completed by an independent, licensed and bonded contractor, Asphalt Driveway Company, for a total project cost of \$5,200 that was paid in entirety by Dreamland Arts.

The work was completed on Nov 1, 2018 because it had to be done before the winter freeze.

4. Briefly describe, in quantifiable terms, the specific results of this proposal:

The result is that there is now a 50'x12' section of the public alley with new asphalt between Van Buren Ave. and Blair Ave. (at Hamline Ave).

5. Please explain the public benefit of your project and how it will further the city's racial equity goals:

(Saint Paul will be a city where race does not predetermine opportunities in education, employment, housing, health or safety)

The project was a privately financed reconstruction of publicly owned property (the city alley). The indirect beneficiary of this repair was Dreamland Arts, the only building along the alley that has a basement. The project does not directly further the city's racial equity goals. However, Dreamland Arts is a small business with a 12 year history of consistent participation from racially diverse artists and audiences. For example, in 2018, we hosted performances by women playwrights of color (Exposed Brick Theatre), a free reading by immigrant youth (Green Card Voices), as well as classes for HECUA, a college level program focused on social justice issues. In March 2019 we will host New Native Theatre for a three week run of a new play.

II. NEIGHBORHOOD PLANNING/COMMUNITY SUPPORT: Community involvement is a critical part of the STAR program. In this section, you are being asked to identify the participation of neighborhood and community groups in your proposal.

1. Will your project be coordinated or partnered with any other project, program? If yes, please describe:

N/A

2. Is this proposal identified as part of an adopted city, neighborhood, or business plan? If yes, please describe: (Neighborhood plans can be found @ www.stpaul.gov/index.aspx?NID=3446)

N/A

3. Have you discussed your plans with the neighborhood District Council? Please explain:

Since our project was for the reconstruction of the alley, we were focused on working with the staff at Public Works, since we had been trying to resolve this issue with their help over a number of years. When we finally received approval for the project from Public Works, the agreement was that we, Dreamland Arts, and not the City, would be responsible for covering the cost of the repair.

But, as explained earlier, we immediately wrote an email inquiry to Council member Nelson's office seeking some guidance on possible funding options, and on their recommendation we are submitting this application to the year round Neighborhood STAR program.

III. FIVE YEAR JOB CREATION / RETENTION PROJECTIONS: Please provide the number of new permanent jobs that will be created and retained over the next five years along with an average salary. In addition, please list the number of temporary/construction jobs you plan to create over the next 5-year period.

None.

IV. STAR PROJECT / PROGRAM ACTIVITIES:

1. Before commercial or residential **development/redevelopment projects** may proceed, you must have control of the property. Please indicate the type of site control you have:
- Deeded Title
 - Purchase Agreement
 - Purchase Option
 - Existing Lease
 - Lease Agreement

N/A

1. Please choose the type of development:

New Construction

Rehabilitation/Expansion

2. Describe the current use and proposed use of the space. If the space will be leased, please provide the square footage, rent per square foot and status of the individual leases;

N/A

3. Please identify your developer, architect, general contractor, and/or leasing and management firm (*if selected*);

Asphalt Driveway, 1211 East Hwy 36, Maplewood, MN 55109

4. Please list City department(s) and person(s) with whom you have discussed your proposal;

Department of Public Works, as well as Ward 4 Council member's office

5. For **public or private open-space improvement projects**, please describe the components included in your proposal, approximate locations, how your open space improvement project will be maintained over the life of the improvement and if businesses and/or homeowners have been approached regarding any required assessments to their property.

There is now new asphalt for a 50'x12' section of the public alley between Van Buren Ave. and Blair Ave. (at Hamline Ave). No other neighbors were impacted by this repair. Dreamland Arts is in a largely residential area. We are the only commercial building on the block, and the only structure that has a basement.

1. For **sub-loan/sub-grant programs** please attach program guidelines containing the following: the number of houses or businesses to be assisted, how program participants will be selected, if this program will be coordinated with other city programs, the terms or conditions required of the borrower/grantee, and your loan underwriting criteria (if applicable.)

VI. SOURCES AND USES: Please show the use of all funds for your **entire** project:

CATEGORY	STAR LOAN REQUEST (from page 1)	STAR GRANT REQUEST (from page 1)	MATCHING FUNDS (from page 5)	NON-MATCHING FUNDS**	TOTAL
Acquisition					
Rehabilitation:					
residential					
commercial					
New Construction:					
residential					
commercial					
Public Improvements		\$5,200.00			\$5,200.00
Private Open Space Improvements					
Direct Project Costs*					
TOTALS: Same total(s) on pages 1 & 5		\$5,200.00			\$5,200.00

Please note: for-profit entities must include a pay-back loan component equal to or greater than the requested grant amount.
(Neighborhood STAR Guidelines, page 2)

N/A

*Direct Project Costs (Soft Costs) - Up to 20% of STAR funds may be used for soft costs (i.e. acquisition, architect, engineering, legal and loan fees, environmental testing, permits, licenses, etc.) **Please itemize:**

N/A

** **Please List** the additional funds being used on this project that do not qualify as matching contributions (i.e. project expenditures prior to submission of a STAR application, city grants from CDBG, STAR, CIB, HRA, etc.)

N/A

VII. SOURCE OF MATCHING FUNDS:

- ¥ ¥ - Matching funds must be directly related to the proposal;
- ¥ ¥ - A minimum of one non-city (private) dollar for every STAR dollar is required for **all grant** requests;

- ¥ ¥ - Any portion of a loan request over \$50,000 requires a minimum \$1 for \$1 match with non-city resources;
 ¥ ¥ - Loan requests up to \$50,000 do not require a match;
 ¥ ¥ - Please refer to Neighborhood STAR Guidelines (www.stpaul.gov/star) for additional details on match criteria.

	Please Identify Source & Type of Matching Funds	Amount	Date Available	Match Firm?
A.	Estimated volunteer labor/sweat equity*:			
B.	Estimated in-kind service*:			
	1			
	2			
C.	Amount and source of private equity:			
	1			
	2			
D.	Name and amount of anticipated foundation grants:			
	1			
	2			
E.	Amount of loan(s) and name of lender:			
	1			
	2			
	TOTAL VALUE OF MATCHING FUNDS	\$	Please enter this total on pages 1 & 4	

* Up to 30% of the total match may be indirect contributions including in-kind goods and services, sweat equity and/or volunteer labor. Sweat equity and volunteer labor is valued at \$15 per hour (*Neighborhood STAR Guidelines, page 7*)

VIII. APPLICANT INFORMATION. This section provides the STAR Board, elected officials, and staff with basic information about your organization, and its abilities to carry out a STAR project.

1. Please describe your organization:

Dreamland Arts is an artist owned 40 seat theater in the Hamline-Midway neighborhood of St. Paul. We present and provide rental space for plays, music and dance concerts, poetry readings, puppet shows and film screenings. Since we opened our doors in 2006, we have served thousands of artists and audiences - the young and the old, next door neighbors and distant travelers, and pros and dabblers. Our work is passion driven, and much of our activities are at low cost, and some of them at no cost, to the people involved.

Dreamland Arts is owned and operated by husband and wife, Zaraawar Mistry and Leslye Mistry (professional name Leslye Orr), who live in a single family home attached to the theater. Dreamland Arts is a small business - one might call it a micro-business, as it is a mom and pop operation with no employees. It is also not the primary source of income for the family as Zaraawar is an employee at another arts organization in St. Paul.

In spite of its small size and annual operating budget, Dreamland Arts is well known in the Twin Cities arts community, drawing in a diverse community of artists and audiences from all over the metro area to a wide range of artistic and education activities. The venue is often featured in the media, with news stories in magazines, newspapers and on the radio, including in a January 18, 2019 article in the Star Tribune ("Twin Cities performing artists face 'space crunch' as venues close.") More info at www.dreamlandarts.com.

2. What is your status as a legal entity? (i.e. corporation, partnership, nonprofit, sole proprietorship, etc.)

LLC (Partnership)

3. Who will be the designated project manager? **ZARAAWAR MISTRY**
 Please describe her/his background, skills and experience in managing similar-type projects\programs. **N/A**

4. Do you have an adopted\official conflict-of-interest policy? If so, please attach. **N/A**

5. If you have received City funds within the past five years, please attach a list. **N/A**

Section B

ORGANIZATION MANAGEMENT

Please provide names, titles, addresses and percentage owned of proprietors, partners, officers, directors, governors and all holders of outstanding stock. (100% of ownership must be shown.)

ZARAAWAR JAL MISTRY, PRESIDENT, 1342 Van Buren Ave., St. Paul, 55104 (50%)
LESLYE SUSAN MISTRY, VICE PRESIDENT, 1342 Van Buren Ave., St. Paul, 55104 (50%)

If you have affiliate and/or subsidiary firms (20% or more ownership in other entities,) please provide a list of the entities along with the last fiscal year-end financial statements for these firms.

N/A

If your business is a franchise, include a copy of the franchise agreement and the franchiser's FTC disclosure statement.

N/A

FINANCIAL INFORMATION

Please provide the following (check if attached):

A current balance sheet and operating statement. (Last business quarter)

Aging of accounts receivable/accounts payable as of the date of the current balance sheet

A year-ended balance sheet and profit and loss statement for the previous three years, with accountant's letter, notes and supporting schedules

Detailed cash flow projections for 12 months of operation or a projected annualized income statement with assumptions

A copy of existing or proposed purchase agreement or lease agreement (provide appraisal, if available)

Please attach an itemized budget and/or contractors' estimates

If purchasing fixed assets, please include purchase agreements or vendor quotes

If a corporation, please provide articles of incorporation and bylaws

If a partnership, please provide partnership agreement

If LLC, please provide articles of organization

Current personal financial statements and addresses for partner, officer, owner, and each stockholder with 20% or greater ownership

Resumes of principals and key management

If the project includes bank or other financial participation, please provide a letter of commitment

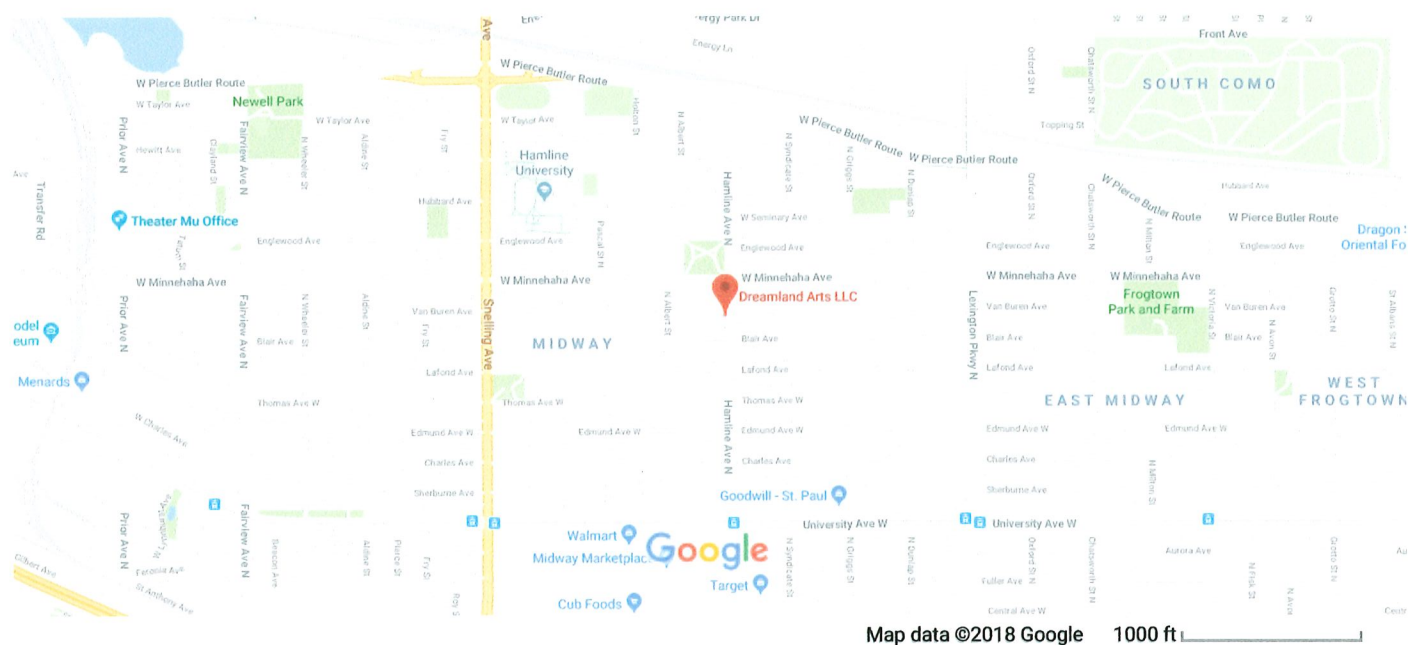
A list of all existing business debt including the creditor's name, original date of the loan, amount, present balance, interest rate, maturity date, monthly payment, secured assets, and loan status

If this request is for a new business start-up, please attach your business plan.

Additional information may be requested by city staff during the review of your proposal.

Minnesota Data Privacy Act/Tennessee Notice: The Minnesota Data Privacy Act requires certain information you provide on the Neighborhood STAR Program application remain as private data. Public data will be accessible to the public. Financial information (i.e. credit reports, financial statements and net worth calculations) is classified as private/confidential data and is available only to you, city employees and officials with a bona fide need to know such information to process and make a decision on the approval of your application. You are not legally required to provide the information requested however, if the requested information is not furnished your application may not be considered.

Google Maps Dreamland Arts LLC



Asphalt Driveway Co.

Member of Chamber of Commerce

1211 E Hwy 36 • Maplewood, MN 55109 • 612-676-1717

September 10, 2018

Zaraawar Mistry
Dreamland Arts
677 Hamline Ave
St. Paul, MN

Re: Alley repair

Scope of work:

1. Remove and haul away existing alley. (See attached)
2. Stake out work area and trim edges alongside.
3. Re-grade existing area and apply dolomite base as needed and compact with vibrostat roller (1½" minus) aggregate size.
4. Apply 3" mat of Asphalt concrete, roll and compact to 2½".
5. Tamp and trim all edges, clean-up work area and hang signs.

Total price: including tax, materials, labor and permit- \$5200.00

Deposit 10%, balance due upon completion.

If you have any other questions please contact us at 612-676-1717.

Sincerely,



Peter Ohland
Asphalt Driveway Company

Asphalt Driveway Co.

Quality work since 1951

1211 E Hwy 36 Maplewood, MN 55109

(612) 676-1717 Fax: (612) 676.1718

Name: Dreamland Arts

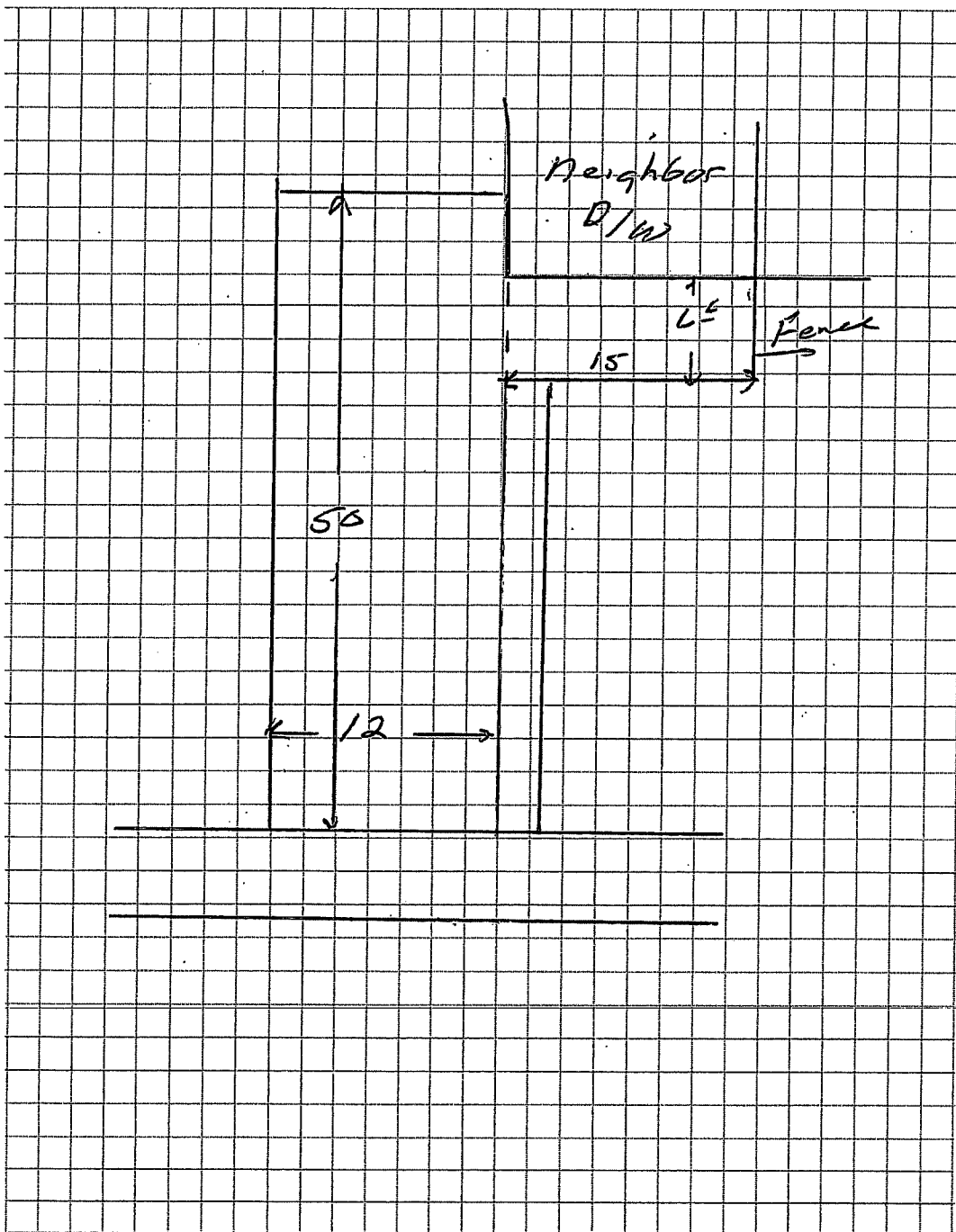
Date: 9-10-18

Address: 677 Hamline Ave ST Paul

Home Phone: _____ Work: _____ Cell: _____

Notes: _____

Zareadwar Mistry 612.965.4405 (C)



Total Price
(Tax & Permit Incl.)

5200.00

Flex Scheduling
Discount

\$

Coupons

\$

Lowest Monthly Payment

\$

Total Savings

stimator:

Peter Ohland

Asphalt Driveway
1211 East HWY 36
Maplewood, MN 55109 US
sales@asphaltdrivewayco.com
www.asphaltdrivewayco.com



INVOICE

BILL TO

Zaraawar Mistry
Dreamland Arts
677 Hamline Ave
ST Paul, MN

INVOICE # 202444

DATE 11/05/2018

DUE DATE 11/05/2018

TERMS pay on completion

ACTIVITY	QTY	RATE	AMOUNT
Asphalt Driveway 700 sq ft	1	5,200.00	5,200.00
PAYMENT			5,200.00
BALANCE DUE			\$0.00

Dreamland Arts
677 Hamline Ave. N.
Saint Paul, MN 55104

The photo below shows the 50' x 12' section of the alley that was replaced on 11/1/2018.

