

ATTACHMENT B

BACKGROUND

HRA approved tentative developer designation to Kendal Hardware on 14 September 2011 by Resolution 11-1795. The community strongly supports the retention of Kendall Hardware in the neighborhood and believes Kendall Hardware will be a strong anchor for the corner of Payne and Phalen Boulevard.

On November 3, 2004, City Council approved the Payne-Phalen Boulevard Main Street Redevelopment Plan by Resolution 04-1059. On November 3, 2004, by Resolution 04/11/10-1, HRA also approved said Plan. The Plan outlined the need to bring in a variety of new housing types together with commercial/retail services. The neighborhood, HRA, and many other partners were successful in developing the Phalen Senior Lofts in 2007.

As part of the widening of Maryland Avenue, Ramsey County received federal funding to construct turn lanes to facilitate better traffic flow and reduce accidents. The purchase of Kendall Hardware was necessary to facilitate these turn lanes, and the County has now completed this acquisition. Kendall Hardware has been located on the avenue for more than 50 years. The community wants to retain this business on Payne Avenue and take the opportunity to show investment at a prime location. Kendall needs to be off their existing site by May 15, 2012 in order for demolition and improvements to commence in the area. This extremely tight timeline for the relocation of Kendall Hardware requires that construction of their new store get underway by early December. The delay in cost overruns may result in the hardware store being closed before the new store is available. Kendall is working with Ramsey County in an effort to extend the time line to June 1, 2012.

- zoning is T-2 and supports the proposed land use of retail development
- Parks and schools are located ¼ mile of development. (see **Attachment D**)
- Wilder planning district demographic profile is attached (see **Attachment H**)
- Acquisition of this property was done over many years using both local and federal funds to assemble a viable development site consisting of 2.56 acres
- 1.085 acre is being considered for the new hardware store, leaving over 1.47 acres for future development along Payne
- Property is located in a designated ISP/NSP targeted area and along a neighborhood commercial corridor
- Kendall currently has 12 full time employees and anticipates hiring two more full time and two part time employees with the new building

Total construction costs were estimated at \$1,500,000.00 including;

- land cost
- hard construction
- soil correction costs do to poor soil on the site
- placement of street trees for the boulevard,
- park land dedication fee
- sustainability and the need to improve water quality standards on site
- winter building conditions