

**HOUSING AND REDEVELOPMENT AUTHORITY
OF THE CITY OF SAINT PAUL, MINNESOTA**

REPORT TO THE COMMISSIONERS

DATE: JANUARY 11, 2017

REGARDING: RESOLUTION APPROVING AND AUTHORIZING A GRANT OF \$75,000 TO HMONG VILLAGE, LLC FOR THE EXPANSION OF THEIR PARKING LOT AND REQUIRED LANDSCAPING AT 1001 JOHNSON PARKWAY, SAINT PAUL, MINNEOSTA, WARD 6, DISTRICT 4.

Requested Board Action

Approval and authorization of a \$75,000 HRA grant for the parking lot expansion and landscaping of the Hmong Village Shopping Center at 1001 Johnson Parkway.

Background

The Hmong Village Shopping Center (Hmong Village) was established in 2010 and is located at 1001 Johnson Parkway in the Phalen Village area. Hmong Village, which was privately financed, is a mix of shops, restaurants and offices and represents a significant and important economic business in the Phalen Village area.

Hmong Village has experienced success at this location to the point of lacking enough parking spaces to serve their customers during peak hours of operation. The company would like to expand their parking lot to meet this growth. A study completed by BKBM Engineers confirmed the fact that a ramp would not fit on the site and the only way to increase parking was to expand the existing surface lot. They are purchasing 37,825 square feet of land from Saint Paul Parks and Recreation (approved 10/13/2016) to add an additional row of parking to their lot. This will greatly increase the efficiency of the parking lot and add up to 120 additional spaces. The surface lot expansion is projected to cost \$710,000 with \$300,000 of that cost to be spent on landscaping and regrading of the Parkway to blend the project into the parkland. The financing commitment of \$75,000 for the expansion of the surface parking lot will help defray the cost of the grading and landscaping portion of this project.

Budget Action

A budget amendment is included in Attachment A to the Resolution providing \$75,000 from the HRA Neighborhood Parking Fund. If this action is approved, \$245,000 will remain in the Fund.

Future Action

N/A

Financing Structure

The \$75,000 will be structured as a grant for the expansion of the parking lot and landscaping. The total cost of the project is \$710,000.

Sources:		USES:	
Private	\$435,000	Parking lot	\$410,000
NENDC	200,000	Landscaping	<u>300,000</u>
HRA	<u>75,000</u>		
Total	\$710,000	Total	\$710,000

PED Credit Committee Review

N/A

Compliance

Compliance requirements that may be applicable for this project include Vendor Outreach, Two Bid Policy, Affirmative Action and Labor Standards.

Green/Sustainable Development

The storm water management plan for the parking lot expansion was reviewed and approved by the regional water authority.

Environmental Impact Disclosure

N/A

Historic Preservation

N/A

Public Purpose/Comprehensive Plan Conformance

The project, consistent with the District 4 plan, the Phalen Village Small Area Plan and the Comprehensive Plan, will:

- Create construction jobs and permanent jobs.
- Improve the traffic to the area by providing additional onsite parking.
- Increase the tax base.

Statement of Chairman (for Public Hearing)

N/A

Recommendation:

The Executive Director of the HRA recommends approval of the attached resolution, and approval of all necessary documents for the \$75,000 grant for the expansion of the Hmong Village parking lot and required landscaping.

Sponsored by: Commissioner Bostrom

Staff: David Gontarek 266-6674

Attachments

- **Attachment – Map**
- **Attachment – Public Purpose**
- **Attachment – District 4 Profile**