

Name:	Dayton's Bluff Business Incubator		Date of Update:	2/22/2017
			Stage of Project:	Pre-Development
Location (address):	809 7th Street East		Ward(s):	4
Project Type:	Industrial		District(s):	7
PED Lead Staff:	Marcq Sung			

Description				
Dayton's Bluff Neighborhood Housing Services ("DBNHS") and Neighborhood Development Center ("NDC") will create Dayton's Bluff Business Incubator by rehabilitating the former Animal Ark Thrift Store building at 809 7th Street East.				
Building Type:	NA	Mixed Use:	No	
GSF of Site:	13,057	Total Development Cost:	\$2,009,624	
Total Parking Spaces:	0	City/HRA Direct Cost:		
Total Public Spaces:	0	Total City/HRA & Partners Cost:		
Est. Year Closing:	2017	Est. Net New Property Taxes:	\$0	
		In TIF District:	Yes	
		Meets PED Sustainable Policy:	Yes	
Developer/Applicant:	Dayton's Bluff Neighborhood Housing Services & Neighborhood Development Center			

Economic Development		Housing						
Jobs	Created: 15 Retained: 0 * Living Wage: \$0.00 New Visitors (annual): 0	Units	Rent Sale Price Range	Affordability				
				<=30%	31-50%	51-60%	61-80%	>80%
		Eff/SRO						
		1 BR						
		2 BR						
		3 BR +						
		Total	0	0	0	0	0	0
				0%	0%	0%	0%	0%

Current Activities & Next Steps
The partnership will rehabilitate the building and find tenants.

City/HRA Budget Implications
Spend \$400,000 of City's CDBG allocation

*If Living Wage does not apply, NA is indicated. If Living Wage does apply but there is an exemption, EX with a number corresponding to the exemption in the Living Wage policy will be indicated: 1-conduit bonds, 2- small business, 3-intermediaries, 4-first year for business, and 5-redevelopment.

This document is for information purposes only and is deemed reliable but not guaranteed. Information is subject to change without notice, and does not constitute a binding obligation on the part of either the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota (HRA) and the City of Saint Paul, Minnesota, nor are either parties responsible for any omissions or errors. Except for Closed Projects, all items are subject to final negotiations and approval, the sources of funds may not be an actual commitment or approval of funds by the City/HRA or any other funding partner and developers listed for projects are also subject to change.

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