

<b>Name:</b> 683 North Street	<b>Date of Update:</b> 2/26/2013
	<b>Stage of Project:</b> Pre-Development
Location (address): 683 North Street	
Project Type: Parking/Public Infrastructure	Ward(s): 7 District(s): 4
PED Lead Staff: Daniel Bayers	

<b>Description</b>			
Stutzman Group of Dayton's Bluff LLC would like to purchase this property for development of an off-street parking lot.			
Building Type:	NA	Mixed Use:	No
GSF of Site:	5,663	Total Development Cost:	\$233,405
Total Parking Spaces:	10	City/HRA Direct Cost:	\$60,000
Total Public Spaces:	0	Total City/HRA & Partners Cost:	\$60,000
Est. Year Closing:	2013	Est. Net New Property Taxes:	\$0
		In TIF District:	No
		Meets PED Sustainable Policy:	NA
Developer/Applicant:		Stutzman Group of Dayton's Bluff LLC	

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

<b>Current Activities &amp; Next Steps</b>
PED Staff plans to bring The Developer's proposal to the HRA Board for Tentative Developer Status

<b>City/HRA Budget Implications</b>
None

\*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.