

From: [Gene Gelgelu](#)
To: [Zimny, Joanna \(CI-StPaul\)](#)
Cc: [Alex.Tselos](#); [Jude.Hockley](#); [Vang, Mai \(CI-StPaul\)](#)
Subject: Follow up
Date: Wednesday, January 20, 2021 3:46:22 PM
Attachments: [1-20-2021.pdf](#)

Think Before You Click: This email originated **outside** our organization.

Hi Joanna,

Thank you for the time you took to talk to me this afternoon. You told me to communicate with DSI about the payment. I called this afternoon DSI and I was told the payment is only through check or credit card(that requires us to mail) and we were unable to pay ACH . Now we are going to send \$5,000.00 to DSI today.

Attached please find financial proforma. We purchased the building on 1/15/2021 and the sources of funding to purchase the building were: \$200,000 from HFFI, and \$100,000 from BMO Harris bank. The total purchasing price was \$300,000.

Now we secured the building and we will work on the financing for construction. We are closely working with PED to secure some funding for demolishing and pre development. Our plan is to revitalize the corridor and build a vibrant area. Please let me know if you have any questions.

Sincerely,

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SOURCES

| | | |
|---------------------------------------|-------|------------------|
| Bank Financing / BQ Debt | 4.00% | 2,167,000 |
| Foundation/LISC Capital Grants | | 1,146,863 |
| HFF Grant | | 200,000 |
| State of MN DEED Remediation Grant | | 125,000 |
| Met Council LCDA Predevelopment Grant | | 100,000 |
| AEDS Equity | | 85,000 |
| City of St. Paul STAR | | 75,000 |
| PACE Loan | | 25,979 |
| Met Council TBRA Investigation Grant | | 10,000 |
| Early Capital Campaign Receipts | | - |
| Total Sources | | 3,934,842 |

USES

| | | |
|-------------------------|-----------------------|---------------|
| Building Square Footage | 9,700 | |
| Purchase Price | | 300,000 |
| Closing Costs | | 7,500 |
| Due Diligence | | |
| | Phase I | 2,500 |
| | Survey | 750 |
| Financing | | |
| | Appraisal | 5,000 |
| | Origination Fees | 25,000 |
| Soft Costs | | |
| | Architecture/Engineer | 8.00% 234,792 |
| | Engineering | 35,000 |
| | Holding Costs+Cap Int | |

| | | | |
|------------------------------|--------------------------------|------|-----------|
| AEDS Staff Time Investment | | | |
| | Executive Director | | 30,000 |
| | Project Manager | | 60,000 |
| | Fringe | | 14,400 |
| | Travel | | 5,000 |
| AEDS Project Contractor Time | | | |
| | Market Manager | | 16,000 |
| | Program Development Support | | 20,000 |
| | Real Estate Advisory/Proj Mgmt | | 50,000 |
| Construction | | | |
| | City Fees | | 30,000 |
| | SAC/WAC | | 20,000 |
| | Construction | 275 | 2,667,500 |
| | Contingency | 8% | 217,400 |
| FF&E | Total | \$20 | 194,000 |
| Total Uses | | | 3,934,842 |