CITY OF SAINT PAUL

BRIEFING ON SIBLEY PARK AND SIBLEY COURT LOAN MODIFICATION TERMS

May 14, 2025

BACKGROUND

- Sibley Park is a 114-unit building located at 211 7th Street East. It opened in 2002. First floor businesses include the Buttered Tin, FastSigns and Purrr Luxury Cat Grooming. There is 2,885 SF of vacant commercial space.

- Sibley Court is a 122-unit building located a 484 Temperance Street. It opened in 2003. Garso Mini Mart will be occupying 1,533 SF of first floor commercial space as of June 1, 2025.

- Rehabilitation of these 20 plus year old buildings is needed to ensure preservation of 236 affordable apartments for an additional 30 years.

- On June 12, 2024, the City Council granted host approval for Mounds View to issue $45,000,000 in bonds for the project. The closing of project financing is contingent upon the subordination of the HRA and MHFA loans.

PROJECT MAP

35E
94
484
TEMPERANCE
ST
Wacouta
Commons
Sibley Court
211 7TH ST E
5
Sibley Park
CHS Field

PROPOSED PROJECT AND REQUEST

- The project is owned by Sibley Park and Sibley Court Limited Partnerships, entities of Orbach Affordable Housing Services (OAHS).

- Upon closing of the new financing, OAHS Sibley TC Limited Liability Limited Partnership will acquire the partnership interest in the properties.

- OAHS requests the $500,000 HRA loan be subordinated to the new primary lender, and existing $2,100,000 MHFA loans, with a commitment by OAHS Sibley TC LLLP to make annual payments to the HRA of $15,000 for 15 years. The $275,000 deferred loan balance will be due in year 17, (2042).

- Pending final approvals, MHFA will be subordinating its loans and receive annual payments of $60,000 for 15 years.

Proposed Project and Affordability Levels

- The total project cost is ~$88.8 million with $24.4 million for rehabilitation.
- Currently rents for 60% of the units are limited to 115% of AMI, 20% at 50% AMI and 20% are unrestricted.
- With the recapitalization and rehabilitation project, affordability will be deepened with average rents of 60% AMI, ranging from 30% to 80% AMI. Rents will be restricted for 30 years until 2054.

Rehabilitation Project

- Comprehensive rehab of the building exteriors and interior common areas
- New mechanical systems
- Full interior renovation of all apartment units
- Improvement to exterior spaces and landscaping

Unit Type	Number of Units	Affordability Level			
		30% AMI	50% AMI	60% AMI	80% AMI
Sibley Court					
Efficiency	14			14	
1 Bedroom	44			44	
2 Bedroom	50	15		13	22
3 Bedroom	14	10			4
Total	122	25		71	26
Percent		20%		58%	21%
Sibley Park					
Efficiency	20			20	
1 Bedroom	39			39	
2 Bedroom	45		16	11	18
3 Bedroom	10		8		2
Total	114		24	70	20
Percent			21%	61%	18%
Total Affordable Units	**236**	**25**	**24**	**141**	**46**
Total Percent		11%	10%	60%	19%

SOURCES	Dollar Amt	USE	Dollar Amt
Colliers/Barings Loan	23,618,089	Purchase Price	40,000,000
Existing MHFA Loan	$2,100,000	Rehabilitation	24,386,682
Existing City of St. Paul Loan (Met Council)	$500,000	Financing costs	12,907,730
Syndication Proceeds	$24,963,301	Prof Fees	2,996,082
Seller Loan	$9,921,510	Contingency	2,487,441
Additional GP Loan	15,415,213	Developer Fee	5,050,000
bond acct interest earnings	2,671,875	Reserves	1,054,682
Deferred developer fee	4,500,000		
Refund from rate lock	236,181		
Seller loan interest	2,442,460		
Interim income	2,513,888		
TOTAL	**$88,882,617**		**$88,882,617**

Questions?

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