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|---------------------|---|--------------|--------------------------|-----------------|
| Name: | 1192 East 7th Street - Design Lab Properties, LLC | | Date of Update: | 4/15/2015 |
| | | | Stage of Project: | Pre-Development |
| Location (address): | 1192 East 7th Street | | | |
| Project Type: | Office | Ward(s): | 6 | |
| | | District(s): | 4 | |
| PED Lead Staff: | Daniel Bayers | | | |

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|---|----------------------------|---------------------------------|-----------|--|
| Description | | | | |
| Design Lab Properties, LLC has submitted a request to purchase HRA owned property located at 1192 East 7th Street. Design Lab Properties, LLC would like to use this property to build a new commercial building and connect this new building to their existing building located directly to the east. | | | | |
| Building Type: | NA | Mixed Use: | No | |
| GSF of Site: | 5,265 | Total Development Cost: | \$642,000 | |
| Total Parking Spaces: | 5 | City/HRA Direct Cost: | \$200,000 | |
| Total Public Spaces: | 0 | Total City/HRA & Partners Cost: | \$200,000 | |
| Est. Year Closing: | 2015 | Est. Net New Property Taxes: | \$0 | |
| | | In TIF District: | No | |
| | | Meets PED Sustainable Policy: | Yes | |
| Developer/Applicant: | Design Lab Properties, LLC | | | |

| Economic Development | | Housing | | | | | | |
|--|---------|---------|-----------------------|---------------|--------|--------|--------|------|
| Jobs Created: seven Retained: five * Living Wage: EX - 2 New Visitors (annual): 0 | | | | Affordability | | | | |
| | | Units | Rent Sale Price Range | <=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% |

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| Current Activities & Next Steps |
| Bring the project to the HRA Board for Tentative Developer Status. |

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| City/HRA Budget Implications |
| No Budget Implications |

*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.

Form Revised 05/17/06