

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA

REPORT TO THE COMMISSIONERS

DATE: OCTOBER 25, 2017

**REGARDING: APPROVAL OF THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF
SAINT PAUL, THE HOUSING AND REDEVELOPMENT AUTHORITY OF THE
CITY OF SAINT PAUL, AND FILLMORE AVENUE APARTMENTS, LLC.
WARD 2, DISTRICT 3**

Requested Board Action

Approval of the Development Agreement between the City of Saint Paul, the Housing And Redevelopment Authority of the City of Saint Paul, and Fillmore Avenue Apartments, LLC.

Summary Description

The Development Agreement focuses on the first phase of the 15 acre Fillmore redevelopment area bounded generally by Fillmore Avenue, Robert Street, Plato Boulevard and the Union Pacific railroad tracks. The first phase includes Block A, a 174 unit market rate apartment building, located on the block bounded by Robert Street South, Fairfield Avenue East, Livingston Avenue South, and Indiana Avenue (Block A on the attached Site Plan) and, construction of the 6 acre Greenway, a stacked function storm water and park like green amenity that will serve the 15 acre redevelopment area and larger community. The Development Agreement includes the conditions for sub-granting of funds to the Developer. If a Development Agreement is not executed by November 1, 2017, the Department of Employment and Economic Development (DEED) will terminate the \$960,336 contamination cleanup grant agreement with the City. These cleanup funds are for Block A, the Greenway and Indiana Avenue.

Additional subgrants include:

- DEED Redevelopment Grant in the amount of \$75,000 for demolition of a building within the Greenway.
- Metropolitan Livable Communities demonstration Grant of \$800,000 for the Greenway.

- Metropolitan Livable Communities Tax Base revitalization Grant of \$174,400 for contamination cleanup.

(Please see attached Background)

Budget Action

No budget action is required

Future Action

Before construction start the following will be submitted to the HRA Board for approval:

- Conveyance agreement for the HRA-owned parcel
- Financing plan for the Greenway
- Budget authorization for the upgrade of the Riverview Sanitary Lift Station

Compliance

The following compliance requirements will apply:

- Vendor Outreach Program
- Two Bid Policy
- Affirmative Action
- Little Davis Bacon Labor Standards

Green/Sustainable Development

The Developer will comply with the Saint Paul Green/Sustainable Development Policy.

Environmental Impact Disclosure

An Environmental Assessment Worksheet (EAW) was completed for the project, and found that the project does not have the potential for significant environmental effects.

Historic Preservation

An Archeological survey will be required

Public Purpose/Comprehensive Plan Conformance

The West Side Flats Master Plan envisions:

- *A balanced, sustainable place that incorporates the environment, the economy and the community into a riverfront neighborhood. Each of the ten principles of the Development Framework have been carefully followed to emphasize the environmental context, urban structure, movement of people and cars, and a prominent public realm. The physical plan for the area recognizes the historic grid of streets (...) and uses this traditional pattern to provide the basis for developing a new traditional neighborhood.*
- *The West Side Flats will contain a number of special characteristics, including well-designed public spaces, a diversity of housing types, corporate and community uses, and a strong relationship to the Mississippi River and the greater West Side neighborhood.*
- *Completion of the linear Greenway that would implement better connections to the Mississippi River edge, as is clearly stated in the objectives of Great River Greening and redevelopment plans of bluff neighborhoods.*

Recommendation:

Staff recommends approval of the attached Resolution authorizing the execution of the Development Agreement between the City of Saint Paul, the HRA of the City of Saint Paul and Fillmore Avenue Apartments, LLC.

Sponsored by: Commissioner Rebecca Noecker

Staff: Jules Atangana, 651-266-6552

Attachments

- **Project Summary**
- **Map**
- **Site Plan**
- **Public Purpose**
- **District 3 Profile**