



Legislation Text

File #: RES 23-630, **Version:** 1

Authorizing use of a Project Labor Agreement (PLA) for the Plato Apartments at Farwell Yards Project at 115 Plato Boulevard West (District 3, Ward 2).

WHEREAS, the Saint Paul City Council adopted a policy on the use of Project Labor Agreements (“PLA”) pursuant to Council File #09-584 for projects involving \$250,000 or more of city money; and

WHEREAS, an entity affiliated with Buhl Investors, LLC, 115 Plato LP, a Minnesota limited partnership (“Developer”), will undertake to construct a 63 unit affordable housing project on its property at 115 Plato Boulevard West (“Project”) that will include a total project budget over \$250,000 consisting, in part, from City grant funds and from City funds from State and Local Fiscal Recovery Funds under the American Rescue Plan Act of 2021 and

WHEREAS, under RES - PH 23 - 3, the City Council of the City of Saint Paul authorized the City to enter into a pass through Tax Base Revitalization Account with the Metropolitan Council for funds, among other sources, to be used by the Developer under a subgrant or deferred loan agreement with the City to clean up the Project; and

WHEREAS, the Housing and Redevelopment Authority for the City of Saint Paul (HRA) will consider the authorization by the HRA to enter into a certain development agreement with the Developer for the Project; and

WHEREAS, Planning and Economic Development staff sent written “Notice and Request for Recommendation on the Use of a PLA” to interested parties on March 24, 2023 with only one response received from the Saint Paul Building and Construction Trades Council; and

WHEREAS, the Saint Paul Building and Construction Trades Council responded stating “multi-craft, length, dollar amount, safety” as reasons they recommend a PLA for projects identified herein; now, therefore, be it

RESOLVED, that the City Council of the City of Saint Paul:

1. that the City Council hereby approves the use of a PLA on the Plato Apartments at Farwell Yards Project at 115 Plato Boulevard West; and
2. that the City Council hereby authorizes the appropriate city officials to draft and execute such documents as are necessary to implement this resolution.