



Legislation Text

File #: RES 23-1895, **Version:** 1

Approving and authorizing the use of a Project Labor Agreement on the Mali Center rehabilitation project at 576 Front Ave.

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

WHEREAS, the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota (the “HRA”) is a public body corporate and politic established pursuant to the provisions of Minnesota Statutes, Section 469.001, et seq. (the “Act”); and

WHEREAS, the HRA has the power to engage in development or redevelopment activities under Minnesota law and the HRA is authorized to engage in activities relating to (a) housing projects and development, (b) removal and prevention of the spread of conditions of blight or deterioration, (c) bringing substandard buildings and improvements into compliance with public standards, (d) disposition of land for private redevelopment, and (e) improving the tax base and the financial stability of the community, and to engage in the aforementioned activities when these needs cannot be met through reliance solely upon private initiative and which can also be undertaken in targeted neighborhoods; and is authorized to create redevelopment projects as defined in Minnesota Statutes, Section 469.002, Subdivision 14; and

WHEREAS, reference to the City of Saint Paul in Council File #09-584 also includes the HRA; and

WHEREAS, the HRA has tax increment financing spending plan authority and will consider approval of issuance of a Tax Increment Financing loan from unobligated increment in the amount of \$440,000 to TMREIT, LLC or another entity that is affiliated with and controlled by TMREIT, LLC for a project at 576 Front Ave; Ward 5, District 6 (“Project”).

WHEREAS, PED and the HRA sent a written “Notice and Request for Recommendation on the Use of a PLA” to interested parties on November 10, 2023 with one response received; and

WHEREAS, the Saint Paul Building and Construction Trades Council recommended a PLA for the projects referenced in this resolution, listing the dollar amount, multiple crafts involved and safety as reasons they recommend a PLA for these projects; and

WHEREAS, in considering the criteria for evaluating PLA as outlined in CF #09-584, the use of a PLA will ensure timely completion of the Project;

NOW THEREFORE BE IT RESOLVED by the City Council that the use of a PLA on the projects referenced in this resolution is approved.