Legislation Details (With Text)

File #:	RES 22-166 **Version:** 1		
Type:	Resolution	**Status:**	Passed
		In control:	City Council
		Final action:	2/9/2022
Title:	Approving Ordinance Permit 20210010105 for Roadway Base Infrastructure installed by Project Paul, LLC (a wholly-owned subsidiary of Ryan Companies US, Inc.) (“Ryan”) on the Ford (Highland Bridge) Site.		
Sponsors:	Chris Tolbert		
Indexes:			
Code sections:			
Attachments:	1. Permit 20210010105 Exhibit A - For Council		

Date	Ver.	Action By	Action	Result
2/11/2022	1	Mayor's Office	Signed	
2/9/2022	1	City Council	Adopted	Pass

Approving Ordinance Permit 20210010105 for Roadway Base Infrastructure installed by Project Paul, LLC (a wholly-owned subsidiary of Ryan Companies US, Inc.) (“Ryan”) on the Ford (Highland Bridge) Site.

WHEREAS, the Saint Paul City Council has adopted the Ford Site Zoning and Public Realm Master Plan and all Amendments to the Plan; and

WHEREAS, in June 2018, Ford Land announced Ryan Companies (“Ryan”) as the Master Developer for the Ford site; and

WHEREAS, the Site Improvement Performance Agreement (SIPA) provides for Site Plan Review protocols as well as protocols related to Site Improvements of the Property that are to be completed by Ryan and protocols related to City Acceptance of improvements completed by Ryan; and

WHEREAS, in April of 2020 Ryan submitted appropriate Plans, Specifications, Reports, and Documents to the City for review under Site Plan number 20-028740; and

WHEREAS, the appropriate City Departments and City Subject Matter Experts reviewed said Plans, Specifications, Reports, and Documents and found same to be in compliance with all applicable Codes, Standards, and Policies such that approval was granted by the Department of Safety and Inspections for site plan 20-028740 on May 11, 2021; and

WHEREAS, Article 6 of the SIPA provide for the installation of certain public infrastructure through a permit called the Ordinance Permit; and

WHEREAS, on April 30, 2021 the appropriate Ordinance Permit was issued by the City to Ryan for the purpose of completing certain roadway base infrastructure improvements for the Property; and

WHEREAS, with the exception of possible warranty rework resulting from a future inspection(s) prior to the expiration of the warranty period, Ryan has completed the installation of certain public improvements according to the requirements stated in the SIPA and Redevelopment Agreement (RDA); and

WHEREAS, warranties are assigned per Section 12.7 of the SIPA; and

WHEREAS, Ryan has satisfied all applicable requirements of the Ordinance Permit Acceptance process as required by the SIPA and RDA for the installation of certain public improvements such that a recommendation is made to Council that the public infrastructure identified in Ordinance Permit 20200010105 accepted with the following agreed upon conditions:

CONDITIONS #1 - 3

1. The warranty as provided for in Section 12.7 of the SIPA applies to all highlighted roadways shown in Exhibit A except for the final restoration of the Mount Curve/Ford Parkway intersection.
2. Correction of the restoration deficiencies shall be as determined by the City based on consultation with Ryan/Project Paul in the spring of the 2022 construction season. The limits of repair and or replacement shall be memorialized in writing. Any repair and or replacement shall be completed consistent with the Contract Documents.
3. The warranty for the public infrastructure repaired or replaced shall begin once the work has been approved by the City per the Contract Documents.

NOW, THEREFORE, BE IT RESOLVED, that the City Council accepts the infrastructure as so defined in the attached Exhibit A and with the afore stated agreed upon conditions.

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