



Legislation Details (With Text)

File #:	CO 25-2	Version:	1
Type:	Communications & Receive/File	Status:	Archived
		In control:	City Council
		Final action:	1/8/2025
Title:	Notification that Mica Park has been installed by Project Paul, LLC (a wholly-owned subsidiary of Ryan Companies US, Inc.) ("Ryan") on the Ford (Highland Bridge) Site.		
Sponsors:	Saura Jost		
Indexes:	Mica Park		
Code sections:			
Attachments:	1. Mica Park Notification to Council, 2. Mica Park Exhibit H-Form of Public Infrastructure Conveyance, 3. Mica Park Cert of Occupancy, 4. Mica Park Final Acceptance		

Date	Ver.	Action By	Action	Result
1/8/2025	1	City Council	Received and Filed	

Notification that Mica Park has been 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, 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, required revisions to both construction documents and the project as-builts, as defined in the Contract Documents, are to be completed or have been completed by the Engineer of Record; and

WHEREAS, warranties are assigned per Section 12.7 and Section 17.1 of the SIPA; and

WHEREAS, Ryan has satisfied all applicable requirements of the construction process as required by the SIPA and RDA for the installation of certain public improvements such that the Department of Parks and Recreation has accepted the park, this shall serve as notice to Council that the public infrastructure for Mica Park has been accepted; now, therefore, be it

RESOLVED, that the City Council has been provided an update on the completion status of the infrastructure and pursuant to the RDA and SIPA for commencement of the warranty period following Council acceptance.