



## Legislation Text

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**File #:** RES 22-233, **Version:** 1

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Approving Ordinance Permit 20200010103 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 September 25, 2020 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 20200010103 accepted with the following agreed upon conditions:

### CONDITIONS #1 - 4

1. The warranty as provided for in Section 12.7 of the SIPA applies to all highlighted roadways shown in Exhibit A except for Bohland Avenue between Falls Passage East and Falls Passage West.
2. The tabletop as shown on Plan Sheets 124 and 336 of the Approved As-Built Plans shall be repaired and or replaced to the satisfaction of the City per the Contract Documents. Said repair and or replacement shall include areas adjacent to the tabletops in so far as the work is required due to the

work needed on the tabletop.

3. The timing and extents of any repair and or replacement shall be as determined by the City based on consultation with Ryan/Project Paul upon further review during the 2022 construction season. The limits of repair and or replacement shall be memorialized in writing. Any repair and or replacement shall be completed before the 2022/2023 snow season.
4. The warranty for the public infrastructure repaired or replaced as part of the repair and or replacement of the tabletop, including the tabletop specifically, 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 and pursuant to the RDA and SIPA for commencement of the warranty period following Council acceptance.