



Legislation Text

File #: RES 25-858, **Version:** 1

Authorizing the Department of Planning and Economic Development to apply to the Metropolitan Council for Livable Communities Demonstration Account for LCDA-TOD Transit Oriented Development projects at: 680-694 Minnehaha Avenue E. (West End of Historic Hamm's Brewery redevelopment); 1170 Arcade Street (Face to Face); and 642 Selby Avenue (The Beasley), as well as projects applying for LCDA-Development program funds for 1570 White Bear Avenue N. (GloryVille), 0 Idaho Avenue (The Heights, parcel B1), and 470 White Bear Avenue (The Aragon).

WHEREAS, the City of Saint Paul (the "City") is a participant in the Livable Communities Act's Local Housing Incentives Account Program for 2025 as determined by the Metropolitan Council, and is therefore eligible to apply for Livable Communities Demonstration Account funds; and

WHEREAS, the City has identified proposed projects within the City that meets the Demonstration Account's purposes and criteria and is consistent with and promotes the purposes of the Metropolitan Livable Communities Act and the policies of the Metropolitan Council's adopted metropolitan development guide; and

WHEREAS, the City has the institutional, managerial and financial capability to ensure adequate project administration; and

WHEREAS, the City certifies that it will comply with all applicable laws and regulations as stated in the grant agreement; and

WHEREAS, the City agrees to act as legal sponsor for the projects contained in the grant applications submitted by the City on or about August 11, 2025; and

WHEREAS, the City acknowledges Livable Communities Demonstration Account grants are intended to fund projects or project components that can serve as models, examples or prototypes for development or redevelopment projects elsewhere in the region, and therefore represents that the proposed projects or key components of the proposed projects can be replicated in other metropolitan-area communities; and

WHEREAS, only a limited amount of grant funding is available through the Metropolitan Council's Livable Communities Demonstration Account during each funding cycle and the Metropolitan Council has determined it is appropriate to allocate those scarce grant funds only to eligible projects that would not occur without the availability of Demonstration Account grant funding.

NOW, THEREFORE, BE IT RESOLVED that, after appropriate examination and due consideration, the Saint Paul City Council, as the governing body of the City:

1. Finds that it is in the best interests of the City's development goals and priorities for the following proposed projects to occur at these particular sites and at this particular time from these Metropolitan Council program funds:

LCDA-TOD Projects

680-694 Minnehaha Avenue E. (West End of Hamm's Brewery Redevelopment West) not to exceed \$1,500,000

1170 Arcade Street (Face2Face) not to exceed \$1,250,000

642 Selby Avenue (The Beasley) not to exceed \$2,000,000

LCDA-Development Projects:

1570 White Bear Avenue N. (GloryVille), not to exceed \$790,000

0 Idaho Avenue (The Heights, parcel B1), not to exceed \$2,000,000

470 White Bear Avenue (The Aragon), not to exceed \$1,500,000

2. Finds that the project components for which Livable Communities Demonstration Account funding is sought:

- a. will not occur solely through private or other public investment within the reasonable foreseeable future, and
- b. will occur within three years after a grant award only if Livable Communities Demonstration Account funding is made available for these projects at this time.

3. Represents to the Metropolitan Council that the City has undertaken reasonable and good faith efforts to procure funding for the project components for which Livable Communities Demonstration Account funding is sought but was not able to find or secure from other sources funding that is necessary for project component completion within three years and states that this representation is based on the following supporting facts:

- a. The City of Saint Paul has no general fund resources available to invest in these sites; and
- b. Project costs exceed balances in existing TIF districts and the financial limits on new TIF districts leaves the Housing and Redevelopment Authority of the City of Saint Paul with insufficient resources to invest in these sites.

4. Authorizes its Director of Planning and Economic Development to submit on behalf of the City, grant applications referenced above for Metropolitan Council Livable Communities Demonstration Account (LCDA) Development and LCDA Transit Oriented Development grant program funds for project components identified in the applications, and to execute such agreements or documents as may be necessary to implement the projects on behalf of the City, wherein said agreement contains indemnification provisions in favor of the Metropolitan Council.