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Tentative Developer Status Extension Request

HOUSING AND REDEVELOPMENT AUTHORITY

November 19, 2025



Tentative Developer Status (TDS)

- **Tentative Developer Status (TDS)** is awarded by the HRA following an RFP/RFQ process or after receipt of a development proposal. TDS indicates tentative approval of the developer and the proposed project.
- During TDS period, the HRA will not contract with any other entity, allowing the awarded developer time to complete due diligence items or conditions required for development.
 - From the HRA Disposition Policy: *Typical conditions may include the following: completion of design and architectural drawings of the project, market study, utility plans, environmental investigations, and preparation of remediation plans, securing of financing, and negotiation of development agreement with staff, which agreement is subject to HRA Board approval.*
- Designation is typically for two years and the HRA can authorize the HRA Executive Director to administratively extend TDS for an additional 6 months. Further extensions must be approved by the HRA Board.
- The TDS is advantageous for a developer seeking funding from other partners, as it indicates the developer has site control.



Tentative Developer Awards

- Hamm's East Side Complex – 694 and 680 Minnehaha Avenue E: JB Vang Partners, Inc.
- 1570 White Bear Avenue: GloryVille
- 1170 Arcade Street: Face to Face
- 1036 Marshall Avenue: RCLT



Hamm's East Side Complex

JB Vang Partners, Inc.

- Awarded TDS **January 11, 2023** by RES 23-71
- Original TDS expired June 30, 2025
- 6-month extension administratively granted to **December 31, 2025**
- Project Description:
 - New construction of 110 affordable rental units (East End)
 - Adaptive reuse, creating 86 affordable rental apartments (West End)
 - Commercial Marketplace





Hamm's East Side Complex

Progress toward closing since designation

- Awarded \$2,315,000 from the Met Council (pre-dev, LCDA, TBRA)
- Awarded \$1,876,625 from 2024 Ramsey County Critical Corridors, Affordable Housing and ERF programs
- Completed series of four community meetings
- Schematic design drawings completed for East and West End buildings
- Local Historic District Designation approved by the City Council on November 5
- Phase I and II environmental testing in process
- 2025 MHFA application for the East End building submitted in July
- The zoning change to T3 was approved by the City Council

Activities to be completed in 2026

- Site plan review process
- Building permits approval
- Finalize sources and uses
- Negotiate final terms and conditions of a development agreement with HRA



GloryVille

- Awarded TDS **May 10, 2023** by RES 23-697
- Original TDS expired June 30, 2025
- 6-month extension administratively granted to **December 31, 2025**

New construction of mixed-use building

- 87 units of affordable rental housing
- 22,156 SF grocery store and retail space





Progress toward closing since designation

- Secured Section 811 rental subsidies for 9 units
- Secured Housing Supports rental subsidies for 9 units
- Submitted architectural plans and specifications
- Awarded \$2,435,000 from the Met Council (Pre-dev, TBRA, LCDA)
- Awarded \$2,381,252 from Ramsey County (Affordable Housing, ERF, Site Assessment, EDD, Critical Corridors)
- Awarded \$84,822 from LISC for pre-development
- 2025 MHFA application submitted in July
- Engaged with stakeholders in the communities
- Started diligence process for site survey, geotechnical study, structural analysis, and environment assessments
- Completed commercial marketplace study
- Identified commercial management partners

Activities to be completed in 2026

- Site review process
- Finalize a detailed development budget
- Building permit approvals
- Zoning approvals
- Submit a complete financing plan acceptable to HRA
- Negotiate final terms and conditions of a development agreement with HRA



Face to Face Health and Counseling Services

- Awarded TDS **June 28, 2023** by RES 23-956
- Original TDS expired June 30, 2025
- 6-month extension administratively granted to **December 31, 2025**

New construction of mixed-use building

- 24 affordable rental housing units at 30% AMI
- 6,000 SF office space for Face to Face





Progress toward closing since designation

- Recommended for \$1.25M Met Council LCDA Program Funds (Final approval in November)
- Awarded \$240,000 from Met Council LCDA Pre-development program
- Awarded \$432,152 from Ramsey County EDD program
- Applied for Ramsey County Critical Corridors and MHFA Consolidated RFP
- Capital campaign launched for existing donors
- Engaged in pre-development activities, including grant applications and fundraising

Activities to be completed in 2026

- Construction could commence in late 2026 or early 2027 contingent on securing MHFA funding
- Capital campaign kickoff for the public
- Site review process
- Finalize a detailed development budget
- Building permit approvals
- Zoning approvals
- Submit a complete financing plan acceptable to HRA
- Negotiate final terms and conditions of a development agreement with HRA



Rondo Community Land Trust

- Awarded TDS **April 26, 2023** by RES 23-636
- Original TDS expired March 31, 2025
- 6-month extension administratively granted to **October 31, 2025**

New construction of ownership housing

- 6 single family ownership townhome units
- Affordable to households at or below 80% AMI
- Units will be placed in the land trust and remain affordable in perpetuity





Progress toward closing since designation

- Awarded \$760,169 from the Met Council Affordable Homeownership Grant Program, \$75,000 in LCDA Pre-development funds, and \$338,397 from Ramsey County Affordable Homeownership Grant
- Awarded up to \$1.2M in MHFA Affordability Gap
- Environmental review completed
- Site plan review has begun
- Architectural design phase has begun

Activities to be completed in 2026

- Secure first lender on the project
- Complete Site review process
- Finalize a detailed development budget
- Building permit approvals
- Zoning approvals
- Submit a complete financing plan acceptable to HRA
- Negotiate final terms and conditions of a development agreement and land sale with HRA



Requested Action

Extension of Tentative Developer Status as follows:

- Hamm's Redevelopment expiration June 30, 2027
- GloryVille expiration June 30, 2027
- Face to Face expiration June 30, 2027
- 1036 Marshall expiration October 31, 2026

HRA Action will take place on December 3, 2025