

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA

REPORT TO THE COMMISSIONERS

DATE: DECEMBER 3, 2025

REGARDING: AUTHORIZATION TO EXTEND THE DESIGNATION OF GLORYVILLE LLC, A MINNESOTA LIMITED LIABILITY COMPANY AS TENTATIVE DEVELOPER, OF THE 1570 WHITE BEAR AVENUE PROPERTY, DISTRICT 2, WARD 6

Requested Board Action

Staff is requesting that the Board of Commissioners of the Housing and Redevelopment Authority of the City of Saint Paul (“HRA”) approve the extension of the tentative developer designation of GloryVille LLC, a Minnesota limited liability company (“GloryVille”), or an affiliated entity that is owned and controlled by Gloria Wong for the HRA-owned property located at 1570 White Bear Avenue (the “Property”) until June 30, 2027, in order to finalize financing, construction costs, and approvals needed to redevelop the site.

Background

1570 White Bear Avenue is an HRA-owned site comprised of approximately 2.18 acres. The lot is currently vacant and once was three separate land parcels that held a gas station, a commercial building, and the Hafner’s Bowling and Event Center.

On October 5, 2022, the HRA released a Request for Proposals (RFP) for the Property, bounded by White Bear Avenue on the west, E Hoyt Avenue on the south, Gary Place on the east, and E Iowa Avenue the north. The evaluation team determined GloryVille’s proposal to be best aligned with the review criteria and the redevelopment vision of the HRA. The proposed project will include 87 units of affordable housing from 30% to 60% of Area Media Income (AMI), community space, a 22,156 square foot grocery store and retail space, 58 underground parking spaces, and 27 surface parking spaces.

Resolution 23-697 designated GloryVille as tentative developer of the Property from May 10, 2023 through June 30, 2025. The designation was subsequently extended via an administrative action by the Executive Director of the HRA through December 31, 2025.

Since receiving tentative developer designation, GloryVille has made significant progress towards a final development plan, including:

- Engagement with surrounding community groups and key stakeholders
- Applying and securing funding from local government agencies, including:
 - Met Council
 - \$225,000 LCDA Predevelopment
 - \$1,000,000 TBRA
 - \$1,210,000 LCDA Development
 - Ramsey County
 - \$24,100 Site Assessment
 - \$225,000 ERF
 - \$432,152 EDD
 - \$500,000 Critical Corridors
 - \$1,200,000 HUD PRO
- Securing Housing Supports for nine (9) units
- Securing HUD Section 811 PRAC for nine (9) units
- Completing a Phase 1 Environmental Assessment
- Submitting architectural plans and specifications
- Completing a market study and submitting a tentative plan for the commercial marketplace, along with Letters of Interest from funders and vendors

To complete development, GloryVille will need additional time to meet benchmarks that include but are not limited to: finalize a detailed development budget for both the housing and commercial components, complete environmental due diligence as applicable, complete a site plan review through the Department of Safety and Inspections, and apply for and receive necessary permit and zoning approvals.

Budget Action

N/A

Future Action

Future possible actions by the HRA Board would include approval of a Development Agreement, approval of public financing, holding a public hearing for the sale of conduit multifamily revenue bonds, and holding a public hearing to sell 1570 White Bear Avenue to GloryVille.

Financing Structure

The estimated total development cost for the housing component of this project is \$42,109,729. The projected permanent capital stack is anticipated to include a private first mortgage, syndication proceeds from 4% Low-Income Housing Tax Credits, deferred financing, grants, and a deferred developer fee.

GloryVille will finalize the financing structure within the extension period, which includes securing investors for bonds and tax credits, and applying for additional gap financing. The project applied to the 2025 MHFA Consolidated RFP for deferred funding. The decision is anticipated to be released in December.

PED Credit Committee Review

PED Credit Committee will review this project prior to any HRA Board action for financial assistance from the HRA.

Compliance

The following compliance requirements may apply to this project: Vendor Outreach Program, Affirmative Action, Davis Bacon Labor Standards, Affirmative Fair Housing Plan, Two-Bid Policy, Project Labor Agreement, Living Wage Ordinance, Sustainability Ordinance, Business Subsidy and Section 3.

Green/Sustainable Development

As applicable, this project will comply with the Saint Paul Sustainable Development Ordinance.

Environmental Impact Disclosure

N/A

Historic Preservation

N/A

Public Purpose/Comprehensive Plan Conformance

The proposal conforms to the 2040 Saint Paul Comprehensive Plan (Comp Plan). In Map LU-2 the Comp Plan designates the site's future land use as Mixed Use with a Neighborhood Node, both of which are furthered by the proposed intensification of the site with multi-family residential and grocery store uses. The Comp Plan also designates this site as an Opportunity Site, which via Policy LU-2 is to be redeveloped as higher-density mixed-use or employment centers, with community services that are completely absent in the surrounding area; the proposal includes higher-density mixed-use and a grocery store in what is largely a fresh food desert. The proposal also furthers Policy LU-6 by supporting a new locally owned grocery store, Policy LU-10 by providing an active first-floor use, Policies H-17 and H-31 by providing deeply affordable rental housing, and Policy H-37 by developing affordable housing in an area well-served by public transit. Additionally, the proposal furthers several policies of the Greater East Side (District 2) Plan Summary and the White Bear Avenue Small Area Plan Summary, both of which are adopted as Comp Plan addenda.

Recommendation

The Executive Director recommends approval of the resolution extending the designation of GloryVille, LLC (or an entity owned and controlled by it or by Gloria Wong) as tentative developer for the 1570 White Bear Avenue site to June 30, 2027.

Sponsored by: Commissioner Yang

Staff: Marie Franchett and Hannah Chong

Attachments

- Map
- D2 Greater East Side Neighborhood Profile