



Roseville Economic Development Authority (REDA)

June 5, 2017

Meeting 6:00 p.m.

City Council Chambers

- 6:00 p.m. **1. Roll Call**
Voting & Seating Order: Willmus, Etten, McGehee, Laliberte
and Roe
- 2. Pledge of Allegiance**
- 3. Approve Agenda**
- 6:02 p.m. **4. Public Comment**
- 5. Items Removed from Consent Agenda**
- 6. Business Items (Action Items)**
- 6:03 p.m. a. Authorize Contract for Services with CEE and CRF for
Roseville Loan Program.
- 6:08 p.m. b. Approve resolution of support for use of CDBG funds,
and TIF for proposed Multi-Family Lifestyle
Development on Old Highway 8 by Sands Company,
Inc.
- 7. Approve Minutes**
- 8. Approve Consent Agenda**
- 6:28 p.m. **9. Adjourn to City Council meeting**

All meetings at Roseville City Hall, 2660 Civic Center Drive, Roseville, MN unless otherwise noted.



REQUEST FOR ECONOMIC DEVELOPMENT AUTHORITY ACTION

Date: 6/18/2017
Item No.: 6.a

Department Approval

Executive Director Approval

Item Description: Authorize Contract Services for the Roseville Housing Rehabilitation Loan Program and Housing Construction Advisory Services

BACKGROUND

At the Roseville Economic Development Authority (REDA) meeting on January 9, 2017, information was provided regarding concern over the financial status of the Greater Metropolitan Housing Corporation's (GMHC) Housing Resource Center (HRC). The REDA was made aware that the GMHC Board would make a more conclusive decision regarding long term operations of their HRC by the end of March 2017, which was then extended to the end of May of 2017. As of today, the GMHC Board has not made any conclusive decisions regarding the long-term operation of the Housing Resource Center. At the April 18, 2017 REDA meeting, the Board decided to maintain the residential rehabilitation loan program and construction advisory program for homeowners in Roseville. Authorization was given for staff to negotiate a service agreement with the Center for Energy and Environment (CEE), which recently merged with Neighborhood Energy Connection (NEC).

From discussions with CEE, regarding loan origination and servicing of the loans, the REDA will need to maintain a contract with Community Reinvestment Fund, Inc. (CRF), the loan servicing agent. CRF has been servicing all of the Roseville loans since 1998, but the contract for servicing has been between CRF and GHMC. This arrangement has proven to be challenging at times when it comes to supervision of the loan performance and accounting needs related to maintaining the financial books and auditing of the loans. REDA staff has agreed that it would be best to have the contract directly with CRF to have more oversight of the funds and loan performance.

CRF fees in the past have been \$10.00 for initial set-up of the loan and a monthly servicing fee of \$6.00. However these rates have not been raised since 1998. CRF is currently in the process of updating and renegotiating all their contracts due to recent software upgrades and other technology changes. CRF is in the process of finalizing the launch of these recent upgrades and it is possible that the initial set-up fee and monthly servicing fee may increase. At the end of each month all loan repayment account balances will be transferred to the City minus the loan servicing fees.

POLICY OBJECTIVE

The housing loan and technical services program are key tools in fighting blight and maintaining housing values across the City.

28 **BUDGET IMPLICATIONS**

29 An amount of \$15,000 was budgeted in the levy for 2017 construction advisory services. The REDA
30 has authorized \$7,500 for first and second quarter construction advisory services with GMHC. A
31 remaining balance of \$7,500 for construction advisory services in 2017 will be applied to CEE charges
32 of \$225 per construction advisory visit.

33 The REDA has approximately \$540,000 in revolving loan balance. CEE will charge a fee of \$550.00
34 per loan. A \$100 fee will be charged per inspection when a permit is not required for a home
35 improvement loan. In addition, CEE will help monitor the loans that CRF will be servicing for
36 delinquency of \$200 per quarter. All fees will be invoiced to the REDA and paid for out of the
37 revolving loan balance.

38 All fees for CRF will be taken out of the loan repayment account balance. The REDA loan charges a
39 3% interest rate which is more than sufficient to pay the costs associated with the loan servicing fees.

40 **STAFF RECOMMENDATION**

41 Staff recommends the REDA enter into the attached contract with CEE for loan origination services for
42 the Roseville Housing Rehabilitation Loan Program and construction advisory services, and authorize
43 staff to negotiate a contract with CRF for loan servicing for the Executive Director and President to sign.

44 **REQUESTED EDA BOARD ACTION**

45 Make Motion to enter into the attached contract with CEE for loan origination services for the Roseville
46 Housing Rehabilitation Loan Program and construction advisory services, and authorize staff to
47 negotiate a contract with CRF for loan servicing for the Executive Director and President to sign.

48 Prepared by: Jeanne Kelsey, Housing Economic Development Program Manager, 651-792-7086

Attachments: A: CEE Professional Service Agreement

Standard Agreement for Professional Services

This Agreement (“Agreement”) is made on the 1st day of July, 2017, between the Roseville Economic Development Authority, a public body corporate and politic and political subdivision of the state of Minnesota (hereinafter “REDA”), and Center for Energy and Environment, a Minnesota Nonprofit (hereinafter “Consultant”).

Preliminary Statement

REDA desires to hire the Consultant to render certain legal, technical, and/or professional assistance in connection with REDA’s undertakings. The purpose of this Agreement is to set forth the terms and conditions for the performance of professional services by the Consultant.

REDA and Consultant agree as follows:

1. **Scope of Work Proposal.** The Consultant agrees to provide the professional services shown in Exhibit “A” attached hereto (“Work”) in consideration for the compensation set forth in Provision 3 below. The terms of this Agreement shall take precedence over and supersede any provisions and/or conditions in any proposal submitted by the Consultant.
2. **Term.** The term of this Agreement shall be effective upon the approval of the REDA Board of Commissioners and execution by the President and Executive Director, the date of signature by the parties notwithstanding, and continue through the earlier of December 31, 2017, or the date of termination by either party upon 30-day written notice thereof as provided in paragraph 7 hereof.
3. **Compensation for Services.** REDA agrees to pay the Consultant the compensation described in Exhibit B attached hereto for the Work. Fees shall be paid within 30 days following receipt of a monthly invoice for services performed on an as-needed basis. Consultant will also charge for reasonable out-of-pocket expenses such as reproductions, delivery services, long-distance telephone charges, and similar, subject to the following:
 - A. Any changes in the Work which may result in an increase to the compensation due the Consultant shall require prior written approval of REDA. REDA will not pay additional compensation for Work that does not have such prior written approval.
 - B. Third party independent contractors and/or subcontractors may be retained by the Consultant when required by the complex or specialized nature of the Work, but only when authorized in writing by REDA. The Consultant shall be responsible for and shall pay all costs and expenses payable to such third party contractors unless otherwise agreed to by the parties in writing.

- 47 4. **Method of Payment.** The Consultant shall submit to REDA, on a monthly basis, an
48 itemized invoice for Work performed under this Agreement. Invoices submitted shall be
49 paid in the same manner as other claims made to REDA. Invoices shall contain the
50 following:
51
- 52 A. For Work reimbursed on an hourly basis, the Consultant shall indicate for each
53 employee, his or her name, job title, the number of hours worked, rate of pay for each
54 employee, a computation of amounts due for each employee, and the total amount
55 due for each project task. The Consultant shall verify all statements submitted for
56 payment in compliance with Minnesota Statutes Sections 471.38 and 471.391. For
57 reimbursable expenses, if provided for in Exhibit A, the Consultant shall provide an
58 itemized listing and such documentation of such expenses as is reasonably required
59 by REDA. Each invoice shall contain REDA's project number and a progress
60 summary showing the original (or amended) amount of the Agreement, current
61 billing, past payments and unexpended balance due under the Agreement.
62
- 63 B. To receive any payment pursuant to this Agreement, the invoice must include the
64 following statement dated and signed by the Consultant: "I declare under penalty of
65 perjury that this account, claim, or demand is just and correct and that no part of it has
66 been paid."
67
- 68 5. **Standard of Care.** All Work performed by the Consultant under this Agreement shall be
69 in accordance with the normal standard of care in Ramsey County, Minnesota, for
70 professional services of like kind.
71
- 72 6. **Audit Disclosure.** Any reports, information, data and other written documents given to,
73 or prepared or assembled by the Consultant under this Agreement which REDA requests
74 to be kept confidential shall not be made available by the Consultant to any individual or
75 organization without REDA's prior written approval. The books, records, documents and
76 accounting procedures and practices of the Consultant or other parties relevant to this
77 Agreement are subject to examination by REDA and either the Legislative Auditor or the
78 State Auditor for a period of six (6) years after the effective date of this Agreement. The
79 Consultant shall at all times abide by Minn. Stat. § 13.01 et seq. and the Minnesota
80 Government Data Practices Act, to the extent the Act is applicable to data, documents,
81 and other information in the possession of the Consultant.
82
- 83 7. **Termination.** This Agreement may be terminated at any time by either party, with or
84 without cause, by delivering to the other party at the address of such party set forth in
85 paragraph 22, a written notice at least thirty (30) days prior to the date of such
86 termination. The date of termination shall be stated in the notice. Upon termination the
87 Consultant shall be paid for services rendered (and reimbursable expenses incurred if
88 required to be paid by REDA under this Agreement) by the Consultant through and until
89 the date of termination so long as the Consultant is not in default under this Agreement.
90 If however, REDA terminates the Agreement because the Consultant is in default of its
91 obligations under this Agreement, no further payment shall be payable or due to the
92 Consultant following the delivery of the termination notice, and REDA may, in addition

to any other rights or remedies it may have, retain another consultant to undertake or complete the Work to be performed hereunder.

8. ***Independent Consultant.*** At all times and for all purposes herein, the Consultant is an independent contractor and not an employee of REDA. No statement herein shall be construed so as to find the Consultant an employee of REDA.
9. ***Assignment.*** The Consultant shall not assign this Agreement, nor its rights and/or obligations hereunder, without the prior written consent of REDA.
10. ***Services Not Provided For.*** No claim for services furnished by the Consultant not specifically provided for herein shall be paid by REDA.
11. ***Compliance with Laws and Regulations.*** The Consultant shall abide with all federal, state and local laws, statutes, ordinances, rules and regulations in the performance of the Work. The Consultant and City, together with their respective agents and employees, agree to abide by the provisions of the Minnesota Data Practices Act, Minnesota Statutes Section 13, as amended, and Minnesota Rules promulgated pursuant to Chapter 13. Any violation by the Consultant of statutes, ordinances, rules and regulations pertaining to the Work to be performed shall constitute a material breach of this Agreement and entitle REDA to immediately terminate this Agreement.
12. ***Waiver.*** Any waiver by either party of a breach of any provisions of this Agreement shall not affect, in any respect, the validity of the remainder of this Agreement.
13. ***Indemnification.*** The parties shall indemnify and hold harmless each other and their officials, agents, and employees from any loss, claim, liability, and expense (including reasonable attorney's fees and expenses of litigation) arising out of any action constituting malfeasance or gross negligence of the respective parties in the performance of the service of this Agreement.
14. ***Insurance.***
 - a. During the term of this Agreement, the Consultant shall maintain, at a minimum, comprehensive general liability and professional liability insurance. Comprehensive general liability insurance shall have an aggregate limit of Two Million Dollars (\$2,000,000.00).
 - b. Upon request by REDA, the Consultant shall provide a certificate or certificates of insurance relating to the insurance required. Such insurance secured by the Contractor shall be issued by insurance companies licensed in Minnesota. The insurance specified may be in a policy or policies of insurance, primary or excess.
 - c. Such insurance shall be in force on the date of execution of this Agreement and shall remain continuously in force for the duration of the Agreement.

- 139 15. **Ownership of Documents.** All plans, diagrams, analysis, reports and information
 140 generated in connection with the performance of this Agreement (“Information”) shall
 141 become the property of REDA, but the Consultant may retain copies of such documents
 142 as records of the services provided. REDA may use the Information for any reasons it
 143 deems appropriate without being liable to the Consultant for such use. The Consultant
 144 shall not use or disclose the Information for purposes other than performing the Work
 145 contemplated by this Agreement without the prior consent of REDA.
 146
- 147 16. **Dispute Resolution/Mediation.** Each dispute, claim or controversy arising from or
 148 related to this Agreement or the relationships which result from this Agreement shall be
 149 subject to mediation as a condition precedent to initiating arbitration or legal or equitable
 150 actions by either party. Unless the parties agree otherwise, the mediation shall be in
 151 accordance with the Commercial Mediation Procedures of the American Arbitration
 152 Association then currently in effect. A request for mediation shall be filed in writing with
 153 the American Arbitration Association and the other party. No arbitration or legal or
 154 equitable action may be instituted for a period of 90 days from the filing of the request
 155 for mediation unless a longer period of time is provided by agreement of the parties.
 156 Cost of mediation shall be shared equally between the parties. Mediation shall be held in
 157 the City of Roseville unless another location is mutually agreed upon by the parties. The
 158 parties shall memorialize any agreement resulting from the mediation in a Mediated
 159 Settlement Agreement, which Agreement shall be enforceable as a settlement in any
 160 court having jurisdiction thereof.
 161
- 162 17. **Annual Review.** Prior to each anniversary of the date of this Agreement, REDA shall
 163 have the right to conduct a review of the performance of the Work performed by the
 164 Consultant under this Agreement. The Consultant agrees to cooperate in such review and
 165 to provide such information as REDA may reasonably request. Following each
 166 performance review the parties shall, if requested by REDA, meet and discuss the
 167 performance of the Consultant relative to the remaining Work to be performed by the
 168 Consultant under this Agreement.
 169
- 170 18. **Conflicts.** (a) No salaried officer or employee of REDA and no member of the Board of
 171 REDA shall have a financial interest, direct or indirect, in this Agreement. (b) The
 172 Consultant agrees to immediately inform, by written notice, the REDA Executive
 173 Director of possible contractual conflicts of interest in representing REDA, as well as
 174 property owners or developers, on the same project. Conflicts of interest may be grounds
 175 for termination of this Agreement.
 176
- 177 19. **Governing Law.** This Agreement shall be controlled by the laws of the State of
 178 Minnesota.
 179
- 180 20. **Counterparts.** This Agreement may be executed in multiple counterparts, each of which
 181 shall be considered an original.
 182

21. **Severability.** The provisions of this Agreement are severable. If any portion hereof is, for any reason, held by a court of competent jurisdiction to be contrary to law, such decision shall not affect the remaining provisions of this Agreement.

22. **Notices.** All notices to be given hereunder shall be in writing and shall be deemed given on the earlier of receipt or three (3) business days after deposit in the United States mail, postage prepaid, addressed to:

Roseville Economic Development Authority
Attn: Executive Director
2660 Civic Center Drive
Roseville, MN 55113

CENTER FOR ENERGY AND ENVIRONMENT
Attn: Corporate Secretary
212 3rd Avenue North, Suite 560
Minneapolis, Minnesota 55401

23. **Entire Agreement.** Unless stated otherwise in this Provision 26, the entire agreement of the parties is contained in this Agreement. All attachments referenced in this Agreement are attached to and incorporated into this Agreement, and are part hereof as though they were fully set forth in the body of this Agreement. This Agreement supersedes all prior oral agreements and negotiations between the parties relating to the subject matter hereof as well as any previous agreements presently in effect between the parties relating to the subject matter hereof. Any alterations, amendments, deletions, or waivers of the provisions of this Agreement shall be valid only when expressed in writing and duly signed by the parties, unless otherwise provided herein. The following agreements supplement and are a part of this Agreement: _____.

IN WITNESS WHEREOF, the undersigned parties have entered into this Agreement as of the date set forth above.

ROSEVILLE ECONOMIC
DEVELOPMENT AUTHORITY

President

Executive Director

CENTER FOR ENERGY AND
ENVIRONMENT

By: _____

Its: _____

EXHIBIT A

Scope of Work

- A. Administer the following home improvement programs for residents of the City of Roseville (the “City”): MHFA Fix Up Fund and Community Fix Up Fund (collectively the “MHFA Programs”), the Department of Commerce Exxon Loan Program and several internally funded Loan Programs, the Roseville Home Improvement Loan Program by providing the following services:
 1. Provide information to residents and property owners about the programs, upon request.
 2. Assist the REDA in developing procedures for the programs.
 3. Receive and process applications from residents.
 4. Close loans for qualified applicants in accordance with the applicable program.
 5. Oversee the draw process for the funds, including, as necessary, reviewing draws, reviewing the progress of the work and collecting lien waivers and certificates of occupancy. Consultant may, for this purpose, rely on third-party representations and certifications.
 6. Provide monthly reports about the number of loans closed and the balance in each loan program.
- B. Service loans made to City residents:
 1. Assist with overseeing loan administration and collections from Community Reinvestment Fund (“CRF”).
 2. Assist with CRF to take such action pursuant to the CRF Contract if there is an uncured default by a borrower under a loan pursuant to an Installment Loan Program.
- C. Assist Roseville homeowners who are considering remodeling their homes by meeting with them to discuss the scope of their project and possible alternatives, then help them evaluate bids and determine when the project is fully complete;
- D. Provide housing information to Roseville residents, including information on emergency assistance, housing rehabilitation, first-time homebuyers, and limited rental information;
- E. Have Consultant’s staff visit residences as determined necessary by Consultant;
- F. Provide business energy improvements and program information to Roseville businesses;

EXHIBIT B

Compensation

TOTAL PROGRAM BUDGET \$547,500

ROSEVILLE REVOLVING LOAN PROGRAM BUDGET

A. Revolving Loan Program Budget Allocation (includes Origination Fees, Post Installation, Inspections Aged Delinquency Monitoring): **\$540,000**

B. Remodeling Advisor Visit Budget **\$7,500**

Budget Notes:

1. Funds to be transferred between Budget Categories in this Exhibit that do not change the Total Contract Amount must be approved in writing by the REDA.
2. Consultant shall submit monthly invoices to the REDA for the loan principal and administrative fees and quarterly invoices for the aged delinquency reporting services.
3. Services performed by Consultant will initially be funded from the Total Program Budget as stated above and paid in accordance with the following schedule.

(1) Origination: Revolving and Emergency	\$550.00 per loan closed
(2) Post Installation Inspection	\$100.00 per inspection
(3) Remodeling Advisor Visit	\$225.00 per inspection
(4) Provide quarterly aged delinquency monitoring, Troubleshooting and notification to the REDA of past due loans	\$200/quarter
3. Loan Servicing
The REDA will contract directly with a servicing company. The REDA shall establish a process where Consultant receives copies of the monthly servicing reports.
4. Marketing
Marketing efforts will be supported by Consultant and marketing costs are not included in the administrative budget. Hourly rates are inclusive of all overhead expenses and will be charged only for hours directly related to the labor of all program marketing. Consultant will also be reimbursed by the REDA for any non-labor, out-of-pocket expenses relating to these services on a dollar-for-dollar basis.



REQUEST FOR ECONOMIC DEVELOPMENT AUTHORITY ACTION

Date: 6/05/2017

Item No.: 6.b

Department Approval

City Manager Approval

Item Description: Consider Sand Development, LLC Request for Resolutions of Financial Support for Tax Increment Financing and Community Development Block Grant Funds for Proposed Multi-Family Lifestyle Community Located Near the Southeast Corner of County Rd D and Old Highway 8

BACKGROUND

On April 18, 2017 Sands Development, LLC presented to the Roseville Economic Development Authority (REDA) a proposal to build a 209 mixed-income rental housing development on a 8.71 acre residential site located near the southeast corner of County Road D and Old Highway 8. On May 8, 2017 at the REDA meeting, Sands Development, LLC reviewed the financial needs and support to build the proposed development that includes three multi-family buildings, a community building, trail/sidewalk connects in and around the development as well as solar options (attachment A).

The following sources of funding were supported and resolutions were adopted by the REDA:

HOME Funds

The developer made application to Ramsey County for HOME investment funds. Funds of \$100,000 were awarded by Ramsey County on May 9, 2017 (attachment B).

Livable Communities Demonstration Account (LCDA) Funds

Sand Development requested the City/REDA submit an application applying for Livable Communities Demonstration Account (LCDA) grant funds from the Metropolitan Council to incorporate the enhanced storm water management systems that would capture run-off water for irrigation of the site, the incorporation of a solar energy system, and connections with sidewalks to Sandcastle Park and bus stops on County Road D.

REDA staff submitted to the Metropolitan Council a "Project Concept Plan" (PCP) for Livable Communities Demonstration Account (LCDA) funds that was due May 4, 2017. The PCP served as a preliminary application to the Metropolitan Council for review of the project. Staff and the project developer team have since met with the Metropolitan Council on May 22, 2017 to review the PCP and receive comments on the proposal. The Met Council will be notifying communities by June 2, 2017 on whether the community is invited to proceed with a full application requesting LCDA funds.

The REDA did provide resolution authorizing the application of LCDA funds for the proposed project (attachment C). If the proposed development is invited to submit an application for LCDA, it will be due June 29, 2017.

Local Funding Sources

At the REDA meeting on May 8, 2017 the board discussed further financial support of the development with creating a Tax Increment Financing (TIF) District and providing Community Development Block Grant (CDBG) funds, that the REDA has on balance, to support the application to Minnesota Housing Finance for Housing Tax Credits and additional gap funding by June 15, 2017. Staff was directed to provide information on the project via social media channels to allow for public comment. Attachment D contains comments that were received as of June 1, 2017.

The REDA needs to finalize the financial support for the proposed development by adopting a resolution to create a Tax Increment Financing (TIF) district in the amount of \$1,006,000 and the CDBG funds in amount of \$350,000 (attachment E). The creation of the TIF district will come at a later time once all of the notices of financing applications have been awarded (attachment F), and a formal notice and public hearing have been performed.

If the REDA board is not comfortable with providing the TIF or CDBG level of support requested, it would be appropriate to indicate such at this time in order to save additional time and expense by the developer and staff going forward.

POLICY OBJECTIVE

Sand Development, LLC application for TIF and CDBG financing assistance was reviewed against the City of Roseville and Roseville Economic Development Authority (REDA) Public Financing and Business Subsidy Policy that was adopted on October 17, 2016 (attachment G).

BUDGET IMPLICATIONS

The table below outlines the funds being sought for the financing of the proposed development. The developer is requesting the City contribute \$1,006,000 of TIF and \$350,000 of REDA CDBG funds. The CDBG funds are restricted funds that need to be used for qualifying activities, which this proposed development would meet.

<i>Funding Sources</i>		<i>Percentage of Financing</i>
<i>Funding Requested of City of Roseville</i>		
City - Tax Increment Financing	\$1,006,000	
City - Community Development Block Grant (CDBG)	<u>\$350,000</u>	
<i>Total City Investment</i>	\$1,356,000	2.92%
<i>Other Funding Sources</i>		
MHFA - Application Deadline <u>June 15, 2017</u>	\$1,420,214*	3.06%
LCDA – A PCP submitted on <u>May 4, 2017 and full application due June 29, 2017</u>	\$1,044,000*	2.25%
Ramsey County HOME - A Resolution of Support would be needed by <u>May 9, 2017</u>	\$ 100,000	.22%
Mortgage, Owner Equity, Energy Rebates, Deferred Fee	\$42,540,021*	91.55%
<i>Total Other Investment</i>	\$45,104,235*	

<i>Total Development Cost with City Contribution</i>	<i>\$46,460,235*</i>	<i>100%</i>
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*Denotes rough estimates as of April 20, 2017.

STAFF RECOMMENDATION

Staff recommends the REDA consider adoption of the attached resolution indicating financial support for the creation and administration of a TIF district and commitment of CDBG Funds in connection with the development of the proposed multifamily rental housing development.

REQUESTED COUNCIL ACTION

Motion to Adopt Resolution supporting the creation of a TIF district and dedicating Roseville CDBG funds for the development of the proposed multi-family lifestyle community located near the Southeast corner of County Road D and Highway 8.

Prepared by: Jeanne Kelsey, 651-792-7086, Housing and Economic Development Program Manager

Attachments:

- A: Development concept plans
- B: Adopted Resolution supporting HOME funds from Ramsey County
- C: Adopted Resolution applying for LCDA funds
- D: Public comments
- E: Resolution financial support of TIF and CDBG
- F: Applications and timeline for funding
- G: Application and checklist for Public Financing and Business Subsidy Policy



**EXTRACT OF MINUTES OF MEETING OF THE
ROSEVILLE ECONOMIC DEVELOPMENT AUTHORITY**

* * * * *

Pursuant to due call and notice thereof, a regular meeting of the Board of Commissioners (the “Board”) of the Roseville Economic Development Authority (the “Authority”) was duly held on the 8th day of May, 2017, at 6:00 p.m.

The following members were present: Willmus, Etten, McGehee, Laliberte and Roe
and the following were absent: None

Commissioner Etten introduced the following resolution and moved its adoption:

Resolution No. 8

**RESOLUTION IN SUPPORT OF SAND DEVELOPMENT, LLC’S APPLICATION FOR
RAMSEY COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)/HOME
INVESTMENT PARTNERSHIP FUNDS FOR THE DEVELOPMENT OF EDISON
APARTMENTS (f/k/a ARBOR ROSE APARTMENTS)**

WHEREAS, Sand Development, LLC (the “Developer”) has proposed the development of a multifamily rental housing facility including 60 units of workforce housing (the “Facility”), to be located along Old Highway 8 in the City of Roseville (the “City”);

WHEREAS, to finance a portion of the costs to develop the Facility, the Developer has applied for HOME Investment Partnership Program (“HOME”) funds allocated to Ramsey County;

NOW THEREFORE BE IT RESOLVED THAT the Roseville Economic Development Authority hereby supports the request by the Developer for HOME funding through Ramsey County to finance a portion of the costs of the proposed Facility.

Adopted by the Board of the Authority this 8th day of May, 2017.

Certificate

I, the undersigned, being duly appointed Executive Director of the Roseville Economic Development Authority, Minnesota, hereby certify that I have carefully compared the attached and foregoing resolution with the original thereof on file in my office and further certify that the same is a full, true, and complete copy of a resolution which was duly adopted by the Board of Commissioners of said Authority at a duly called and regularly held meeting thereof on May 8, 2017.

I further certify that Commissioner Etten introduced said resolution and moved its adoption, which motion was duly seconded by Commissioner Laliberte, and that upon roll call vote being taken thereon, the following Commissioners voted in favor thereof:

Etten, Laliberte and Roe

and the following voted against the same: Willmus and McGehee

whereupon said resolution was declared duly passed and adopted.

Witness my hand as the Executive Director of the Authority this 9th day of May, 2017



Executive Director
Roseville Economic Development Authority

**EXTRACT OF MINUTES OF MEETING OF THE
ROSEVILLE ECONOMIC DEVELOPMENT AUTHORITY**

* * * * *

Pursuant to due call and notice thereof, a regular meeting of the Board of Commissioners (the “Board”) of the Roseville Economic Development Authority (the “Authority”) was duly held on the 8th day of May, 2017, at 6:00 p.m.

The following members were present: Willmus, Etten, McGehee, Laliberte and Roe
and the following were absent: None.

Commissioner Etten introduced the following resolution and moved its adoption:

Resolution No. 9

**RESOLUTION IDENTIFYING THE NEED FOR LIVABLE COMMUNITIES
DEMONSTRATION ACCOUNT FUNDING AND AUTHORIZING APPLICATION FOR
GRANT FUNDS**

WHEREAS the Roseville Economic Development Authority (the “Authority”) is eligible to apply for Livable Communities Demonstration Account funds (the “LCDA Funds”) on behalf of cities participating in the Livable Communities Act’s Housing Incentives Program for 2017 as determined by the Metropolitan Council; and

WHEREAS only a limited amount of grant funding is available through the LCDA during each funding cycle, and the Metropolitan Council has determined that it is appropriate to allocate such funds only to eligible projects where the funds assist innovative development criteria that meet LCDA priorities; and

WHEREAS the Authority has identified a proposed project consisting of the development of a multifamily rental housing facility including 60 units of workforce housing and 149 units of market rate housing (the “Project”) within the City of Roseville (the “City”) that meets the purposes and criteria of the LCDA Funds 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 Authority has the institutional, managerial and financial capability to ensure adequate administration of the Project; and

WHEREAS the Authority will comply with all applicable laws and regulations as stated in the grant agreement governing the LCDA Funds; and

WHEREAS the Authority agrees to act as legal sponsor for the Project described in the

LCDA Funds grant application submitted on June 29, 2017; and

WHEREAS the Authority acknowledges that grants funded through LCDA Funds 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 Project or key components of the Project can be replicated in other metropolitan-area communities.

NOW THEREFORE BE IT RESOLVED THAT the Roseville Economic Development Authority authorizes and directs its Executive Director to submit an application for Metropolitan Council LCDA Funds for the components of the Project identified in the application, and to execute such agreements as may be necessary to implement the Project on behalf of the City, where the Project is located.

Adopted by the Board of the Authority this 8th day of May, 2017.

Certificate

I, the undersigned, being duly appointed Executive Director of the Roseville Economic Development Authority, hereby certify that I have carefully compared the attached and foregoing resolution with the original thereof on file in my office and further certify that the same is a full, true, and complete copy of a resolution which was duly adopted by the Board of Commissioners of said Authority at a duly called and regularly held meeting thereof on May 8, 2017.

I further certify that Commissioner Etten introduced said resolution and moved its adoption, which motion was duly seconded by Commissioner Laliberte, and that upon roll call vote being taken thereon, the following Commissioners voted in favor thereof:

Etten, Laliberte and Roe

and the following voted against the same: Willmus and McGehee

whereupon said resolution was declared duly passed and adopted.

Witness my hand as the Executive Director of the Authority this 9th day of May, 2017



Executive Director
Roseville Economic Development Authority

June 1, 2017
Terry Krinke
2909 Troseth Road
Roseville, MN 55113

In my opinion, this west edge of Roseville has been the dumping ground for zoning that no one else wanted. We have already a ½ of dozen of high-density housing within a block of this area. We have the tank farms, servicing railroad lines plus trucking terminals.

My choice would not be to support this type of use for the site. I already have a small freeway in front of my home with the improvements of Highway 88. Put this somewhere else.

From: lcowles55
To: [RV EDA](#)
Subject: 209 unit appt complex on old hiway 8
Date: Wednesday, May 31, 2017 7:25:57 PM

Hi

I live on troseth rd. Troseth road is continually used as short cut from hiway 88 to old hiway 8 and these cars speed through our neighborhood. Our neighborhood will no longer be safe with the increased traffic.

Old hiway 8 and troseth rd cannot support a housing development of this magnitude.

I feel the value of my property will diminish.

Crime will increase. There will be continual traffic jams. We will no longer have a neighborhood.

This is a real safety issue among other things.

Lindsay

Sent via the Samsung Galaxy S7, an AT&T 4G LTE smartphone

From: Gil Mros
To: [RV EDA](#)
Subject: 209 Unit Development on County Rd D W
Date: Thursday, May 25, 2017 2:22:18 PM

Hi,

What sort of development are we planning?

Regards,

Gil.

From: Mindy Greiling
To: [RV EDA](#)
Subject: D and 8
Date: Thursday, May 25, 2017 3:02:48 PM

Dear city council and staff,

I strongly urge you to include affordable lifecycle housing in this project. Public funds should include public good, and our area is especially short of housing for those most in need who are below 30 % of the AMI.

Thanks,
Mindy Greiling
2495 Marion St.
Roseville

From: Linda Dickinson
To: [RV EDA](#)
Subject: Edison Multifamily Community
Date: Thursday, May 25, 2017 10:17:57 PM

To whom it may concern -

Thank you to Val Johnson, the Mayor of New Brighton, who alerted us to the proposed development of a parcel of land in Roseville, adjacent to New Brighton, at County Road D and Old Highway 8.

I am against this project, mainly because I believe it will add to the traffic congestion in the area, as well as add to our already over-populated school system. This parcel would be part of the Mounds View School District.

Please do not approve this proposal.

<http://www.cityofroseville.com/CivicAlerts.aspx?AID=1518>

Sincerely,
Linda Dickinson
1501 7th Street SW
New Brighton, MN 55112
(Apache Hills Neighborhood)

From: Angie Garcia
To: [RV EDA](#)
Subject: Edison Multifamily Community
Date: Sunday, May 28, 2017 4:56:54 PM

Dear Sir or Madam,

I have recently been made aware of the potential development made in the Roseville/Sandcastle neighborhood.

As a long time resident of this area, I must say that I am extremely surprised to hear that there is the possibility of 200 plus people moving in to our community.

This is a small, quiet neighborhood and the addition of this many people would completely ruin that culture. The increase to traffic and noise alone would be disastrous to our neighborhood. We have so many issues with people driving far too fast already and then to add 200+ people, would be a huge traffic jam.

Also, you may or may not be aware but our neighborhood has been vandalized which has increased in the past year. Our home has been spray painted, our neighbor's tires slashed on their cars and more recently the park and a home by the park have had profanity spray painted on it on a regular basis.

To add 200 people to this area when clearly there are already problems can only increase this already growing issue.

I am sure that no one who is for this project lives in this area, nor would they want it less than a block away from their home!!

I would ask that you reconsider and not let money and greed rule the decision making process.

Thank you for your time.

Angie Garcia

From: Greg Solberg
To: [RV EDA](#)
Subject: Edison Multi-family Community
Date: Friday, May 26, 2017 1:54:15 PM

Hi,
Concerning the proposed project, will it be built with sustainability in mind? If so, what does that look like?

Thank you,
Greg Solberg

From: [Garry Bowman](#)
To: [Jeanne Kelsey](#)
Subject: Edison Project - Facebook Feedback
Date: Wednesday, May 31, 2017 8:36:21 AM
Attachments: [image001.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)


City of Roseville, MN
Published by Rose Ville [?] · May 25 at 4:00pm ·

Roseville's Community Development department is requesting feedback from residents regarding a proposed 209-unit development on an 8.71-acre parcel located near the southeast corner of County Road D and Old Highway 8. For more details about the project as well as information about how to share your thoughts, please visit www.cityofroseville.com/CivicAlerts.aspx?AID=1518.



Roseville
 Community Feedback Requested

CITYOFROSEVILLE.COM

1,014 people reached [Boost Post](#)

 Like
  Comment
  Share

 Bryan Zlmen
 Chronological


Berni Carlson Totally agree Karleen!!
 Like · Reply · Message · May 25 at 4:24pm


Jackie May Not to mention just simple wear and tear on roads from construction vehicles and additional cars. I can't believe we've run out of housing, all I ever see is endless tract housing in the color of mushroom.
 Like · Reply · Message · May 26 at 2:47am · Edited


Karleen Witt Please no more!! I am growing increasingly concerned about the traffic flow at key intersections that have had no upgrades, yet huge multi-unit structures are rising up all around us.
 Like · Reply · Message · May 26 at 7:47am







From: [Garry Bowman](#)
To: [Jeanne Kelsey](#)
Subject: Edison Project - Nextdoor feedback
Date: Wednesday, May 31, 2017 8:34:19 AM
Attachments: [image001.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)



Community Feedback Request

City of Roseville from City of Roseville · 5d ago

1

Roseville's Community Development department is requesting feedback from residents regarding a proposed 209-unit development on an 8.71-acre parcel located near the southeast corner of County Road D and Old Highway 8. The City Council will consider local financing options at its June 5 meeting, including Tax Increment Financing (TIF) and Community Development Block Grant (CDBG) funding, and the ... [View more](#)



Shared with City of Roseville in General

REPLY · 1

★ Sherry, Nancy, Kate, and 1 other thanked you



Joan L. from Sandcastle · 1d ago

Don't we have enough apartments in the neighborhood already!!!

[Thank](#)

Write a reply...

Garry Bowman



Communications Manager

Garry.Bowman@cityofroseville.com | O: 651.792.7027 | C: 612.875.0154

2660 Civic Center Drive | Roseville, MN 55113



From: Courtney Hubers
To: [RV EDA](#)
Subject: proposal of the Edison Multifamily Community
Date: Tuesday, May 30, 2017 4:50:04 PM

Hello -

I got your notice in the mail today and thought I'd sit on it a while to process, but then changed my mind to just write sooner rather than later, as I thought it best you hear from the community as soon as possible.

We bought our house here on Old Highway 8 just a year ago after searching for a few years. We were looking for that perfect space in the city, affordable, convenient, yet with a beautiful piece of land. I couldn't believe we found it in Roseville! When people saw our pictures and our land...they said "That's in Roseville?" A friend even told me "I never thought I could live in Roseville, but I could live here." I think her perceptions of the city were changed for the better. We fell in love with this sweet area and how close everything was, but how unique Old Highway 8, in particular was. Its like a hidden gem in the city of Roseville. This little pocket where there is such gorgeous green space helps break up the 'city' feel. There seemed to be a nice mix of rentals and yet plenty of single family homes.

While we are obviously on a larger street, it still as the feel of a neighborhood community and the traffic on the street is tolerable. We feel OK about sending our kids across the street as there are so many breaks between the cars. That said, we have heard from neighbors that they have seen increased crime in their rental units on Old Highway 8. We can only imagine that would increase with more families condensed in a small area.

We are currently adopting our 5th child and therefore are in the final stages of planning an addition for a considerable sized addition on our home, hoping to break ground in June. It will likely put our home in one of the highest valued homes on the street already. Due to the unique and neighborhood 'feel' of Old Highway 8, we considered this a good investment. However, if there is increased crime and more noise and more traffic, which are all highly likely if this project is build, our house value will certainly suffer. We will lose a lot, if not all, of our investment. Our hope was to make this our family's permanent home and I'm finding myself re-thinking all of that today. I am also wondering if we need to hold off on this addition as well.

There seem to be so many large rental complexes on that corner, building more does not seem like a wise idea. Please let us know if there is anything else we can do persuade you to find another location for this project.

Thank you for listening,
Courtney and Kevin Hubers
2936 Old Highway 8
Roseville, MN 55113

From: gwher777@aol.com
To: [RV EDA](#)
Subject: Proposed Old Hwy 8 development
Date: Sunday, May 28, 2017 8:15:02 AM

Sent from [Mail](#) for Windows 10

As a Old Hwy 8 homeowner of 30+ years I'm dismayed but not surprised that we did not receive a mailing from the City in regards to this project. Most have no idea that we are part of Roseville. The forgotten part of Roseville.

A project of this magnitude will increase the traffic volume by more than likely over 200 vehicles. The vehicles that currently use Old 8 very seldom obey the posted speed limit. Most doing 40 MPH or much more.

With this increased vehicle and foot traffic there will be problems. There is only one pedestrian crossing between Cty Rd. D and Cty Rd C2 and NO ONE stops for the pedestrians. To boot that crossing is at Sandcastle Park, kids on foot and bikes trying to cross.

I understand that this is not the forum to address other City issues, but as they relate I'm going to suggest that the Neighborhood Enhancement Program address the existing issues in our area before adding the possibility of added poorly maintained rental property. ie, single bldg. on east side of Old 8 Talia apartments, chronically overflowing dumpster in front, Double bungalow on the north east corner of Maple and Old 8 (no visible address) that from both Maple and Old 8 not only lacks curb appeal but screams of slum lord. Plus isn't the driveway not up to code? Its all rocks, no pavement.

M. Hetmes

From: Amy and Mike O'Brien
To: [RV EDA](#)
Subject: question/concerns regarding Edison Multifamily Community proposal
Date: Tuesday, May 30, 2017 4:20:47 PM

Hello -

I am writing regarding the proposal for the Edison Multifamily Community on the corner of County Rd D and Old Highway 8: <http://www.cityofroseville.com/3137/Edison-Multifamily-Community>. I live at 2940 Old Highway 8, just south of the proposed site.

A neighbor just alerted me to this proposal today. We are both concerned because we both recently moved to Old Highway 8 because we saw it as a kind of oasis in the city... large yards with the feeling of living outside the city, yet centrally located and close to everything. We have really enjoyed living here these past four years. Everyone who comes to our house comments on what a great place it is to live... how they didn't realize it was so quiet and secluded.

Lately, we have noticed that Sandcastle Park, down the street, seems less safe for our kids. It seems like every night there is new graffiti in the park, only to be painted over by the city, and then re-graffittied again. We don't feel as safe sending our kids to the park.

Hearing that there could possibly be 209 new families moving onto the street makes us more worried for crime in the park and the vicinity, as well as increased noise and traffic.

I have heard from two neighbors already who have decided to sell their homes. This does not bode well for the value of our homes. We have invested much money into our home and would not like to see the value go down because of decreased desirability and less of that "secluded, country-feel" that Old Highway 8 is known for. We had thought about putting a deck onto the back of our house, but not we are unsure whether we want to invest more money into our home.

Please let me know where you are at in the approval process for this project, and if there is a better way for us to provide feedback. We are very interested in protecting this pocket of Roseville so that it can maintain that quiet, secluded feel that we desired and now value in our home.

Sincerely,
Amy & Mike O'Brien
2940 Old Highway 8

From: Judith Florine
To: [RV EDA](#)
Subject: Re: 209 unit development on Co D
Date: Friday, May 26, 2017 8:46:42 AM

With that many families is there adequate play ground space for the children. I don't want Roseville to warehouse a group of families with little safe, space dedicated for children to play. With that many families there could be 300 children in the complex! What are the plans for the community besides housing and an activity building. Children need a play ground.

Judy

> On May 26, 2017, at 8:34 AM, RV EDA <eda@cityofroseville.com> wrote:

>

> Hi Judith,

> This is more details of the proposed development. <http://www.cityofroseville.com/3137/Edison-Multifamily-Community>

>

> _____

> Jeanne Kelsey, Housing and Economic Development Program Manager

>

>

> 2660 Civic Center Drive | Roseville, MN 55113

> 651.792-7086 (office) | 651.792.7070 (fax)

> Facebook | Twitter | YouTube

>

>

>

> Confidentiality Statement: The documents accompanying this transmission contain confidential information that is legally privileged. This information is intended only for the use of the individuals or entities listed above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or action taken in reliance on the contents of these documents is strictly prohibited. If you have received this information in error, please notify the sender immediately and arrange for the return or destruction of these documents.

>

> -----Original Message-----

> From: Judith Florine [<mailto:jaflorine@comcast.net>]

> Sent: Thursday, May 25, 2017 4:33 PM

> To: RV EDA <eda@cityofroseville.com>

> Subject: 209 unit development on Co D

>

> What type of development, who will be developing, housing for what price range?

>

1 **EXTRACT OF MINUTES OF MEETING OF THE**
2 **ROSEVILLE ECONOMIC DEVELOPMENT AUTHORITY**

3
4 * * * * *

5
6 Pursuant to due call and notice thereof, a regular meeting of the Board of Commissioners (the
7 “Board”) of the Roseville Economic Development Authority (the “Authority”) was duly held on
8 the 8th day of May, 2017, at 6:00 p.m.

9
10 The following members were present:

11
12 and the following were absent:

13
14 Commissioner _____ introduced the following resolution and moved its adoption:

15
16 **Resolution No.**

17 **RESOLUTION OF FINANCIAL SUPPORT FOR THE CREATION AND**
18 **ADMINISTRATION OF A HOUSING TAX INCREMENT FINANCE (TIF) DISTRICT**
19 **AND COMMITMENT OF COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS**
20 **(CDBG) IN CONNECTION WITH THE DEVELOPMENT OF A PROPOSED**
21 **MULTIFAMILY RENTAL HOUSING DEVELOPMENT**

22
23 WHEREAS, pursuant to Minnesota Statutes, Sections 469.174 to 469.1794, as amended
24 (the “TIF Act”), the Authority and the City of Roseville (the “City”) are authorized to create and
25 administer tax increment financing districts (“TIF districts”) for the purpose of fostering the
26 development of affordable housing in the City; and

27
28 WHEREAS, the Authority has received Community Development Block Grant
29 (“CDBG”) funds which may be used for the purpose of fostering the development of workforce
30 housing; and

31
32 WHEREAS, the Authority has received a proposal from Sand Development, LLC (the
33 “Developer”) for the development of a 209-unit mixed-income/lifestyle multifamily rental
34 housing facility that will include 60 units of workforce housing (the “Facility”); and

35
36 WHEREAS, the Developer has informed the Authority of Developer’s intent to apply for
37 tax credits from the Minnesota Housing Finance Authority, which application is predicated on
38 local support of the Developer’s proposal; and

39
40 WHEREAS, the Authority supports the use of tax increment financing for the Facility in
41 a maximum principal amount of \$1,006,000 in qualified costs related to the affordable
42 component of the Facility through the issuance of a pay-as-you-go TIF note to the Developer, as
43 well as a loan of the Authority’s CDBG funds in a maximum principal amount of \$350,000 to
44 finance a portion of the Facility;

NOW, THEREFORE, BE IT RESOLVED THAT the Authority supports the creation of a housing TIF district and a loan of the Authority's CDBG funds to finance a portion of the proposed Facility as described above, provided that the Council must comply with all of the legally required proceedings set forth in the TIF Act; and be it further resolved that the Authority supports the Developer's application for tax credits for the Facility.

Adopted by the Board of the Authority this 8th day of May, 2017.

Certificate

I, the undersigned, being duly appointed Executive Director of the Roseville Economic Development Authority, hereby certify that I have carefully compared the attached and foregoing resolution with the original thereof on file in my office and further certify that the same is a full, true, and complete copy of a resolution which was duly adopted by the Board of Commissioners of said Authority at a duly called and regularly held meeting thereof on May 8, 2017.

I further certify that Commissioner _____ introduced said resolution and moved its adoption, which motion was duly seconded by Commissioner _____, and that upon roll call vote being taken thereon, the following Commissioners voted in favor thereof:

and the following voted against the same:

whereupon said resolution was declared duly passed and adopted.

Witness my hand as the Executive Director of the Authority this __ day of May, 2017

Executive Director
Roseville Economic Development Authority

Edison Multifamily Community

Funding Application Timeline

Ramsey County

- Application Due Date: February 27, 2017 – COMPLETED
- Award Announcement Date: May 9, 2017
- City Action Requirement: Resolution supporting the application
- City Action Requirement Date: May 8, 2017

Metropolitan Council

- Pre-Application Meeting: March 29, 2017 – COMPLETED
- Project Concept Plan Submittal: May 4, 2017
- Full Application Due: June 29, 2017
- Award Announcement: December 2017
- City Action Requirement: Complete Project Concept Plan and Application. Resolution authorizing the application.

Minnesota Housing Finance Agency

- Application Due Date: June 15, 2017
- Award Announcement Date: October 26, 2017
- City Action Requirement: Resolution of financial support of TIF and CDBG funds
- City Action Requirement Date: By June 15, 2017



Edison Multifamily Community

Roseville, Minnesota

Prepared for:



Prepared by:



366 South Tenth Avenue
PO Box 727
Waite Park, Minnesota 56387-0727
www.SandCompanies.com



4931 West 35th Street, Suite 200
St. Louis Park, Minnesota 55416
www.civilsitegroup.com

Edison Multifamily Community Roseville, Minnesota

Executive Summary

According to the 2030 Comprehensive Plan of Roseville, diverse, affordable and high quality housing and neighborhoods are critical components in defining Roseville. They help maintain a healthy tax base and attract and retain residents and businesses to the community. Healthy neighborhoods bring vitality and promote investment in the larger community, providing a firm foundation plan for Roseville's future.

The 209 unit life-style community of Edison will incorporate innovative design, create community connections and will also encourage healthy living activities. The high quality housing development will serve residents with a wide range of incomes while at the same time offering all residents similar amenities and quality building components. When complete, Edison will expand and diversify Roseville's tax base, provide additional housing opportunities to sustain employment for Roseville's businesses and also encourage significant private investment.

Sand Development, LLC

Sand Development, LLC, a subsidiary of Sand Companies, Inc., and its related entities (Sand), have earned a reputation for professionalism, thoroughness and proven results in the development, design, construction and property management industries. Sand's reputation and accomplishments can be attributed to the many successful partnerships formed over the years.

Since inception in 1991, Sand has successfully completed the construction and/or development of 74 multifamily housing developments (3,741 units), 30 hotels (2,468 guest rooms), 18 commercial projects, 6 residential subdivisions (239 lots) and various other projects. Sand also manages over \$350 million in assets including 34 residential housing developments (1,430 units), 16 hotels (1,599 guest rooms) and 8 commercial/restaurant/conference facilities.

Sand has significant experience in completing large scale luxury apartment developments including Park Place (176 units) and Heritage Park (150 units) in Saint Cloud, The Preserve at Commerce (192 units) in Rogers, Shadow Hills Estates (322 units) in Plymouth and Monument Ridge Estates (135 units) in Inver Grove Heights. Along with market rate housing, Sand has successfully completed the development of 31 affordable communities (1,228 units).

Site Location

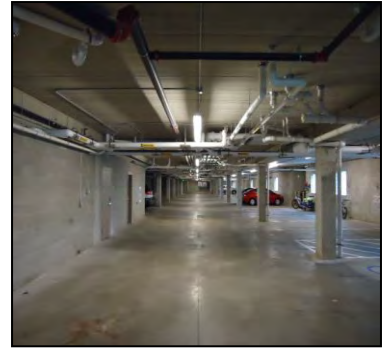
The 8.71 acre residential site is located near the southeast corner of County Road D and Old Highway 8. The property is bounded by commercial to the north, high density residential to the south, medium density residential and commercial to the west and Highway 88 and industrial to the east. The property is zoned HDR-1 High Density Residential with the proposed development a permitted use.



Building Description

The 209 units of residential housing will be incorporated into three multifamily buildings along with a central community building. The multifamily buildings will have multiple story heights to break up the building elevations, but no building will be greater than four-stories at the buildings' highest point.

Beneath each of the multifamily buildings will be underground parking with approximately one space for each apartment unit. Upper floor construction will incorporate wood frame assembly with the parking garage being constructed with concrete walls/floors and precast columns and beams supporting hollow core concrete floor slabs.



Exterior walls finishes will be clad in several long lasting materials including a concrete masonry component, a cement or fiber board panel system and cement or fiber lap siding. All units will have patios or balconies depending on grade heights. Balconies will be prefinished aluminum decking with powder coated painted railings.

Interior apartment unit walls will be fully finished with painted gypsum board with accent colors. Unit floors will be covered with residential carpeting in the bedrooms, living room and closets. Floor finishes in the baths, kitchens and laundry area will be tile or vinyl. Custom cabinetry will be placed in the baths and kitchens. Each unit will have individual central, gas fired heating and air conditioning along with a full appliance package including range/oven combination, microwave, dishwasher, refrigerator and front load washer and dryer.

Corridors and stairs will be carpeted with mats used at all entrances. Public entries including lobby area and stair towers will be tile with insert mats as appropriate. Domestic hot water will be supplied from high efficiency central boilers and water storage tanks. Building public areas will be heated with gas fired central heating and air conditioning.



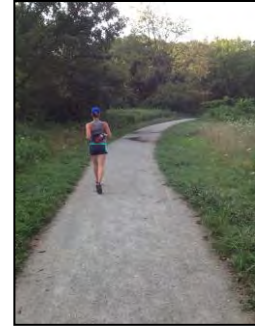
The one-story, wood-framed community building will serve the overall Edison development. Management functions within the building will include administration and leasing activities, workroom, conference room, maintenance office, storage and reception area. Resident features of the community building are still in the pre-design stage, but anticipated features include coffee bar, fitness studio, lounge, restrooms and an outdoor seasonal pool with sundeck. The community building will be open to residents during posted operational hours and will also be available for residents to rent for private use.

Site Design

The site design is based on the idea of great place which brings together multiple aspects of healthy living with balanced housing, open space, density, environmental stewardship and recreational opportunities in a pedestrian scaled environment. The buildings were designed in an efficient manner to minimize impact to existing trees along with other natural areas of the existing site.

The access point into the site will be from Old Highway 8. Interior, private drives will provide interior access to the buildings along with providing adequate surface parking for residents and guests. The site will be extensively landscaped and storm water will be handled with a series of rain gardens and soil depressions for both rate control and filtration.

Outdoor activities for the residents will be encouraged which will enhance the sense of community within the Edison development. Site amenities are explicitly designed to serve all the residents from pre-school up to adults. A tot lot area will serve younger children, a picnic/recreation area with benches and grills will serve families as they enjoy the outdoors, a large open green space will serve older children and adults to throw balls and enjoy lawn games and a pool area and sundeck will serve all residents including adults.



Walking trails can make connections and also provide a sense of place and promote livable communities. They also provide affordable and safe exercise opportunities along with encouraging engagement and neighbor interaction. Edison will incorporate a 1,730 lineal foot gravel walking trail around the perimeter of the site that will be open to the public. Access to the trail for Edison residents will be at various locations throughout the development while trail access for the public will be from two locations along Old Highway 8.

Connectivity – LCDA Funding

The Met Council's LCDA funds innovative development projects that efficiently link housing, jobs, services and transit in an effort to create inspiring and lasting livable communities. LCDA will assist the project in making a number of community connections and place making features:

- Linkage to Sandcastle Park – Creating a link from Sandcastle Park with a pedestrian crossing at Old Highway 8 to a newly constructed public sidewalk which will take pedestrians north to the Edison walking trail.
- Linkage to Transit – Creating a link and connecting Edison via a new public sidewalk along Old Highway 8 to the Metro transit stop on County Road D.
- Place Making – Creating place making features along Old Highway 8 at the two entrance points of the walking trail at Edison. These place making features, such as message boards or kiosks, will invite the public to access the trail, learn about the community and also an opportunity to post local messages. There will also be exercise and resting nodes at various locations along the walking trail to encourage the full use of the trail system by the public.



The location of Edison will also have great connectivity to local jobs with the many nearby manufacturing facilities and also connections to other locations including a quick commute to Downtown Minneapolis via Highway 88.

Storm Water Enhancement – LCDA Funding

The Met Council's LCDA also provides funding for storm water management enhancements. Best Management Practices can be utilized to minimize and control pollutant runoff from entering rivers, lakes and wetlands which will improve local water quality. Edison will look to utilize these practices that go above and beyond standard storm water management including features for:

- Rainwater Harvesting – Capturing rain water from building rooftops and the solar carports to be used for landscape watering needs to reduce the use of potable water.
- Raingardens – Will allow rainwater runoff from impervious areas the opportunity to be absorbed into the ground which reduces erosion, water pollution, flooding and diminished ground water.



Solar Energy – LCDA Funding

Unlike conventional energy sources, solar produces clean energy for decades beyond its initial installation. The use of solar energy for multifamily projects in Minnesota is still in the early stages. Nearly all only utilize solar energy to off-set the building's common area energy usage. Because solar energy is typically tied to one subscriber (one meter), it is typically the building owner that realizes the savings not the residents.

Edison will look to design a solar system that will not only allow the building owner to see the benefits of solar, but also the residents. To do this, Edison will create a community solar garden which residents can subscribe to. This is an easy way for residents to subscribe and get paid for the solar energy produced by the solar garden. The residents would still buy and use energy as they always have, but they would receive a payment for their portion of the garden's solar energy produced as a credit on their monthly energy bill.



Edison is in the early stages of its solar design, but a community solar garden will take a substantial area to accomplish the needed solar array. One option, which would be the first in Minnesota for this type of development, is solar carports. Solar carports have many advantages including keeping vehicles cooler and reducing their sunlight exposure, protecting vehicles from weather such as hail, snow and rain and reducing maintenance costs to parking spaces beneath the solar carports.



Because of oil, sand, salt and other contaminants, rain water run-off from parking lots cannot typically be utilized for harvesting and reuse. With the solar carports, water run-off can be captured with gutters and then piped to the underground water cisterns.

Mixed Income Development

Goal 1 for Housing and Neighborhoods in Roseville's 2030 Comprehensive Plan is to provide a wide variety of housing options in order to retain and attract a diverse mix of people and family types with a varying economic statuses, ages and abilities. Edison is a development that meets this goal by providing a large mix of market rate housing, workforce housing for families and also housing for Veterans and residents that have experienced long term homelessness.

One of the many goals of mixed income developments is to provide housing options for residents with a wide range of incomes while still offering housing that has similar qualities, design, amenities and location. Challenges are typical with mixed income developments particularly related to financing structures. Some of the challenges can be overcome with off-setting costs through density bonuses, relaxed zoning policies and other land regulations. But most the most common approach to overcome financing challenges is to obtain a wide variety of sources including pairing local, state and federal funding.

Despite the challenges, successful mixed income developments in Minnesota have been and can be completed by experienced developers that can garner financing options from multiple sources. Edison's goal will be to provide the community with a high quality and well maintained mixed income development. The table below provides a preliminary mix of incomes and units to be served, subject to change as financing sources are secured.

Mixed Income Development Breakdown

	# of Units	Income Limit %	Income Limit \$
Market Rate – General Occupancy	149	NA	NA
Workforce – Singles/Families	53	60% of AMI	* \$ 51,840
^ Long-Term Homeless – Veteran	4	60% of AMI	** \$ 46,380
^^ Long-Term Homeless – Individual	3	60% of AMI	***\$ 36,060

Table Notes:

* 60% or less of area median income of Ramsey County effective 3/28/2016 with household of four persons

** 60% or less of area median income of Ramsey County effective 3/28/2016 with household of three persons

*** 60% or less of area median income of Ramsey County effective 3/28/2016 with household of one person

^ Units targeted with Veteran preference

^^ Units targeted for individuals Ramsey County priority

Journey Home Minnesota

Founded in 2008, Journey Home provides access to affordable homes in safe neighborhoods that have positive educational opportunities for struggling populations. Its unique operating model assists at risk families, individuals and Veterans who are not able to find and purchase a home or maintain a household in a traditional neighborhood. Edison is working with Journey Home to provide rental assistance for the four units with a Veteran's preference.



2660 Civic Center Drive • Roseville, MN 55113 • Phone (651) 792-7000 • www.cityofroseville.com

APPLICATION FOR PUBLIC FINANCING

Applicant Information

1. **Applicant Name:** Sand Development, LLC / Golden Valley Land Company
(Name should be the officially registered name of the business entity.)
Address: 366 South Tenth Avenue, PO Box 727

Telephone: 320-202-3100 **Email Address:** JJThelen@SandCompanies.com
2. **Name of Person Completing the application:** Jamie Thelen
Address: 366 South Tenth Avenue, PO Box 727

Telephone: 320-202-3100 **Email Address:** JJThelen@SandCompanies.com
3. **Names and Addresses of Attorney, Architect, Engineer, and General Contractor for this project:**
Attorney Name: To be determined
Address: _____
Telephone: _____ **Email Address:** _____

Architect Name: Sand Architects, LLC; Brad Haroldson
Address: 366 South Tenth Avenue, PO Box 727, Waite Park, MN 56387-0727
Telephone: 320-202-3100 **Email Address:** BDHaroldson@SandCompanies.com

Engineer Name: Civil Site Group, Inc.; Matt Pavek
Address: 4931 W. 35th Street, Suite 200, St. Louis Park, MN 55416
Telephone: 612-615-0060 **Email Address:** mpavек@civilsitegroup.com

General Contractor Name: Sand Construction, LLC; Roger Gertken
Address: 366 South Tenth Avenue, PO Box 727, Waite Park, MN 56387-0727
Telephone: 320-202-3100 **Email Address:** RWGertken@SandCompanies.com
4. **If the applicant is a corporation, please name officers, directors, or stockholders holding more that 5% of the stock of the corporation. If the corporation is not formed, provide as much information as possible concerning potential officers, directors, or stockholders:**
N/A

- _____
- _____
- 4a. If the applicant is a general partnership, name of the general partners and if a limited partnership, state the general partners and limited partners with more than 5% interest in the limited partnership. If the partnership is not formed, provide as much information as possible concerning potential officers, directors or stockholders.

Sand Development, LLC is wholly owned subsidiary of Sand Companies, Inc.

- 4b. Has the applicant ever been in bankruptcy? If yes, please describe the circumstances.

Yes (please Explain): _____

No: X

- 4c. Has the applicant ever been convicted of a felony? Is yes, please describe the circumstances.

Yes (please Explain): _____

No: X

- 4d. Has the applicant ever defaulted on any bond or mortgage commitment?

Yes (please Explain): _____

No: X

Project Information

1. PID#'s, legal description, address, and size of project site:

PID#: 052923210007

Address: xxx Old Highway 8, Roseville, MN 55113

Legal Description: _____

Size of Project Size (Acres): **8.71 acres**

2. Current ownership of the site: George Reiling

3. Do you have current control of the site:

Yes: X

No: _____

4. Project description.

The 209 unit Edison life-style community will be a high quality housing development serving residents with a wide range of income levels. Although the community will serve residents with multiple incomes, the development will offer all residents access to similar amenities and quality building components. When complete, Edison will expand and diversify Roseville's tax base, provide additional housing opportunities to sustain employment for Roseville's businesses and also encourage private development with sustainable designs.

5. If property is to be subdivided or replatted, please describe.

Yes, it is anticipated that the site will be subdivided into not less than two lots to allow for different financing structures or phases.

6. **Estimated project costs:** (Please see enclose detailed sources and uses and 15-year operating Pro Forma).

a. Land Acquisition: \$ See attachment

b. Environmental/Soil Corrections: _____

c. Surveys: _____

d. Public Improvements: _____

e. Site Development: _____

f. Demolition:

g. Building(s): _____

Shell (if applicable) _____

Tenant Improvements
(if applicable)

h. FF&E:

i. Architectural & Engineering Fees: _____

j. Legal Fees/Other Consulting Fees: _____

k. Financing Costs:

- l. Construction Interest: _____
 - m. Title Insurance: _____
 - n. Mortgage Registration: _____
 - o. Bank/Borrower Legal: _____
 - p. Recording/Closing: _____
 - q. Construction Loan Fees: _____
 - r. SAC/WAC: _____
 - s. Park Dedication: _____
 - t. Appraisal: _____
 - u. Taxes: _____
 - v. Contingencies (construction): _____
 - w. Contingencies (soft): _____
 - x. Other: _____
- TOTAL \$** _____

7. Source of Financing

- a. Equity: \$ See attachment _____
 - b. Bank Financing: _____
 - c. Public Financing: _____
(TIF or Tax Abatement)
 - d. Other governmental loans/grants: _____
 - e. Deferred Developer Fees: _____
 - f. Other: _____
- TOTAL \$** _____

Terms of Financing (years): _____

Rate of Financing: _____

Cap Rate: _____

8. Project Construction Schedule:

See attachment

- a. Construction Start Date: _____
- b. Construction Completion Date: _____

c. If Phased Project :

January 2, (year) _____ % Completed _____

January 2, (year) _____ % Completed _____

9. Total Estimated Market Value of Project upon completion \$ 26,970,000

10. Please indicate whether or not the project meets one or more of Roseville's Desired Qualifications as identified in section 4.2 of the City's Public Financing Criteria and Business Subsidy Policy (identify desired qualification and state reason):

Yes. The project will meet the following:

A - High ratio of private investment.

B - Significantly will increase the amount of property taxes.

C4b - Need will be demonstrated with market studies for the project

C4c - Multifamily workforce housing with similar amenities to market rate

C4d - Innovative development in its unique nature of mixed income

12 - Project will have enhancements including green building practices

11. Will any public official of the City, either directly or indirectly, benefit from the issuance of public financing within the meaning of Minnesota Statutes, Section 412.311 or 471.87? If yes, please explain the circumstances.

Yes (please Explain): _____

No: X

Public Financing Request

1. Amount of public financing and term.

Amount: \$1,356,000

Term (years): TIF > term to pay off; CDBG 30 year deferred, 0% interest

2. Describe the purpose for which public financing (TIF, Tax Abatement, etc.) is required.
\$350,000 of CDBG & \$1,006,000 of Tax Increment Financing

3. Please submit an itemized list of project costs for which public financing is being requested.

See attachment

4. State specific reasons why, "but for" the use of public financing, this project would not be possible.

But for the public financing, the mixed income project would not be feasible.

Application Process

1. The following documents must accompany the Application:

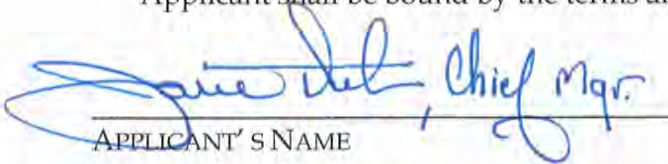
- A. A detailed sources & uses statement and 15-year project *Pro Forma*
- B. Parcel Map depicting the proposed redevelopment area
- C. Site plans and floors plans (as available)
- D. Significant information may be requested at any time by the City/EDA and in addition to the materials outlined in this application. The Applicant shall be required to submit any and all information as requested by the City/EDA.

2. Applicant acknowledges and agrees to pay the \$1,500 Public Financing Application Fee, which is **non-refundable**, at the time the application is submitted

3. The application will be reviewed by the City's Municipal Advisor, and upon favorable review, City/EDA staff will prepare a preliminary development agreement for review and approval by the Applicant and the City/EDA. If the Applicant and the City/EDA approve the preliminary development agreement, the Applicant shall deposit \$15,000 with the City/EDA to cover administrative costs, defined as legal and consultants' costs incurred as part of conducting any required fiscal analysis, negotiating and drafting a development agreement, and establishing a tax increment financing district or granting an abatement. Upon written notice from the City/EDA, the Applicant shall be responsible for paying administrative costs incurred exceeding applicant's initial \$15,000 deposit, if any.

4. The Applicant shall hold the City/EDA, its officers, consultants, attorneys, and agents harmless from any and all claims arising from or in connection with the Project or Public Financing Application, including but not limited to, any legal or actual violations of any State or Federal securities laws.
5. The Applicant agrees and acknowledges that the City/EDA reserves the right to deny any application for Public Financing at any stage prior to formal City/EDA action to approve the Public Financing, that the Applicant is not entitled to rely on any preliminary actions by the City/EDA prior to formal approval of a definitive development agreement, and that all expenditures, obligations, costs, fees, or liabilities incurred by the Applicant in connection with the application are incurred by the Applicant at its sole risk and expense and not in reliance on any actions of the City/EDA.

The undersigned, a duly authorized representative of the Applicant, hereby certifies that the foregoing information is true, correct, and complete as of the date hereof and agrees that the Applicant shall be bound by the terms and provisions herein.

 Chief Mgr.
APPLICANT'S NAME

4/20/17
DATE

CITY ACCEPTANCE OF APPLICATION

DATE

\$ _____
FEE AMOUNT REMITTED

DATE



Application for Public Financing

Sources & Uses Statement 10 Year Project Pro Forma



Edison Multifamily Community

Roseville, Minnesota

Sources of Funds	Amount	
First Mortgages	24,956,000	53.71%
Owner Equity & Deferred Fees	17,569,021	37.82%
HOME Loan - Ramsey County	100,000	0.22%
Energy Rebates	15,000	0.03%
CDBG Loan - City of Roseville	350,000	0.75%
TIF - City of Roseville	1,006,000	2.17%
Deferred Loans	1,420,214	3.06%
*Met Council	1,044,000	2.25%
Total Sources of Funds	46,460,235	100.00%

Uses of Funds	Amount
Site Acquisition	3,150,000
*Construction	35,045,600
*Construction Contingency	1,193,790
Environmental Assessment/Energy Consultant	25,000
Geotechnical Reports	15,000
Market Study/Cost Certifications	22,500
Civil Engineering/Surveying	60,000
Local Fees	928,000
Architectural/Structural/Mechanical/Electrical	1,057,000
Metro SAC Fees	553,355
Appraisals	16,500
Legal/Organization/Development	2,365,000
Construction Interest/Finance Fees/Title/Closing	1,142,250
Real Estate Taxes/Insurance	270,000
Furniture, Fixtures & Equipment	150,000
PreOpening/Marketing/Reserves	387,740
Tax Credit Fees	78,500
Total Uses of Funds	46,460,235

*The amount of solar, solar capacity and cost of the solar components are still in the early stages of development & subject to change.

Tentative Project Schedule:

149 Units & Community Building >>>	June 2018	Project Start
	December 2019	Project Substantially Complete
	October 2020	Lease Up
60 Unit Building >>>	June 2018	Project Start
	June 2019	Project Substantially Complete
	December 2019	Lease Up

NOTE: FOR DISCUSSION PURPOSES ONLY. THESE PROJECTIONS ARE BASED ON ESTIMATES. ACTUAL RESULTS MAY DIFFER OR MAY BE AFFECTED BY FUTURE OR UNFORESEEN EVENTS.

Edison Multifamily Community
Roseville, Minnesota

	<u>Yr 1</u>	<u>Yr 2</u>	<u>Yr 3</u>	<u>Yr 4</u>	<u>Yr 5</u>	<u>Yr 6</u>	<u>Yr 7</u>	<u>Yr 8</u>	<u>Yr 9</u>	<u>Yr 10</u>
Total Net Revenues	3,333,678	3,846,180	3,919,960	3,995,216	4,071,976	4,150,272	4,230,134	4,154,417	4,237,505	4,322,255
General & Administrative	371,887	427,239	439,123	451,345	463,915	476,842	490,137	503,811	517,875	532,340
Repair & Maintenance	267,395	322,404	332,076	342,038	352,300	362,869	373,755	384,967	396,516	408,412
Utilities & Others	177,265	198,500	204,455	210,589	216,906	223,413	230,116	237,019	244,130	251,454
Insurance	66,000	68,000	70,040	72,141	74,305	76,535	78,831	81,196	83,631	86,140
Real Estate Taxes	267,500	442,400	455,672	469,342	483,422	497,925	512,863	528,249	544,096	560,419
Total Operating Expenses	1,150,047	1,458,543	1,501,366	1,545,455	1,590,848	1,637,584	1,685,702	1,735,242	1,786,248	1,838,765
Replacement Reserves	27,000	64,500	64,500	64,500	64,500	64,500	64,500	64,500	64,500	64,500
Operating Income	2,156,631	2,323,137	2,354,094	2,385,261	2,416,628	2,448,188	2,479,932	2,354,675	2,386,757	2,418,990
Debt Service	1,552,165	1,857,546	1,857,546	1,857,546	1,857,546	1,857,546	1,857,546	1,700,369	1,700,369	1,700,369
Cash Flow	604,466	465,591	496,548	527,715	559,082	590,642	622,386	654,306	686,388	718,621
Debt Service Coverage Ratio	1.39	1.25	1.27	1.28	1.30	1.32	1.34	1.38	1.40	1.42

NOTE: FOR DISCUSSION PURPOSES ONLY. THESE PROJECTIONS ARE BASED ON ESTIMATES. ACTUAL RESULTS MAY DIFFER OR MAY BE AFFECTED BY FUTURE OR UNFORESEEN EVENTS.



Checklist for Public Financing Criteria



City of Roseville and Roseville Economic Development Authority
Checklist for Public Financing Criteria



Project Name Edison

Project Address xxx Old Highway 8, Roseville, MN 55113

Applications for public financing should consider the following City Objectives and Qualifications from the Business Subsidy Policy adopted by the City Council on October 17, 2016. Please provide a written narrative that lets us know how your project meets the following objectives and qualifications.

I. City's Objective for the Use of Public Financing (#2 of Policy)

As a matter of adopted policy, the City may consider using public financing which may include tax increment financing (TIF), tax abatement, bonds, and other forms of public financing as appropriate, to assist private development projects. Such assistance must comply with all applicable statutory requirements and accomplish **one or more** of the following objectives. **Please check all that apply and explain in your written narrative how your project accomplishes the objectives.**

- a) ☐ Remove blight and/or encourage redevelopment in designated redevelopment/development area(s) per the goals and visions established by the City Council and EDA.
- b) ☒ Expand and diversify the local economy and tax base.
- c) ☒ Encourage additional unsubsidized private development in the area, either directly or through secondary "spin-off" development.
- d) ☐ Offset increased costs for redevelopment over and above the costs that a developer would incur in normal urban and suburban development (determined as part of the But-For analysis).
- e) ☐ Facilitate the development process and promote development on sites that could not be developed without this assistance.
- f) ☒ Retain local jobs and/or increase the number and diversity of quality jobs
- g) ☒ Meet other uses of public policy, as adopted by the City Council from time to time, including but not limited to promotion of quality urban design, quality architectural design, energy conservation, sustainable building practices, and decreasing the capital and operating costs of local government.

2. Projects that May Qualify for Public Financing Assistance (#4 of Policy)

All new applications for assistance considered by the City must meet each of the following minimum Qualifications/Requirements. It should not be presumed that a project meeting these qualifications will automatically be approved for assistance. Meeting the qualifications does not imply or create contractual rights on the part of any potential developer to have its project approved for assistance. **Please check all that apply and explain in your written narrative how you envision your project meeting the following Qualifications/Requirements.**

- a) ☒ In addition to meeting the applicable requirements of State law, the project shall meet one or more of the public financing objectives outlined in Section I.
- b) ☒ The developer must demonstrate to the satisfaction of the City that the project is not financially feasible "but for" the use of tax increment or other public financing.
- c) ☒ The project must be consistent with the City's Comprehensive Plan and Zoning Ordinances, Design Guidelines or any other applicable land use documents.
- d) ☒ Prior to approval of a financing plan, the developer shall provide any requested market and financial feasibility studies, appraisals, soil boring, private lender commitment, and/or other information the City or its financial consultants may require in order to proceed with an independent evaluation of the proposal.

- e) ☒ The developer must provide adequate financial guarantees to ensure the repayment of any public financing and completion of the project. These may include, but are not limited to: assessment agreements, letters of credit, personal deficiency guarantees, guaranteed maximum cost contract.
- f) ☒ Any developer requesting assistance must be able to demonstrate past successful general development capability as well as specific capability in the type and size of development proposed. Public financing will not be used when the developer's credentials, in the sole judgment of the City, are inadequate due to past history relating to completion of projects, general reputation, and/or bankruptcy, or other problems or issues considered relevant to the City.
- g) ☒ The developer, or its contractual assigns, shall retain ownership of any portion of the project long enough to complete it, to stabilize its occupancy, to establish project management and/or needed mechanisms to ensure successful operation.

3. Desired Qualifications (#4.2 of Policy)

Projects with these qualifications will receive priority consideration. **Please check all that apply and explain in your written narrative how your proposal will meet the qualifications.**

- a. ☒ Projects providing a high ratio of private investment to City public investment will receive priority consideration. Private investment includes developer cash, government and bank loans, conduit bonds, tax credit equity, and land if already owned by the developer
- b. ☒ Proposals that significantly increase the amount of property taxes paid after redevelopment will receive priority consideration

Proposals that encourage the following will receive priority consideration:

- a) ☐ Proposals that implement the City's vision and values for a City-identified redevelopment area
- b) ☒ Proposals that provide significant improvement to surrounding land uses, the neighborhood, and/or the City
- c) ☐ Proposals that attract or retain a significant employer within the City.
- d) ☒ Proposals that promote multi-family housing investment and meet the following City goals:
 - i. ☐ Extensive rehabilitation of existing multi-family housing stock.
 - ii. ☒ Demonstration of need for the type of multi-family housing proposed through a market study or other reliable market data. **Note:** If you check this, please provide the **Name of the Document** in your written narrative.
 - iii. ☒ Multi-family workforce housing proposals that include amenities similar to those found in market rate housing. **Note:** If you check this, please describe the **Type of Amenities** in your written narrative.
 - iv. ☐ Workforce housing proposals that consider innovative and alternative forms of development and do not include high-rise buildings. **Note:** If you check this, please provide the **Type of Innovations** in your written narrative.
- e. ☐ Provides significant rehabilitation or expansion and/or replacement of existing office or commercial facility
- f. ☐ Provides opportunities for corporate campus or medical office development
- g. ☐ Provides opportunity for hi-tech, med-tech, R&D facilities/office, or major manufacturer
- h. ☐ Provides opportunities for small businesses (under 50 employees) that are non-startup companies
- i. ☐ Provides opportunities for small businesses that may enhance the quality of life within neighborhoods
- j. ☐ Redevelops a blighted, contaminated, and/or challenged site
- k. ☐ Adds needed road, access, and multi-modal improvements
- l. ☒ Addition of specific project enhancements including, but not limited to: architectural upgrades, pedestrian and transit connections, green building practices and enhanced site planning features. **Note:** If you check this, please provide a **List of the Features** in your written narrative.

4. Business subsidy public purpose, jobs and wage requirements. (#5 of Policy) Consideration for business subsidy requests will need to meet some of the following objectives. **Please check all that apply and explain in your written narrative how your project accomplishes the objectives.**

- ☒ All business subsidies must meet a public purpose with measurable benefit to the City as a whole.
- ☐ Job retention may only be used as a public purpose in cases where job loss is specific and demonstrable. The City shall document the information used to determine the nature of the job loss.
- ☒ The creation of tax base shall not be the sole public purpose of a subsidy.
- ☐ Unless the creation of jobs is removed from a particular project pursuant to the requirements of the Statutes, the creation of jobs is a public purpose for granting a subsidy. Creation of at least **3** Full Time, or Full Time Equivalent (FTE) jobs is a minimum requirement for consideration of assistance. For purposes of this Policy, FTE's must be permanent positions with set hours, and be eligible for benefits.
- ☐ The wage floor for wages to be paid for the jobs created shall be not less than 300% of the State of Minnesota Minimum Wage. The City will seek to create jobs with higher wages as appropriate for the overall public purpose of the subsidy. Wage goals may also be set to enhance existing jobs through increased wages, which increase must result in wages higher than the minimum under this Section.
- ☐ After a public hearing, if the creation or retention of jobs is determined not to be a goal, the wage and job goals may be set at zero.

Project Representative Contact Information

Date April 20, 2017

Name Jamie Thelen Title Chief Manager

Company Sand Development, LLC

E-mail JJThelen@SandCompanies.com Phone 320-202-3100



Checklist for Public Financing Criteria

City Objective for the Use of Public Financing (#2 of Policy)



City of Roseville and Roseville Economic Development Authority

Checklist for Public Financing Criteria

Written Narrative

1. City's Objective for the Use of Public Financing (#2 of Policy)

b) Expand and diversify the local economy and tax base.

Expand Diversify Local Economy. Edison is a mixed income development that will expand and diversify the economy and also provide a large mix of market rate housing, workforce housing for families and also housing for Veterans and residents that have experienced long term homelessness. The large number of residents in the 209 units will have a positive impact on the local economy as they will be employees for the local business and also shop locally.

According to research by the Center for Housing Policy and MacArthur Foundation, the benefits of work-force housing extends beyond its residents. The research demonstrates that the development of housing increases spending and employment in the surrounding economy, acts as an important source of revenue for local governments and reduces the likelihood of foreclosure and its associated costs.

Without a sufficient housing supply serving multiple income levels, employers and their regional economies can be at a competitive disadvantage because of their subsequent difficulty in attracting and retaining workers. The availability of affordable housing near jobs has been recognized by both employers and workers as an important asset. Although housing is not as significant a consideration for business location as labor costs or highway access, it ranks behind only crime rate and healthcare facilities among all "quality of life" factors and ahead of factors like the quality of public schools, climate and recreational and cultural opportunities.

As Roseville's business community further develops or expands, having local housing choices for employees can be a key benefit for local businesses. It is only logical that employees factor in commuting costs and time into job decisions. Employers are well aware that employees traveling further distances to work each day will demand higher wages to off-set higher commuting costs as compared to jobs closer to home. So having housing opportunities locally, is a significant benefit to local employers.

Increase Local Tax Base. The 2017 market value for the site is \$1,828,800 with 2016 real estate tax payments in the amount of \$66,822. Edison will significantly increase the local tax base when completed. After complete and fully assessed, the estimated market value of the 209 unit development will be \$26,970,000 with estimated annual real estate tax payments of \$449,980.

c) Encourage additional unsubsidized private development in the area, either directly or through secondary "spin-off" development.

The development of this site will likely have other spin-off effects in the area. With the increased number of residents and new development activity, it is likely to increase the viability of redeveloping the SE and SW corners of County Road D and Old Highway 8.

The development of this site will likely have other spin-off effects in the area. With the increased number of residents and new development activity, it is likely to increase the viability of redeveloping the SE and SW corners of County Road D and Old Highway 8.

f) Retain local jobs and/or increase the number and diversity of quality jobs.

When stabilized, Edison will bring additional permanent jobs to Roseville. It is anticipated that the property will employ a FT Property Manager, FT Assistant Manager, PT Caretakers and a FT Maintenance Engineer.

g) Meet other uses of public policy, as adopted by the City Council from time to time, including but not limited to promotion of quality urban design, quality architectural design, energy conservation, sustainable building practices, and decreasing the capital and operating costs of local government.

Quality Urban & Architectural Design. Incorporating quality urban design for Edison will be a key for it to be successful both socially and economically, it being a great place to live and an attractive place to visit. This urban design will also be important in creating its community identity. As the designs for the project moves forward, the architectural team will work closely with the City in the effective planning and design of Edison to ensure quality urban design.

Energy Conservation. Edison will look to incorporate a solar system that will not only allow the building owner to see the benefits of solar, but also the residents. To do this, Edison will create a community solar garden which residents can subscribe to. This is an easy way for residents to subscribe and get paid for the solar energy produced by the solar garden. The residents would still buy and use energy as they always have, but they would receive a payment for their portion of the garden's solar energy produced as a credit on their monthly energy bill.

Sustainable Building Practices. The 60 unit work-force housing building of Edison will follow Enterprise Green Communities Design Criteria that establishes standards in green building design and construction. Minnesota Green Communities is a collaboration of the Greater Minnesota Housing Fund, the Family Housing Fund and Enterprise designed to foster the creation of healthier and more energy efficient housing throughout Minnesota. The initiative supports the production of housing with reduced energy costs, the use of materials beneficial to the environment, conversation minded land use planning and attention to the creation of healthy environments and lifestyles for individuals, children, families and communities. These standards emphasize an integrated design process with the developer, architect, engineers, contractor and building management team involved from the start of the design process.

The initial design of the proposed development will involve all parties of the project including the architect's LEED Accredited Professional. The project standards will focus on location and neighborhood fabric, site improvements, water conservation, energy efficiency, beneficial materials selections, a healthy living environment and operation and management practices. Examples include efficient land use, use of Energy Star appliances, water conserving plumbing fixtures, high efficiency HVAC systems and extensive use of LED lighting.

Sustainable building strategies are intended to increase resource efficiency and reduce environmental impacts, but they can also yield cost savings through long-term reductions in operating expenses. Increased energy performance, comfort of occupants and a healthier indoor environment are the major benefits, but increased durability of building components and simplified maintenance requirements can lead to financial efficiencies for the development.

Air filtration and ventilation systems do not eliminate the health hazards caused by secondhand smoke. Tobacco smoke from one unit may seep through the walls, open windows, beneath doors or be circulated by a shared ventilation system or otherwise enter the living space of another resident. In addition to the negative health effects, smoking significantly increases fire hazard and increases cleaning and maintenance costs.

All 209 units of Edison will implement and enforce a no-smoking policy for all buildings. Residents will sign a smoke free lease addendum which prohibits smoking and specifies that it is a violation of the lease. The no-smoking restriction applies to all owners, managers, residents, guests and servicepersons.



Checklist for Public Financing Criteria

Projects that May Qualify for Public Financing (#4 of Policy)



City of Roseville and Roseville Economic Development Authority Checklist for Public Financing Criteria

Written Narrative

2. Projects that May Qualify for Public Financing Assistance (#4 of Policy)

a) In addition to meeting the applicable requirements of State law, the project shall meet one or more of the public financing objectives outlined in Section 1.

The Section 1 narrative demonstrates how the project will meet three of the public financing objectives which are b), c), f) and g).

b) The developer must demonstrate to the satisfaction of the City that the project is not financially feasible “but for” the use of tax increment or other public financing.

One of the many goals of mixed income developments is to provide housing options for residents with a wide range of incomes while still offering housing that has similar qualities, design, amenities and location. Challenges are typical with mixed income developments particularly related to financing structures. The most common approach to overcome financing challenges is to obtain a wide variety of sources including pairing local, state and federal funding.

Edison’s goal will be to provide the community with a high quality and well maintained mixed income development. But for the requested assistance, this type of development would not be financially feasible.

c) The project must be consistent with the City’s Comprehensive Plan and Zoning Ordinances, Design Guidelines or any other applicable land use documents.

Comprehensive Plan. Section 6 of the 2030 Comprehensive Plan outlines how the development of housing and neighborhoods should be guided. The introduction outlines the need for diverse, affordable and high-quality housing which will be critical components in defining Roseville, maintaining a healthy tax base and retaining residents and businesses. As described in other narratives of this application, the Edison development is very consistent with this aspect of the Comprehensive Plan.

The Comprehensive Plan also states the City should consider strengthening its strategies to promote the development of new affordable, rental housing. One such strategy can be the use of the requested tax increment financing. As demonstrated in other narratives in this application, but for local assistance, mixed income housing may not be able to be developed in Roseville. This can be evidenced by the fact that the City has not attracted a significant number of new rental units over the past ten years according to the Comprehensive Plan.

As part of the City’s planning for the development of multifamily housing units, sites have been identified including sites that are guided for certain residential land uses such as high density housing. The site for Edison is identified in the Comprehensive Plan as HR – High Density Residential so the proposed development is consistent with this guiding.

Overall, Edison is consistent with the 2030 Comprehensive Plan. The development will also help the City meet housing goals of the Plan including but not limited to, providing a wide variety of housing options, projects with a sense of community and integration of environmental stewardship through green building activities.

Zoning Ordinances (High Density - HDR). The HDR district is designed to provide an environment of predominately high-density housing types at an overall density exceeding 12 units per acre. The district is intended to promote flexible development standards for new residential development and allow for innovative development patterns which are consistent with the Comprehensive Plan. We have reviewed the design standards in Chapter 1004.11 High Density Residential Districts and will design Edison to be consistent with these standards.

Design Standards (Multi-Family). The intent of the multi-family building design standards are to encourage design that respects context, incorporates some features of the one-family dwellings within the surrounding neighborhood and imparts a sense of individuality rather than uniformity. We have reviewed the design standards in Chapter 1004.06 Multifamily Design Standards and will design Edison to be consistent with these standards.

d) Prior to approval of a financing plan, the developer shall provide any requested market and financial feasibility studies, appraisals, soil boring, private lender commitment, and/or other information the City or its financial consultants may require in order to proceed with an independent evaluation of the proposal.

The developer acknowledges this.

e) The developer must provide adequate financial guarantees to ensure the repayment of any public financing and completion of the project. These may include, but are not limited to: assessment agreements, letters of credit, personal deficiency guarantees, guaranteed maximum cost contract.

The developer acknowledges this although it is subject to mutual agreement between the parties and also subject to the overall financing and other requirements for the project.

f) Any developer requesting assistance must be able to demonstrate past successful general development capability as well as specific capability in the type and size of development proposed. Public financing will not be used when the developer's credentials, in the sole judgment of the City, are inadequate due to past history relating to completion of projects, general reputation, and/or bankruptcy, or other problems or issues considered relevant to the City.

Sand Development, LLC, a subsidiary of Sand Companies, Inc., and its related entities (Sand), have earned a reputation for professionalism, thoroughness and proven results in the development, design, construction and property management industries. Sand's reputation and accomplishments can be attributed to the many successful partnerships formed over the years.

Since inception in 1991, Sand has successfully completed the construction and/or development of 74 multifamily housing developments (3,741 units), 30 hotels (2,468 guest rooms), 18 commercial projects, 6 residential subdivisions (239 lots) and various other projects. Sand also manages over \$350 million in assets including 34 residential housing developments (1,430 units), 16 hotels (1,599 guest rooms) and 8 commercial/restaurant/conference facilities.

Sand has significant experience in completing large scale luxury apartment developments including Park Place (176 units) and Heritage Park (150 units) in Saint Cloud, The Preserve at Commerce (192 units) in Rogers, Shadow Hills Estates (322 units) in Plymouth and Monument Ridge Estates (135 units) in Inver Grove Heights. Along with market rate housing, Sand has successfully completed the development of 31 affordable communities (1,228 units).

The developer acknowledges the City will need to determine and approve the developer's capabilities to complete the proposed development before providing assistance.

g) The developer, or its contractual assigns, shall retain ownership of any portion of the project long enough to complete it, to stabilize its occupancy, to establish project management and/or needed mechanisms to ensure successful operation.

The developer acknowledges this.



Checklist for Public Financing Criteria

Desired Qualifications (#4.2 of Policy)



City of Roseville and Roseville Economic Development Authority

Checklist for Public Financing Criteria

Written Narrative

3. Desired Qualifications (#4.2 of Policy)

a) Projects providing a high ratio of private investment to City public investment will receive priority consideration. Private investment includes developer cash, government and bank loans, conduit bonds, tax credit equity, and land if already owned by the developer.

The current proposed sources of funds for the project have a very high ratio of private investment to City public investment. The requested City investment is approximately 2.9% of total project costs. The anticipated private investment from government/bank loans and owner/tax credit equity equates to approximately 97.01% of total project costs.

b) Proposals that significantly increase the amount of property taxes paid after redevelopment will receive priority consideration.

The 2017 market value for the site is \$1,828,800 with 2016 real estate tax payments in the amount of \$66,822. Edison will significantly increase the local tax base when completed. After complete and fully assessed, the estimated market value of the 209 unit development will be \$26,970,000 with estimated annual real estate tax payments of \$449,980.

Proposals that encourage the following will receive priority consideration.

As described in prior narratives, the Edison proposal will encourage the following priorities:

- b) provides significant improvement to the surrounding land uses and the neighborhood (spin-off development);
- d) promotes multi-family housing investment and meets the following City goals: (ii) demonstration of need for the type of multi-family housing proposed through a market study or other reliable market data (*Determining Affordable Housing Needed in the Twin Cities 2011 – 202 Report*); (iii) multi-family workforce housing proposals that include amenities similar to those found in market rate housing (underground parking, large units, in unit washer/dryer, balconies/decks, recreation area, community room, resident storage, leasing office);

j) Addition of specific project enhancements including, but not limited to: architectural upgrades, pedestrian and transit connections, green building practices and enhanced site planning features.

Pedestrian and Transit Connections. Edison will incorporate a 1,730 lineal foot gravel walking trail around the perimeter of the site that will be open to the public. Connections to the trail for Edison residents will be at various locations throughout the development while trail access for the public will be from two locations along Old Highway 8.

Edison will also create a link from Sandcastle Park with a pedestrian crossing at Old Highway 8 to a newly constructed public sidewalk which will take pedestrians north to the Edison walking trail. This will further link to transit via a new public sidewalk along Old Highway 8 to the Metro transit stops on County Road D.

Green Building Practices. Along with the solar previously mentioned, Edison's affordable development will follow Enterprise Green Communities Design Criteria that establishes standards in green building design and construction. Minnesota Green Communities is a collaboration of the Greater Minnesota Housing Fund, the Family Housing Fund and Enterprise designed to foster the creation of healthier and more energy efficient housing throughout Minnesota. The initiative supports the production of housing with reduced energy costs, the use of materials beneficial to the environment, conversation minded land use planning and attention to the creation of healthy environments and lifestyles for individuals, children, families and communities. These standards emphasize an integrated design process with the developer, architect, engineers, contractor and building management team involved from the start of the design process.

Enhanced Site Features - Place Making – Edison will incorporate place making features along Old Highway 8 at the two entrance points of the walking trail. These place making features, such as message boards or kiosks, will invite the public to access the trail, learn about the community and also an opportunity to post local messages. There will also be exercise and resting nodes at various locations along the walking trail to encourage the full use of the trail system by the public.



Checklist for Public Financing Criteria

Business Subsidy Public Purpose, Jobs and Wage Requirements (#5 of Policy)



City of Roseville and Roseville Economic Development Authority Checklist for Public Financing Criteria

Written Narrative

4. Business subsidy public purpose, jobs and wage requirements (#5 of Policy)

All business subsidies must meet a public purpose with measurable benefit to the City as a whole.

Edison will meet a number of public purposes, as described earlier, including, but not limited to: expanding and diversifying the local economy and tax base, additional permanent jobs, spin-off developments, promotion of urban design and green building, meeting housing goals of the 2030 Comprehensive Plan, a high amount of private investment as compared to City assistance and quality housing opportunities for local employees.

The subsidy will also have measureable benefits to the City. Some measurements will include the actual increased tax base, clearly defined sources of funds for the project showing a high amount of private investment and annual occupancy reporting for the project each year showing the income levels the project is supporting.

The creation of tax base shall not be the sole public purpose of a subsidy.

The creation of additional tax base is not the sole purpose of the requested subsidy. Other public purposes of the project include expanding and diversifying the local economy, spin-off developments, promotion of urban design and green building, meeting goals of the 2030 Comprehensive Plan, a high amount of private investment as compared to City assistance and quality housing opportunities for local employees.

Bench Handout
EDA Agenda Item
June 5, 2017 6:16

Jeanne Kelsey

From: noreply@civicplus.com
Sent: Monday, June 05, 2017 1:31 PM
To: RV EDA
Subject: Online Form Submittal: Contact the EDA Staff

Contact the EDA Staff

Please complete this online form and submit.

Subject: Edison proposal

Contact Information

Name: Rebecca Johnson

Address: 2517 city Rd c2

City: Roseville

State: MN

Zip: 55113

How would you prefer to be contacted? Remember to fill in the corresponding contact information. Email

Phone Number: Field not completed.

Email Address: Justrr_99@yahoo.com

Please Share Your Comment, Question or Concern

I have a number of concerns regarding this proposal. 1- increase traffic and the noise that comes with it. At present there is increase of traffic related to St Anthony project and it has come to the point I rarely work in my front yard because of the noise and safety. If a project like this is passed it will be even more for the traffic will be 24/7 instead of 8 hours. 2- There is limited area for children to play. Sandcastle park is nice, but it can't handle a large number of children. Children would have to cross old hwy 8 which at present is busy then add additional traffic and accidents will increase. This last issue I spoke of is great concern. I'm a ER Nurse and seeing adults come in after being in a accident is difficult, but seeing a child is worse. Thank you Rebecca Johnson

Unless restricted by law, all correspondence to and from Roseville City government offices, including information submitted through electronic forms such as this one, may be public data subject to the Minnesota Data Practices Act and/or may be disclosed to third parties.

Email not displaying correctly? [View it in your browser.](#)

Jeanne Kelsey

From: John.Schumacher <John.Schumacher@target.com>
Sent: Monday, June 05, 2017 4:09 PM
To: RV EDA
Cc: John.Schumacher
Subject: Edison Multifamily Community Neighborhood Concerns

Roseville City Council,

It has been brought to my attention that a 209 unit housing development known as Edison Multifamily Community has been proposed near the intersection of County Rd D and Old Highway 8. I wanted to voice my concerns with the proposed development and understand what research has been completed regarding the impacts of this development plan. Some of my concerns/questions include:

- Traffic on Old Highway 8.
 - During the rush hour, neighbors have complained of difficulty time getting into/out of our neighborhood and onto Old Highway 8 (our neighborhood entry is just south of the proposed development on Old Highway 8).
 - Considering the potential to add hundreds of cars onto old Highway 8 each day, have any traffic studies been done to understand the impact of the additional traffic? Has the city considered adding additional signals or other mechanisms to address the additional traffic?
 - To alleviate the already congested Old Highway 8, would it be possible to route the traffic from the new development onto county Road D or Highway 88 as an alternative point of entry/exit?
- Sandcastle Park Capacity
 - This park is often used by myself and my family and other neighbors. I am concerned about the capacity of the park to handle this many additional people in close proximity to the park.
 - What considerations have gone into adding onto the facilities of the park to accommodate for the increased use (I saw in Sand Development's proposal, mention of the pathways to the park)?
 - A few personal examples of park capacity issues include:
 - Multiple times I wanted to use the basketball courts, only to find the courts filled with patrons playing full-court basketball games most days/evenings for hours and hours each evening/weekend. This is great use of the park and a wonderful activity, but I am concerned that the new development will only increase this experience
 - My 3 and 5 year-old kids use the swings multiple times each week. Often, I am not able to get them onto the swing that is age-appropriate due to use of other similar aged children. With this proposed development, and multiple families with young children likely there, what are Roseville's/Developer's plans to increase the park's capacity both in playground/swinging equipment?
- School District Capacity Considerations
 - From my understanding, this location falls within the Moundsvue School district vs. Roseville district
 - What coordination/questions have been asked about the increase enrollment of children from this district?
 - From my research on [Moundsvue Schools Website](#) and talking with teachers, significant capacity issues already exists within the district. The Moundsvue Public Schools website outlines the specific capacity concerns within the district that includes: a lack of classroom space for children to collaborate, , the cafeterias are at capacity, music lessons being taught in stairwells, congested drop-off and pick-up locations that are cause for safety concerns at school entrances (below is a screen grab directly from the Moundsvue School website)

Across the District . . .

- | | |
|---|--|
| <ul style="list-style-type: none">• Most classrooms are occupied all periods of the day.• Limited access to small-group and flexible learning spaces reduces opportunities for students.• Students often collaborate in hallways and conference rooms because of a lack of classroom space.• Students are crowded into the cafeteria for lunch• Many teachers use traveling carts and teach in multiple rooms creating instructional barriers and inefficiencies. | <ul style="list-style-type: none">• Students lose access to the gym when large-group assembly are needed for concerts, plays and assemblies.• Music lessons, rehearsals and group instruction frequently take place in the hallways, stairwells, cafeterias, entrances or lobbies.• Drop-off and pick-up locations are congested areas and limit walking paths to and from school.• Many school entrances do not provide a smooth and safe entry for students and visitors. |
|---|--|

Thank you for taking the time to read these concerns and answer my questions.

Sincerely,

John Schumacher
2981 Manson St
Roseville, MN 55113

Jeanne Kelsey

From: Cari Gelle <carigelle@gmail.com>
Sent: Monday, June 05, 2017 10:23 AM
To: RV EDA
Subject: Edison Multifamily Community

Dear City Council Members,

I am a Roseville resident writing in support of the Edison Multifamily community development at the 8.71 acre parcel at County Road D and Old Highway 8.

I support the project based on the description as noted on the City website and for the benefits described: the 209 units being a mix of market rate housing, workforce housing for families and housing for Veterans, etc; the fact that it helps the City meet its Goal 1 for Housing and Neighborhoods in the City's 2030 Comprehensive Plan; the fact that it will be high quality housing development serving residents with a wide range of income levels; the fact that it will expand and diversify Roseville's tax base, provide additional housing opportunities to sustain employment for Roseville's businesses and also encourage private development with sustainable designs. I also appreciate the Storm Water Enhancements, Rain Gardens, Solar Energy Garden and Solar Car Port features of this project.

I support the resolution being voted for to enable the developer (Sands) to go forward with seeking state funds from the Minnesota HFA for lifecycle/affordable housing. I support the City Council considering local financing options at the June 5 meeting, including Tax Increment Financing (TIF) and Community Development Block Grant (CDBG) funding.

Further, the Roseville League of Women Voters in its recent research study has recommended that Roseville add 142 units of affordable housing, and the 60 units being proposed here will make a significant contribution to achieving that goal. I think it is important to recognize and utilize the work that RLWV has done in support of a healthy, accessible community, which contributes to the overall economic and social well-being of Roseville.

I live in the neighborhood adjoining the new Roseville Garden Station development (Lovell Avenue, between Victoria and Dale). While I appreciate the high quality of the townhomes that are currently being built there, I am aware that the market prices for those are considerable higher than what was proposed in the earlier versions of the project (that were supported by my friends and neighbors). Unfortunately, we lost the opportunity to add less expensive living options, including workforce housing, when that project morphed into its final version.

Please take this opportunity to approve financing and project plans that will allow Roseville to add the affordable housing and workforce housing options now with the Edison Family Project.

Thank you,

Cari Gelle

carigelle@gmail.com

Jeanne Kelsey

From: Katie Dille <katie.schuminski@gmail.com>
Sent: Monday, June 05, 2017 10:12 AM
To: RV EDA
Subject: New Edison Development Concerns

Hello-

My name is Katie Dille, and I am a resident living on Troseth Road (down the street from the proposed new development) I wanted to voice a couple of concerns regarding this project. As you may or may not be aware, Troseth Road is the frontage road to Hwy 88 right before it meets County Road D. Hwy 88 is a busy road, especially during rush hour and other high traffic times. Often our street is used as a thoroughfare for cars looking to bypass 88, Often times these cars are going quite fast. As a mother of three children, I already am concerned for their safety, increasing traffic with this proposal, increases greatly my concern for people driving up and down our street as a short cut, and not for people who live or are visiting on our road. There is also already traffic noise from Hwy 88 and I have great concerns that an increase in residency will add to an already less than desirable noise level. Has Roseville or this development come up with any ideas for how to combat this issue?

Secondarily, last summer we had a sewer issue in which my home and two others(to my knowledge) were flooded with sewage. Obviously, increasing the amount of waste and water used in this area could severely impact the sewer system and cause further damage and issues for homeowners.

Thirdly, I know some of these homes are set aside for families. While Sandcastle park is up the street from this development, it is a small park, with minimal options for many children to play. Has Roseville or this development put any thoughts into adding to this park, or creating an area for children in the development?

Finally, I'm not sure this is of any concern to the city of Roseville, but we do reside in the Moundsview school district, which is currently experiencing a huge influx of students, while there are some benefits to increased school enrollment numbers, the school is already undergoing issues with housing all the current students, so another increase puts these students and school district at another potential disadvantage.

I am unable to attend the city council meeting tonight, but I do have neighbors attending. Your letter did not fully indicate where the project is in its finality. Meaning, I don't know if its a "done deal" or just "a possibility" at this point. I recognize the area is zoned for high density living, so I'm not sure that there is much to do at this point, however, I appreciate you taking the time to read and address my concerns.

Thanks
Katie Dille

Jeanne Kelsey

From: Cindy Petrie <cjpetriedish@me.com>
Sent: Monday, June 05, 2017 9:24 AM
To: RV EDA
Subject: Edison Multifamily Community | Roseville, MN - Official Website

What is being considered for traffic modifications to handle the increase of cars that will have to access this site at City D & Old 8? Access from Hwy 88? Additional bus?

Thanks

<http://www.cityofroseville.com/3137/Edison-Multifamily-Community>

Jeanne Kelsey

From: Bruce Patrick <brupat34@gmail.com>
Sent: Monday, June 05, 2017 7:56 AM
To: RV EDA
Subject: Edison

I urge the City of Roseville and the city council to support the proposed Edison development. There is an urgent need today for the low income housing and help for homeless that is included in this project.

Thank you,
Bruce Patrick (lifelong Roseville resident)
794 Grandview Ave W

Jeanne Kelsey

From: Tom Brama <tbrama@comcast.net>
Sent: Sunday, June 04, 2017 6:43 PM
To: RV EDA
Subject: Edison Proposed Development

To Roseville EDA, Mayor Dan Roe and members of the Roseville City Council:

My name is Tom Brama and I am both a business owner (since 2001) and a homeowner (since 2009) on Old Highway 8, south of the proposed Edison development.

Since the development only came to our attention a few days ago, our neighborhood has met to discuss our many objections to this project. We are passionate about the place that we call home, some in the same homes for multi-generations. Many of us will be attending the council meeting on June 5, 2017. We will have many more points to cover, beyond the brief overview of this email. The interest of our neighborhood is long-term. From families with small children, to retired people in the twilight of their lives we love it here. The impact that the council could make on our neighborhood will last much, much longer than the individual terms of the council members. I would whole-heartedly encourage the council to visit this far-flung corner of Roseville to engage us. We don't bite. Honest.

It appears that the crux of the problem is that the city rezoned the subject parcel in 2010, from commercial/business purposes to high density residential. I do not recall being made aware of this significant change at the time. Further, it does appear that the city did not undertake any study whether this would be a viable change in the code. In theory, it's easy to change the color on a comprehensive map, but difficult to accomplish in practice.

As the proposal details, there will be 209 units wedged into this parcel, which will ultimately mean that there would be 700+ people living at the site, with roughly 400 drivers. I am of the strong belief that Old Highway 8 cannot come close to accommodating this traffic. Old 8 is a two lane road that routinely backs up for 4-5 minutes at a time at the nearby intersection with County Road D. This backup occurs with just the current occupant load of the area. Further backups occur from County Road D east all the way to Cleveland Avenue. Residents on Troseth Road also notice that backed-up traffic takes a high speed detour through their neighborhood. Traffic both ways on Old Highway 8 is also brought to a complete standstill three times a day when school buses put their stop arm out.

The developer-proposed 209 units, which is the ultimate maximum that HDR zoning allows. 104 units would be the "minimum" that HDR zoning calls for. 209 households would effectively quadruple the number of households that currently live on that stretch of Old Highway 8. Clearly, this is not what the city's forefather's envisioned when they originally mapped out the city and pegged this parcel as commercial/business – and this was before the advent of so many drivers per household. In addition, the 209 units would be constructed in buildings as high as four stories, PLUS roof height. There is not a single property on the New Brighton side of Old 8, (nor on any Roseville property) in the area of that height – the highest building is three stories with a flat roof. We are talking about this property being roughly 67% taller than the lone three story and as much as 225% higher than the rest of the surrounding properties. Constructing buildings this high, with this many units will tower over the landscape, giving both a figurative and literal middle finger to the neighborhood.

It is my assertion that that zoning change that was pushed through at the close of the 2009 city council's term was hasty at best.

I am aware that the city council recently placed a six month moratorium to study something as simple as minor subdivisions, because of their discomfort with process, and because of the results that were being yielded. I am not against development of vacant parcels, but it is crucial that it is done with the effect on the traffic, park, neighborhood,

and schools that will be directly and FOREVER impacted if the developer is encouraged to go forward with the city's blessing to seek out public money for this project. As we are all aware, the current economy is supporting projects being done at market rate, without taxpayer subsidy both inside and outside of Roseville. I recommend that the city table the discussion on supporting this project moving forward and placing a moratorium on the HDR development of this parcel until the true impact can be comprehensively studied. If a moratorium can be placed on minor subdivisions, it certainly can and should be placed on HDR proposals. During this time frame, city staff can assess whether it was an informed decision to classify this property HDR. It is certainly better to invest some time and money into this issue, rather than hastily approving a project that will likely not be built without ruining the dynamic of this area forever. This means traffic studies, consultation with Mounds View schools, crime issues, impact on property values, and so on.

Your job as the city council is to listen to the constituents and act on their behalf, not simply to develop property for development's sake. I beg you to reconsider throwing your support behind this proposal, and beyond that I believe that it would be in our community's best interest to take a time-out and decide whether HDR is appropriate at all for this site. Pass a moratorium. If, after the city studies the various impacts, it deems HDR to be highest and best use of the land, at least it will have legitimately taken our concerns to heart. Sand Development, or another developer, will still be there – perhaps without the city having to give away tax dollars. If, on the other hand, the city determines that this project, and the HDR zoning of this parcel was/is a bad idea, then a major, irreversible mistake will have been averted. Who among us would not give anything to have avoided a decision that caused a catastrophe in our life? We only have one chance to get this right. Let's not blow it.

Very Truly,

Thomas A. Brama
612-232-7647
Owner of 3020 Old Highway 8
Owner of 2994 Old Highway 8



Virus-free. www.avast.com

Jeanne Kelsey

From: R L PASTWA <tmc-llc@msn.com>
Sent: Saturday, June 03, 2017 11:53 AM
To: RV EDA
Subject: Are you kidding me.....Ediso

When YOU all deal with the drug sales, noise, speeding traffic, etc. through my neighborhood then decide how and where to play bleeding heart. You speak of expanding the tax base with this project. DO YOU ALL THINK WE ARE ALL STUPID. Divide the acreage into single family homes that people ACTUALLY have to buy instead of ANOTHER free government give away. Your "Beautify Roseville" program you send some little inspector around the area because the grass is a little long or there is.... May God help us all, a trailer parked in the yard. Right, this rat hole will really help "Beautify" Roseville. Where are these little inspectors when we have to listen to some fools loud car or wade through the loiterers to buy fuel at Super America or the druggies are selling drugs on Troseth Road. Why not buy us all out and put your "Edison" complex all over this corner of Roseville because this stupid idea will kill what property values we have left with the noise and traffic on highway 88, County D and Old 8 we have already.

Good Luck and thanks for trying to screw up a city I was once glad to live in.

Roger L. Pastwa
Laurie P. Starr-Pastwa
2999 Troseth Road
Roseville, MN 55113
651.633.3727

Jeanne Kelsey

From: Eric Bernhagen <nokeric@nokeric.com>
Sent: Thursday, June 01, 2017 7:00 PM
To: RV EDA
Subject: Edison Multifamily Community

Hi I have some concerns and questions about the new Edison Multifamily Community development.

I would like to know how much forest area will be removed in the development. Will the entire forest be removed to make way for the apartment complex? Is there any available information as to what the apartments will look like?

"-residents that have experienced long term homelessness." Does this mean there are going to be a bunch of crack bums living on my street now? Is there any concern for current residents' safety? What type of ex homeless people are going to be down the street from me? These are all serious questions.

Thank you.

Jeanne Kelsey

From: Laurie Starr <laurie.p.starr@gmail.com>
Sent: Thursday, June 01, 2017 1:17 PM
To: RV EDA
Subject: Edison Multifamily Complex comments

I am writing to express my concern about the proposed development of the Edison Multifamily Community.

I live on Troseth Road which is around the corner from this site. My husband has lived there for over 50 years. He has seen the area grow from farm fields and single family homes, to single family homes, developed complexes and small businesses.

1. There are already multiple apartment complexes within a mile of the proposed development. These are located on Highway 88, Old Highway 8, Old Highway 8 and CR C2.
2. There is already excess traffic in the area. People are already using Troseth Road as a through street. Troseth Road does not have any measures to control traffic or drivers speeding down the street. There has been 2 cars that have gone off the road into my neighbors yard on the curve of the road.
3. There are not enough jobs in the area to support another 209 families. I am not sure what Roseville businesses this plan hopes to support .
4. Troseth Road is already home to a house for the disabled which adds additional cars down our street.
5. I do not believe the area is big enough for 209 units plus the parking needs for those units. Old Highway 8 is used for over flow parking for the apartments across from

the land development, as well as those who use the land for recreation.

6. Noise from traffic in the area is already high especially with Highway 88 right around the corner. There are no noise barriers.

7. There is noise and light pollution from the apartment complex across Highway 88. Another apartment complex will only add to the problem.

8. We have had problems with drug trafficking and with vandalism on our road in the past 2 years. Housing formerly homeless and low income people would most likely add to the existing issues.

9. Mostly, I do not feel that such a large complex is warranted in this area as I do not feel the area would support the number of people in this housing. Roseville should not force should a large complex in this area to increase it's tax revenues.

--

Laurie P. Starr and Roger Pastwa
2999 Troseth Road
Roseville, MN 55113
612-849-7111