

**TO: EDA PRESIDENT AND BOARD**  
**FROM: EXECUTIVE DIRECTOR**  
**DATE: APRIL 23, 2018**



**City of West Saint Paul**

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**SUBJECT:**

Request City Council to call for a Public Hearing on June 11, 2018 to modify the Redevelopment plan and propose establishment of Tax Increment Financing District 1-5.

**BACKGROUND INFORMATION:**

On March 26, the Board supported a concept plan presented by Patrick Ostrom, from Real Estate Equities that included a 174-unit affordable senior housing complex. The project is located at 1645 Martholer Lane, on three acres, owned by DARTS. A financial analysis was presented by Jason Aarsvold, Ehlers Associates that explained why a TIF district (pay-as-you-go) is needed to fill a financial gap in the project.

The first step in creating a TIF district starts with a request by the EDA Board and City Council to hold a public hearing at the Council meeting on June 11. Attached are EDA/Council Resolutions calling for the public hearing. Council Resolution 18-51 giving preliminary support of using TIF for this project.

The project would also need to go through the site review process, including a zoning change and amendment to the comp plan.

		Amount
<b>Fund:</b>	EDA Fund	
<b>Department:</b>	Community Development	
<b>Account:</b>	EDA Fund	None

**STAFF RECOMMENDATION:**

Staff recommends approval of the attached EDA Resolution calling for a public hearing at the Council meeting on June 11, 2018. The attached Council Resolution will need to be approved at the Council meeting on June 11, 2018.

**ATTACHMENTS:**

- EDA Resolution 18-04
- Council Resolution 18-50
- Council Resolution 18-51
- Schedule of Events