



REQUEST FOR ECONOMIC DEVELOPMENT AUTHORITY ACTION

Date: June 3, 2019
Item No.: 4.a

Department Approval

Executive Director Approval

Jamie Gundlach

Patricia Tuzgen

Item Description: Consider Resolutions of Support for Ramsey County HOME Funds, Livable Community Demonstration Account Funds (LCDA) and Roseville Community Development Block Grant Funds or Other Funds as Determined by the EDA

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2 **BACKGROUND**

3 The Roseville City Council on June 3, 2019 will be considering a Comprehensive Land Use map
4 change, rezoning, and conditional use for properties located at 165 South Owasso Blvd., 3011, 3029,
5 and 3033 Rice St. in support of 60 units of affordable senior housing by CommonBond Communities,
6 to be known as Owasso Gardens.

7
8 Based upon the outcome of the Council action, the Roseville Economic Development Authority
9 (REDA) shall consider requests to support applications for financial assistance, including Ramsey
10 County HOME Funds, Livable Community Demonstration Account (LCDA) funds, and local financial
11 support of the project in the form of CDBG or other funds as determined by the REDA. Should the City
12 Council deny the Comprehensive Land Use map change, rezoning, and conditional use, action by the
13 REDA herein shall be cancelled.

14
15 Commonbond Communities has submitted an application requesting \$295,000 of CDBG funds. As with all
16 requests for public finance assistance, REDA financial advisor Stacie Kvilvang of Ehlers reviewed the
17 financial support request and has determined no additional financial assistance is warranted from the
18 REDA. As such, staff would recommend denial of CDBG funds to CommonBond Communities. The
19 REDA may recall a similar underwriting result by Mrs. Kvilvang in regards to the Sands Development
20 Edison project, with the REDA still desiring to provide financial assistance to demonstrate local support for
21 the development. In that instance, the REDA provided \$2,000 of Sewer Access Charge (SAC) per unit.
22 Based upon this previous action by the REDA, and if the REDA wishes to support the development of 60
23 units of affordable senior housing by CommonBond, then the same financial assistance of \$2,000 of SAC
24 funds could be provided in lieu of CDBG funds. Staff would note the REDA committed \$295,000 of
25 CDBG/other funds to the PIK property for the Schafer Richardson development.

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27 **STAFF RECOMMENDATION**

28 There are three separate actions Staff is providing for the REDA to consider:

- 29 1. Adopt a Resolution supporting the application for HOME Funds.
30 2. Adopt a Resolution identifying the need for Livable Communities Demonstration Account
31 Funding.

32 3. Adopt a Resolution providing local financial support by the City of Roseville in the form of
33 Sewer Access Charge Credits in an amount of \$2,000 per unit.

34

35 **REQUESTED REDA ACTION**

36 Motion by the REDA for each following actions:

- 37 1. Adopt a Resolution supporting the application for HOME Funds.
38 2. Adopt a Resolution identifying the need for Livable Communities Demonstration Account
39 Funding.
40 3. Adopt a Resolution providing local financial support by the City of Roseville in the form of
41 Sewer Access Charge Credits in an amount of \$2,000 per unit.

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

- Attachment A: Resolution supporting application for HOME Funds
B: Resolution identifying the need for Livable Communities Demonstration Account Funding
C: Resolution providing local financial support by the City of Roseville

**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 3rd day of June, 2019, at 6:00 p.m.

The following members were present:

and the following were absent:

Commissioner _____ introduced the following resolution and moved its adoption:

Resolution No. XX

**RESOLUTION IN SUPPORT OF AN APPLICATION BY COMMONBOND
COMMUNITIES FOR RAMSEY COUNTY COMMUNITY DEVELOPMENT BLOCK
GRANT/HOME INVESTMENT PARTNERSHIP PROGRAM FUNDS FOR THE
DEVELOPMENT OF OWASSO GARDENS SENIOR APARTMENTS**

WHEREAS, Commonbond Communities (the “Developer”) has proposed the development of a multifamily rental housing facility consisting of approximately 60 senior rental housing units (the “Facility”), to be located along Rice Street and S. Owasso Boulevard in the City of Roseville (the “City”);

WHEREAS, to finance a portion of the costs to develop the Facility, the Developer has applied for Community Development Block Grant/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 3rd day of June, 2019.

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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 June 3, 2019.

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 XX day of June, 2019

Executive Director, Patrick Trudgeon
Roseville Economic Development Authority

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

* * * * *

Pursuant to due call and notice thereof, a special meeting of the Board of Commissioners (the “Board”) of the Roseville Economic Development Authority (the “Authority”) was duly held on the 3rd day of June, 2017, at 6:00 p.m.

The following members were present:

and the following were absent:

Commissioner _____ introduced the following resolution and moved its adoption:

Resolution No. XX

**RESOLUTION IDENTIFYING THE NEED FOR LIVABLE COMMUNITIES
DEMONSTRATION ACCOUNT FUNDING AND AUTHORIZING APPLICATION FOR
GRANT FUNDS TO ASSIST OWASSO GARDENS SENIOR APARTMENTS**

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 2019 as determined by the Metropolitan Council; and

WHEREAS only a limited amount of LCDA grant funding is available 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 comprising approximately 60 units of senior 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

45 WHEREAS the Authority agrees to act as legal sponsor for the Project described in the
46 LCDA Funds grant application submitted on July 1, 2019; and
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48 WHEREAS the Authority acknowledges that grants funded through LCDA Funds are
49 intended to fund projects or project components that can serve as models, examples or prototypes
50 for development or redevelopment projects elsewhere in the region, and therefore represents that
51 the Project or key components of the Project can be replicated in other metropolitan-area
52 communities.
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54 NOW THEREFORE BE IT RESOLVED THAT the Roseville Economic Development Authority
55 authorizes and directs its Executive Director to submit an application for Metropolitan Council
56 LCDA Funds for the components of the Project identified in said application, and to execute such
57 agreements as may be necessary to implement the Project on behalf of the City, where the Project
58 is located.
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60 Adopted by the Board of the Authority this 3rd day of June, 2019.
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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 specially held meeting thereof on June 3, 2019.

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 June, 2019

Executive Director, Patrick Trudgeon
Roseville Economic Development Authority

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

* * * * *

Pursuant to due call and notice thereof, a special meeting of the Board of Commissioners (the “Board”) of the Roseville Economic Development Authority (the “Authority”) was duly held on the 3rd day of June, 2019, at 6:00 p.m.

The following members were present:

and the following were absent:

Commissioner _____ introduced the following resolution and moved its adoption:

Resolution No. XX

RESOLUTION IN SUPPORT OF CITY OF ROSEVILLE SEWER ACCESS CHARGE CREDITS FOR THE DEVELOPMENT OF OWASSO GARDENS SENIOR APARTMENTS

WHEREAS, Commonbond Communities (the “Developer”) has proposed the development of a multifamily rental housing facility comprising approximately 60 senior rental housing units (the “Facility”), to be located along Rice Street and S. Owasso Boulevard in the City of Roseville (the “City”);

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

WHEREAS, the Authority is willing to support financial assistance upon certain conditions;

NOW THEREFORE BE IT RESOLVED THAT

1. The Authority supports the request by the Developer to finance a portion of the costs of the Facility, in the amount of \$2,000 in sewer access charge (SAC) credits per unit of senior housing, up to a total of not to exceed \$120,000.

2. Authority staff and consultants are hereby authorized and directed to negotiate a contract for private development memorializing the terms of any assistance provided to the Developer, including without limitation the assistance set forth in this resolution, to be brought before the Board of Commissioners of the Authority for approval at a future meeting.

Adopted by the Board of the Authority this 3rd day of June, 2019.

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Witness my hand as the Executive Director of the Authority this 3rd day of June, 2019

Executive Director, Patrick Trudgeon
Roseville Economic Development Authority