



**CITY OF SAINT PAUL**  
*Christopher B. Coleman, Mayor*

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Saint Paul, MN 55102*

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**DATE:** April 13, 2018  
**TO:** Comprehensive and Neighborhood Planning Committee  
**FROM:** Christine Boulware, Kady Dadlez, Bill Dermody, Anton Jerve, Tony Johnson, Jamie Radel, Lucy Thompson, and Josh Williams, Planning and Heritage Preservation Staff  
**RE:** Neighborhood STAR Proposals: Consistency with the Comprehensive Plan

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### **Background**

The Neighborhood STAR program awards loans and grants for capital improvement projects in Saint Paul Neighborhoods, and is funded with 50 percent of the sales tax proceeds. More information on the program can be found here: <http://www.stpaul.gov/index.aspx?NID=2894>.

This year, forty-one proposals requesting nearly \$5.5 million in assistance will be vying for approximately \$2.8 million from the Neighborhood STAR Program. Over \$28.5 million in potential private matching dollars have been identified. The average dollar request is \$133,432.

More detailed information includes:

- 18 applicants have requested grant-only funds;
- 32 proposals provide opportunities for commercial renewal;
- 7 requests are for public enhancements;
- 2 proposals support improvements to housing or mixed-use development; and
- 6 applications seek funding to operate a relending/granting program.

The Planning Commission is responsible for reviewing Neighborhood STAR applications for conformance with the Comprehensive Plan, per Minnesota Statute 462.356, Subd. 2 (full text at <https://www.revisor.mn.gov/statutes/?id=462.356>, excerpted below):

*After a comprehensive municipal plan has been recommended by the planning agency and a copy filed with the governing body, [no] capital improvement [shall] be authorized by the municipality until after the planning agency has reviewed the capital improvement and reported in writing to the governing body its findings as to compliance of the proposed improvement with the comprehensive municipal plan.*

The Planning Commission's Comprehensive Plan conformance ratings are given to the Neighborhood STAR Board to inform their review of individual projects. The Neighborhood STAR Board's role is to make funding recommendations to the Mayor and City Council. The Planning Commission is not responsible for making judgments about the merits of individual projects or making recommendations about which projects should be funded.

The Planning Commission's input is explicitly requested to determine Comprehensive Plan compliance; however, there has been interest from the Comprehensive Planning Committee in the past in providing additional feedback. Planning staff has created a spreadsheet indicating which projects meet certain planning and development goals for the City, categorized into five themes: 8-80 Vitality; Jobs & Economic Development; Environmental Sustainability; Arts & Beautification; and Strengthening Neighborhoods.

### **Review for Comprehensive Plan Compliance**

The attached spreadsheet lists all Neighborhood STAR applications in order by planning district. Staff first reviewed all applications for conformance with citywide chapters of the Comprehensive Plan, then reviewed each application for conformance with the relevant District and Small Area Plans by the planning staff assigned to that area. Here is a summary of the findings of staff:

#### **41 Total Neighborhood STAR Applications**

- 37 applications comply with the Comprehensive Plan
- 4 applications are neutral (neither supported nor not supported by) the Comprehensive Plan
- Zero applications conflict with the Comprehensive Plan

Applications were found to meet the following City policy goals:

- 13 projects meet 8-80 Vitality goals
- 19 projects meet Jobs and Economic Development goals
- 7 projects meet Environmental Sustainability goals
- 10 projects meet Arts and Beautification goals
- 24 projects meet Strengthening Neighborhoods goals

If you would like more information about a particular application, please contact Neighborhood STAR staff Michele Swanson ([Michele.swanson@ci.stpaul.mn.us](mailto:Michele.swanson@ci.stpaul.mn.us), 651-266-6574) or Austria Castillo ([Austria.castillo@ci.stpaul.mn.us](mailto:Austria.castillo@ci.stpaul.mn.us), 651-266-6691).

### **Staff Recommendation**

Planning staff recommends that the Comprehensive and Neighborhood Planning Committee forward the attached spreadsheet of Comprehensive Plan conformance ratings and draft resolution to the Planning Commission with a recommendation for approval.

If you have questions, please contact Jamie Radel, [Jamie.radel@ci.stpaul.mn.us](mailto:Jamie.radel@ci.stpaul.mn.us) or 651-266-6614.

city of saint paul  
planning commission resolution  
file number \_\_\_\_\_  
date \_\_\_\_\_

**Rating of 2017 Neighborhood STAR Applications  
for Consistency with the City of Saint Paul Comprehensive Plan**

WHEREAS, Minnesota State Statutes 462.356 states that the planning agency shall review any proposed capital improvement and report to the governing body its findings as to compliance of the proposed improvement with the comprehensive municipal plan; and

WHEREAS, the Neighborhood STAR program funds capital improvement projects within the City of Saint Paul, and the Neighborhood STAR Board is reviewing applications to the Neighborhood STAR Program and will make funding recommendations to the Mayor and City Council; and

WHEREAS, the planning staff has reviewed and evaluated the applications for conformance with the Saint Paul Comprehensive Plan, its addenda, and other appropriate City policies as determined by City Council; and

WHEREAS, on April 18, 2018, the Comprehensive & Neighborhood Planning Committee discussed and approved Comprehensive Plan ratings and comments on the Neighborhood STAR applications and forwarded these to the Planning Commission; and

WHEREAS, the Comprehensive & Neighborhood Planning Committee recommends that applicants for projects on properties that are found to be out of compliance with existing zoning permits be ineligible for STAR funds, either directly or as a sub-grantee; and

WHEREAS, the Planning Commission has reviewed these recommendations, and encourages the Neighborhood STAR board to consider the various planning themes that different projects may or may not fall under;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission approves the attached ratings for Neighborhood STAR applications, and forwards the ratings to the Neighborhood STAR board for their consideration.

moved by \_\_\_\_\_  
seconded by \_\_\_\_\_  
in favor \_\_\_\_\_  
against \_\_\_\_\_

2018 (24th Cycle) Neighborhood STAR Loan and Grant Program																
(41) Funding Proposals Received							Comprehensive Plan Compliance				Planning Themes Addressed					Historic Preservation Comments and General Comments
#	W	D	Organization	Title	Description	Location	Compliant	Neutral	Conflicts	Plans Consulted	8-80 Vitality	Jobs & Economic Development	Environmental Sustainability	Arts & Beautification	Strengthening Neighborhoods	
18-101	1	13	1161 Selby LLC	Selby Maker Space Exterior and Energy Efficient Improvements	Improvements include 2 security cameras, 1 exterior door and other improvements to include tuck pointing, ADA compliant access and landscaping.	1161 Selby Avenue	X			Land Use Chapter of Comp Plan Union Park Community Plan		X	X	X	X	
18-102	2	3	71 Annapolis LLC	71 Annapolis Parking Lot and Building Repair	We will repair the windows and the exterior wall/stucco. We will also improve the parking lot, including landscaping, narrowing the exit, and a new surface and striping to meet city requirements	71 Annapolis		X		West Side Community Plan						
18-103	6	5	990 Payne Avenue, LLC	Plaza del Sol Expansion	Activate an additional 16,000 s.f. for lease (estimate 5-7 new businesses) by installing a Schindler elevator to provide required access to second floor and expanding the sprinkler system per code.	990 Payne Avenue	X			Land Use Chapter of Comp Plan Historic Preservation Chapter of Comp Plan		X				RA-SPC-4983, Payne Avenue Commercial Historic District - Certified Eligible for listing on the National Register of Historic Places
18-104	ALL	ALL	African Development Center	African Development Center Profit-based Small Business Loans	ADC will create a revolving loan fund in St. Paul for small businesses in need of profit-based, alternative financing. We expect to fund at least six projects with STAR Program resources.	Program - City Wide	X			Land Use Chapter of Comp Plan		X			X	Not enough information to know if Historic Properties will be impacted.
18-105	ALL	ALL	African Economic Development Solutions	African Economic Development Solutions Business Improvement	Loans will be distributed to African immigrant entrepreneurs throughout St. Paul and be dedicated to business improvements for any and all exterior and interior purposes.	Program - City Wide	X			Land Use Chapter of Comp Plan		X				Not enough information to know if Historic Properties will be impacted.
18-106	2	17	Afro Deli & Grill, LLC	Afro Deli Expansion	Open new store with a new kitchen, floor and furnish with new equipment.	56 East 6th Street Suite 211	X			Downtown Development Strategy		X			X	
18-107	ALL	ALL	Asian Economic Development Association	Small Business Capital Improvement Loans	8 loans up to \$25,000 deployed to 8 small businesses for interior rehab, renovation & improvement of vacant commercial spaces in Saint Paul neighborhoods and small business corridors.	Program - City Wide	X			Land Use Chapter of Comp Plan		X				Not enough information to know if Historic Properties will be impacted.
18-108	4	11	Black Hart Properties	Black Hart of Saint Paul	Renovations include: -Refresh/accessibility in two bathrooms, wheelchair lift for bathroom accessibility, façade improvement, installing large windows, new painting/design exterior, new signage	1415 University Ave. W.	X			Historic Preservation Chapter of Comp Plan		X			X	RA-SPC-3906 - Tip Top Tavern - Currently being evaluated as part of the Hamline Midway Reconnaissance Survey - Would love to help them restore the historic façade! This building is especially important to the Minnesota LGBTQ context.
18-109	6	2	Boys & Girls Clubs of the Twin Cities	East Side Boys & Girls Club HVAC and Facility Improvement Project	HVAC Scope: Remove and replace 70 ton chiller; Replace pipe insulation on glycol lines coming into building; Check, test and start system. RWMWD to design/install storm water system for drainage/runoff	1620 Ames Ave.	X			Parks and Recreation Chapter of Comp Plan	X					
18-110	4	11	Can Can Wonderland	Improving the experience for all	Lighting improvement that would provide complete professional lighting for TWO performance stages, sound absorption for the red room stage area / dining room	755 Prior Ave.	X					X		X		
18-111	2	17	Capital City Properties	Equity on Ice Center at Treasure Island Center	We will convert a vacant area into 3,170 sq.ft. of office space with storage space. Included: 2 exterior doors, 2 bathrooms, 3 offices OR an open spaces plan for desks and a shared conference room.	400 N. Wabasha	X			Downtown Development Strategy	X	X		X		Also 411 Cedar - RA-SPC-8095 - Recent alterations to the building most likely have rendered it no longer eligible for local designation or National Register listing.
18-112	2	3	CJK Holding/Wabasha Brewing Company	429 Wabasha St S patio/bocce court	A grounds improvement to include a 12 x 60 bocce ball court, patio, watershed garden, small fire pit and seating and bicycle rack.	429 S. Wabasha	X			West Side Community Plan District del Sol Plan Historic Preservation Chapter of Comp Plan		X			X	RA-SPC-5459 - Historic Resource - Not locally designated, but identified in 2001 Context Study - we have a designation study started for the property.
18-113	5	6	District 6 Planning Council	Revitalize the North End	Projects would include but not be limited to façade improvements; signage, windows, awnings, lighting, painting, brickwork and fixed interior improvements to meet code compliance.	Program: North End Neighborhood-35E, Dale St., Larpenteur, RR Tracks	X			District 6 Plan Comp Plan		X		X	X	Not enough information to know if Historic Properties will be impacted.
18-114	6	5	East Side Freedom Library	HVAC replacement, historic East Side Freedom Library	HVAC system replaced to preserve and improve the historic Carnegie library building and its valuable contents in the heart of the East Side, hosting thousands of visitors each year in our community.	1105 Greenbrier Street	X			Historic Preservation Chapter of Comp Plan						Local and National Register historic site
18-115	6	5	East Side Neighborhood Development Company, Inc.	ESNDC Accessibility Fund	Depending on the property, improvements include: constructing handicap parking spaces, installing ramps, curb cuts, widening doorways, interior elements, fixing bathrooms for maneuverability, etc.	Program		X			X					Not enough information to know if Historic Properties will be impacted.
18-116	4	12	EG Capital LLC	guild842 co-working	Elevator, postal boxes; interior renovation to create open-plan area for 4-6 desks, reception/ visitor area; lower level to create 2 conf rooms, desks, hot desks; HVAC upgrades; WIFI, security	842 Raymond	X			D12 Plan (draft and adopted)		X			X	

(41) Funding Proposals Received							Comprehensive Plan Compliance				Planning Themes Addressed					Historic Preservation Comments and General Comments
#	W	D	Organization	Title	Description	Location	Compliant	Neutral	Conflicts	Plans Consulted	8-80 Vitality	Jobs & Economic Development	Environmental Sustainability	Arts & Beautification	Strengthening Neighborhoods	
18-117	3	15	EXPO Council of Parents and Teachers	Expo Elementary's Treasure Island playground	Playground renovation: 15,400 sq ft of existing play space, adds 7,600 sq ft of nature-based play opportunities & 9,060 sq ft of ADA accessible surfacing. Access to 55 play pieces & 6 social spaces	540 Warwick St. S.	X			D15 Plan and Parks Plan	X				X	
18-118	2	9	Gazta and Enhancements LLC	Gazta & Enhancements	A complete buildout from scratch, including construction, equipment, product, seating, design and architecture, and start up inventory purchasing.	Keg & Case Market - 928 W 7th St	X			District 9 Area Plan Summary Historic Preservation Chapter of Comp Plan Chapter 74 of Legislative Code	X	X	X	X	X	Contributing property within the Jacob Schmidt Brewing Company Heritage Preservation District. HPC review is required or all exterior work at the property. The project is utilizing Federal and State Historic Tax Credits, thus requiring review by the State Historic Architect and the National Park Service for compliance with the Secretary of the Interior's Standards for Rehabilitation.
18-119	4	11	Hamline-Midway Coalition	Outdoor Handball Project	Construction of two concrete outdoor one wall handball courts (one common wall) opposite each other, with blacktop floor and surrounding fencing; located in Clayland Park.	901 Fairview Ave N	X				X				X	Currently being evaluated as part of the Hamline Midway Reconnaissance Survey
18-120	4	12	Jobs Foundation DBA Tech Dump & Tech Discounts	Jobs Foundation DBA Tech Dump & Tech Discounts	We are working with an architect to modernize the building, including ADA compliance. This includes a complete renovation of the non-warehouse spaces, adding a sprinkler system, and exterior upgrades	860 Vandalia	X			D12 Plan and West Midway Industrial Plan		X				
18-121	2	9	M.O.E. Craft Company LLC	Fire Station #10 Brewery Project	Real Estate Acquisition, Historic Preservation Renovations, Restore exterior brick, Repair roof and flashing, new 3 glass doors, 4 exterior doors, New HVAC, plumbing, electric, Lot Improvements.	754 Randolph Avenue	X			District 9 Area Plan Summary Historic Preservation Chapter of Comp Plan	X	X	X	X	X	Currently in the process of being designated a Saint Paul Heritage Preservation Site. All exterior work and some interior work will require HPC review and approval.
18-122	6	5	Major Management, LLC	Phalen View Live Work Apartments	The project will consist of 47 units of new affordable rental units and 9,500 square feet of office. The STAR funds will be used for site work, preparation and above standard landscaping and security.	425 Whitall vacant lot & 2 houses	X			Housing Chapter of Comp Plan						
18-123	7	4	North East Neighborhoods Development Corp	Dayton's Bluff Community Gymnasium	The renovated gymnasium requires access to public restroom facilities and the existing facilities are unusable. Toilets, vanities, partitions, floor porcelain and wall ceramics, doors and windows, as well as lead and asbestos abatement and LED light fixtures will be replaced	977 5th Street E.	X			Parks and Recreation and Historic Preservation Chapters of Comp Plan	X		X			RA-SPC-5263 The Church of Saint John is a local historic resource.
18-124	6	5	Old Swedish Bank Llc	Old Swedish Bank Event Center- 965 Payne Ave	6300 sq ft project area. Demolish walls & ceilings, repair/rehab 20 windows, rafters, brick work, terrazzo floors, build 4 bathrooms. Upgrade lighting, HVAC, security systems. Build 1500 sq ft deck.	965 Payne Avenue	X			Historic Preservation Chapter of Comp Plan		X				RA-SPC-5506 The Payne Avenue State Bank building is individually listed in the National Register of Historic Places. Several years ago it utilized historic tax credits for rehabilitation.
18-125	2	9	Pimento, Incorporated	Pimento Jamaican Kitchen - Commissary Kitchen	Build a 5,000 sf commissary commercial kitchen to manufacture ethnic food products with 4 ovens, 2 hoods, 4 deep fryers, 2 walk-in coolers, 2 rotisseries, 4 grills, 2 ranges in a food safe environment	Keg & Case Market - 928 W 7th St,	X			District 9 Area Plan Summary Chapter 74 of the City Legislative Code	X	X	X	X	X	Contributing property within the Jacob Schmidt Brewing Company Heritage Preservation District. HPC review is required or all exterior work at the property. The project is utilizing Federal and State Historic Tax Credits, thus requiring review by the State Historic Architect and the National Park Service for compliance with the Secretary of the Interior's Standards for Rehabilitation.
18-126	2	3	Premier Management, LLC	La Costa Rehab	Improvements to include new HVAC unit, New Kitchen make up air unit, fencing around the building, new lights around the building, new exterior work.	194 Cesar Chavez	X			District del Sol Plan		X			X	
18-127	1	6	Rice Sycamore Housing LLC	Rice Street Flats	A workforce housing project on city-owned land consisting of 42 units of varying size between 1 and 3 bedrooms with focus on families and multi-bedroom units	782-804 Rice St, 129 Sycamore St, 119 Lyton Place	X			District 6Plan Comprehensive Plan					X	
18-128	1	8	Running Tiger, Inc.	iLoveKickboxing-St. Paul	Remove all interior walls, remove & replace sub-floor & all floor joists. Install new electrical panel, 2 ADA compliant restrooms; Lighting, HVAC system, Renovate interior to Franchise specification	1040 Selby Ave	X								X	
18-129	4	11	Sabrina's café and deli llc	Sabrina's Cafe and Deli	Outdoor awning, AC Unit, Indoor ceiling renovations, indoor ladder to roof, updated plumbing	518 N. Snelling	X				X	X			X	Currently being evaluated as part of the Hamline Midway Reconnaissance Survey
18-130	2	17	Saint Paul Parks Conservancy <i>in partnership with</i> City of Saint Paul Parks & Recreation	Rice Park Redevelopment	Project includes a new irrigation system, 33 upgraded light fixtures, electrical system, 28 benches, 14 trees, 23,000 sf of decorative concrete, 10 raised planters and 9800 sf reinforced turf lawn.	Rice Park	X			Downtown Development Strategy HP Chapter of the Comp Plan	X	X	X	X	X	Rice Park is eligible for listing as a local and National Register site. Parks staff have presented the plans to the HPC for review and comment.
18-131	4	11	SC Upholstery LLC	Little Africa Businesses Ready for Soccer Stadium 2019	Façade improvements to include electrical updates; bigger store signage for greater visibility; HVAC unit; 4 AC units; Repair and update plumbing pipes; vinyl flooring in work area; new rubber roofing	641 N. Snelling	X					X			X	Currently being evaluated as part of the Hamline Midway Reconnaissance Survey

(41) Funding Proposals Received							Comprehensive Plan Compliance				Planning Themes Addressed					Historic Preservation Comments and General Comments
#	W	D	Organization	Title	Description	Location	Compliant	Neutral	Conflicts	Plans Consulted	8-80 Vitality	Jobs & Economic Development	Environmental Sustainability	Arts & Beautification	Strengthening Neighborhoods	
18-132	4	11	Snelling Coffee Inc.	Snelling Coffee	This project will repair a 23 car-parking lot, install 1 awning and a new electronic sign, remodel restrooms, kitchen and customer area. The interior will be repainted and some floor replaced.	638 Snelling Avenue N		X				X			X	Currently being evaluated as part of the Hamline Midway Reconnaissance Survey
18-133	2	9	St Paul Guitar Repair LLC	Finishing Room	Creation of a safe, dust-free, ventilated, well-lit space for restoring and finishing of musical stringed instruments within our existing space.	1101 W. 7th	X			District 9 Area Plan Summary HP Chapter of Comp Plan		X			X	RA-SPC-5335 1099-1105 7th St. W. is a historic resource identified in the 1983 Historic Sites Survey of Saint Paul. It is not locally designated. Work appears to be mostly interior is utilizing existing penetrations through exterior walls for ventilation.
18-134	2	14	St. Clair Partners LLC	St. Clair Building Exterior Renovation and Energy Improvements	Improvements include removal of 1 heating/oil storage tank, 6 security cameras among other improvements, upgrades and replacements to common areas.	245-251 Snelling Ave South and 1580 St. Clair Ave	X			HP Chapter of Comp Plan		X			X	Snelling Apartments RA-SPC-6508 241-251 S. Snelling Ave. Historic resource.
18-135	1	7	St. Paul Fellowship	St. Paul Fellowship Revitalization	Repair, paint woodwork and steeple; clean, paint siding/exterior walls of the building; replace exterior stairs to original church entrance, office; install permanent public exterior seating areas.	868 Sherburne	X			Land use Chapter HP Chapter of Comp Plan					X	The University Avenue Congregational Church at 868 Sherburne Ave. W. (also 507 Victoria St. N.) - RA-SPC-3342 is a Saint Paul historic resource. It was designed by renowned architect Clarence H. Johnston and constructed in 1909. It was identified as a historic resource in the 1983 Historic Sites Survey of Saint Paul and Ramsey County, and it's historic significance was highlighted in the 2001 Religious Buildings Context study as "Recommended for Further Designation Study." The 2011 Thomas-Dale survey recommended, "Resurveyed – This property was previously evaluated in the 1983 survey as holding significance and potential eligibility under the National Register. This property appears to continue to possess significance and is recommended for intensive-level research to determine eligibility for local and/or National Register designation." The 2011 study notes the significance of the church buildings as an, "Excellent example of Carpenter Gothic style and one of the more intriguing designs of Minnesota's most prominent and talented architects Johnson." While it is not currently designated, it's architectural and historic character of important to the site, neighborhood, and Saint Paul. It is encouraged they work with a preservation architect that can help them achieve their goals in a way that will not adversely impact the historic and architectural integrity of the site.
18-136	1	8	Taste of Rondo Restaurant	Taste of Rondo Restaurant	Redisign all entrances, Kitchen & Bathroom expansion/upgrades , All updated plumbing and electrical, New drop ceiling & bar construction, All Lighting, New wait stations and New windows.	976 Concordia	X			D8 Neighborhood plan. Land use chapter.		X		X	X	
18-137	2	9	The Art Farm, Inc	310 Sherman Street	Repair/replacement of 8-12 window sills; 3 sides of porch latticework; custom double front door; 6 porch columns; 4 masonry steps; 3 retaining walls; fascia; corner boards; painting entire structure.	310 Sherman St.		X		District 9 Area Plan Summary HP Chapter Comp Plan Chapter 74 Legislative Code						310 Sherman Street, the Stilwell-Frank Hanke House, is located in the local and National Register Irvine Park Heritage Preservation District and all exterior work requires HPC review and approval. HPC staff have not reviewed nor seen plans for the proposed work and are unable to determine if the proposed work will comply with Chapter 74 of the City Legislative Code. Historically sensitive rehabilitation and maintenance of the property is encouraged
18-138	1	8	The Family Place	The Family Place: The Lovejoy Community Garden/Educational Space	A land improvement that allows access to food in harvesting months, offers educational programs throughout the year, and beautifies community, year-round. Improvements include a new greenhouse, shed, trees, benches, lighting, fencing and bike racks.	722 Concordia Ave.	X			Land Use chapter	X		X	X		
18-139	7	1	The Sanneh Foundation	The Sanneh Foundation - Future is Now! Campaign	The full campaign will renovate 1 gym, modernize and expand 1 kitchen and 1 cafeteria, modernize 4 athletic fields, add 1 domed field and add a 12,000 sq. ft. program/admin addition.	2090 Conway	X			Parks and Recreation Chapter of Comp Plan	X					

(41) Funding Proposals Received							Comprehensive Plan Compliance				Planning Themes Addressed					Historic Preservation Comments and General Comments
#	W	D	Organization	Title	Description	Location	Compliant	Neutral	Conflicts	Plans Consulted	8-80 Vitality	Jobs & Economic Development	Environmental Sustainability	Arts & Beautification	Strengthening Neighborhoods	
18-140	1	8	Vivienne's Joy Foundation	Redeveloping St. Paul's Boyd Park Playground	The Redevelopment of the Boyd Park playground in St. Paul's Summit-University neighborhood, to include a 2-5 year old play area, 5-12 year old play area, several swings and a music station.	335 Selby Ave.	X			Parks and Recreation Chapter of Comp Plan HP Chapter Comp Plan Chapter 74 Legislative Code						This property is located in the State Register Historic Hill District and the local Historic Hill Heritage Preservation District. All exterior work will require HPC review and approval. HPC staff have not reviewed nor seen plans for the proposed work and are unable to determine if the proposed work will comply with Chapter 74 of the City Legislative Code. Parks & Rec. have a recent example of rehabilitating a park in the Hill district to use as a guide.
18-141	2	3	West Side Community Health Services, Inc.	La Clinica Service Expansion	Expand the front entrance, move administrative functions out of the building to expand integrated mental health services, add 6 medical exam rooms and move chiropractic and optometry services to the Cesar Chavez side of the building for a pharmacy expansion.	153 Cesar Chavez	X			District del Sol Plan; West Side Community Plan		X			X	

# 2018 Neighborhood STAR Program Summary

March 21, 2018

#	Ward	District	Type	Title	Applicant	Summary	Grant	Loan	Terms	Match	Location
18-101	1	13	C	Selby Maker Space Exterior and Energy Efficient Improvements	1161 Selby LLC, 1161 Selby Avenue, St. Paul 55104, Mike Finkelstein, 612-483-1415 natasha.greiling@gmail.com,	Improvements include 2 security cameras, 1 exterior door and other improvements to include tuck pointing, ADA compliant access and landscaping.	\$20,150	\$0	N/A	\$20,150	1161 Selby Avenue
18-102	2	3	C	71 Annapolis Parking Lot and Building Repair	71 Annapolis LLC, 2038 Cottage Grove Dr., Woodbury, 55129. Khue Dang, 763-226-9858 johnnydang@gmail.com	We will repair the windows and the exterior wall/stucco. We will also improve the parking lot, including landscaping, narrowing the exit, and a new surface and striping to meet city requirements	\$5,000	\$12,000	2%, 5 yrs.	\$5,000	71 Annapolis
18-103	6	5	C	Plaza del Sol Expansion	990 Payne Avenue, LLC, 990 Payne Avenue, St. Paul, 55130, Sonia Ortega, 612-581-3335 sortega18@hotmail.com	Activate an additional 16,000 s.f. for lease (estimate 5-7 new businesses) by installing a Schindler elevator to provide required access to second floor and expanding the sprinkler system per code.	\$75,491	\$75,492	3%, 5 yrs.	\$150,983	990 Payne Avenue
18-104	ALL	ALL	C	African Development Center Profit-based Small Business Loans	African Development Center, 1931 South 5th Street, Minneapolis, MN 55454, Margaret Lund, 612-333-4772, mlund95@gmail.com	ADC will create a revolving loan fund in St. Paul for small businesses in need of profit-based, alternative financing. We expect to fund at least six projects with STAR Program resources.	\$100,000	\$300,000	1.5%, 10 yrs.	\$400,000	<b>Program -</b> City Wide
18-105	ALL	ALL	C	African Economic Development Solutions Business Improvement	African Economic Development Solutions, 1821 University Ave. W. S-145, St. Paul, MN 55104, Gene Gelgelu, 651-646-9411 gggelgelu@aeds-mn.org	Loans will be distributed to African immigrant entrepreneurs throughout St. Paul and be dedicated to business improvements for any and all exterior and interior purposes.	\$200,000	\$0	N/A	\$305,000	<b>Program -</b> City Wide
18-106	2	17	C	Afro Deli Expansion	Afro Deli & Grill, LLC, 5 West 7th Pl, saint paul, MN 55102, abdirahman kahin. 651-888-2168 kahin@afrodeli.com	Open new store with a new kitchen, floor and furnish with new equipment.	\$37,500	\$37,500	2%	\$75,000	56 East 6th Street Suite 211
18-107	ALL	ALL	C	Small Business Capital Improvement Loans	Asian Economic Development Association, 422 University Avenue W., 55103, Va-Megn Thoj, va-megn@aeda-mn.org, 651-222-5787	8 loans up to \$25,000 deployed to 8 small businesses for interior rehab, renovation & improvement of vacant commercial spaces in Saint Paul neighborhoods and small business corridors.	\$250,000	\$0	N/A	\$250,000	<b>Program -</b> City Wide



# 2018 Neighborhood STAR Program Summary

March 21, 2018

#	Ward	District	Type	Title	Applicant	Summary	Grant	Loan	Terms	Match	Location
18-108	4	11	C	Black Hart of Saint Paul	Black Hart Properties, 1415 University Avenue, St. Paul 55104, Wesley Burdine, 612-237-0345, wes@wesburdine.com	Renovations include: -Refresh/accessibility in two bathrooms, wheelchair lift for bathroom accessibility, façade improvement, installing large windows, new painting/design exterior, new signage	\$50,000	\$0	N/A	\$51,770	1415 University Ave. W.
18-110	4	11	C	Improving the experience for all	Can Can Wonderland, 755 Prior Ave North, Suite 004, St. Paul 55104, Jennifer Pennington, jennifer@cancanwonderland.com, 651-925-2261	Lighting improvement that would provide complete professional lighting for TWO performance stages, sound absorption for the red room stage area / dining room	\$0	\$44,976	5%, 5 yrs.	\$0	755 Prior Ave.
18-111	2	17	C	Equity on Ice Center at Treasure Island Center	Capital City Properties, 380 St. Peter Street, #850, St. Paul 55102, Andrea Novak, aln@sppa.com	We will convert a vacant area into 3,170 sq.ft. of office space with storage space. Included: 2 exterior doors, 2 bathrooms, 3 offices OR an open spaces plan for desks and a shared conference room.	\$120,000	\$0	N/A	\$165,799	400 N. Wabasha
18-112	2	3	C	429 Wabasha St S patio/bocce court	CJK Holding/Wabasha Brewing Company, 429 Wabasha St S Saint Paul 55107, Chris Kolve chrisk@wabashabrewing.com 651-224-2102	A grounds improvement to include a 12 x 60 bocce ball court, patio, watershed garden, small fire pit and seating and bicycle rack.	\$24,500	\$0	N/A	\$24,500	429 S. Wabasha
18-113	5	6	C	Revitalize the North End	District 6 Planning Council, 171 Front Ave., 55117, Kerry Antrim district6ed@dist6pc.org 651-488-4485	Projects would include but not be limited to façade improvements; signage, windows, awnings, lighting, painting, brickwork and fixed interior improvements to meet code compliance.	\$49,500	\$0	N/A	\$49,500	<b>Program:</b> North End Neighborhood-35E, Dale St., Larpenteur, RR Tracks
18-115	6	5	C	ESNDC Accessibility Fund	East Side Neighborhood Development Company, Inc. , 965 Payne Avenue, Suite 200, St. Paul, MN 55130, Anne DeJoy adejoy@esndc.org, 651-288-8744	Depending on the property, improvements include: constructing handicap parking spaces, installing ramps, curb cuts, widening doorways, interior elements, fixing bathrooms for maneuverability, etc.	\$55,000	\$45,000	2%, 10 yrs.	\$55,000	<b>Program</b>
18-116	4	12	C	guild842 co-working	EG Capital LLC, 842 Raymond Avenue, St. Paul, MN 55114, Jamie Stolpestad, jas2@egcapitalus.com, 203-585-7248	Elevator, postal boxes; interior renovation to create open-plan area for 4-6 desks, reception/ visitor area; lower level to create 2 conf rooms, desks, hot desks; HVAC upgrades; WIFI, security	\$50,000	\$50,000	4.5%, 10 yrs	\$50,000	842 Raymond

C: Commercial, H: Housing, PI: Public Improvement

# 2018 Neighborhood STAR Program Summary

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#	Ward	District	Type	Title	Applicant	Summary	Grant	Loan	Terms	Match	Location
18-118	2	9	C	Gazta & Enhancements	Gazta and Enhancements LLC, 14897 96th ave n., Maple Grove, MN 55369, Anthony Fritz, 612-462-0132, contactus@gaztaandenhancements.com	A complete buildout from scratch, including construction, equipment, product, seating, design and architecture, and start up inventory purchasing.	\$50,000	\$50,000	5%	\$250,000	Keg & Case Market - 928 W 7th
18-120	4	12	C	Jobs Foundation DBA Tech Dump & Tech Discounts	Jobs Foundation DBA Tech Dump & Tech Discounts, 825 Boone Ave N #100, Golden Valley , MN 55437, Jason Burbul, 763-432-3117 jburbul@techdump.org	We are working with an architect to modernize the building, including ADA compliance. This includes a complete renovation of the non-warehouse spaces, adding a sprinkler system, and exterior upgrades	\$130,000	\$170,000	4% 20 yrs.	\$3,420,000	860 Vandalia
18-121	2	9	C	Fire Station #10 Brewery Project	M.O.E. Craft Company LLC, 22 4th St. NE, Faribault , MN 55021, Travis Temke, 507-331-7677, travis@ftownbeer.com	Real Estate Acquisition, Historic Preservation Renovations, Restore exterior brick, Repair roof and flashing, new 3 glass doors, 4 exterior doors, New HVAC, plumbing, electric, Lot Improvements.	\$100,000	\$125,000	2% 10 yrs & balloon	\$1,945,000	754 Randolph Avenue
18-123	7	4	C	Dayton's Bluff Community Gymnasium	North East Neighborhoods Development Corp., 1321 White Bear Ave., Saint Paul, MN 55106, Chuck Repke, 651-771-6955, talyan2001@yahoo.com	The renovated gymnasium requires access to public restroom facilities and the existing facilities are unusable. Toilets, vanities, partitions, floor porcelain and wall ceramics, doors and windows, as well as lead and asbestos abatement and LED light fixtures will be replaced	\$17,000	\$0	N/A	\$17,000	977 5th Street E.
18-124	6	5	C	Old Swedish Bank Event Center-965 Payne Ave	Old Swedish Bank Llc, 965 Payne Ave, St Paul, MN 55130, Dimitri Hatzigeorgiou, 612-868-6326, dimitri.hatzi@icloud.com	6300 sq ft project area. Demolish walls & ceilings, repair/rehab 20 windows, rafters, brick work, terrazzo floors, build 4 bathrooms. Upgrade lighting, HVAC, security systems. Build 1500 sq ft deck.	\$70,000	\$80,000	2% 10 yrs	\$150,000	965 Payne Avenue
18-125	2	9	C	Pimento Jamaican Kitchen - Commissary Kitchen	Pimento, Incorporated, 2524 Nicollet Ave S., Minneapolis, MN 55404, Derek Beevas, tomme@pimentokitchen.com	Build a 5,000 sf commissary commercial kitchen to manufacture ethnic food products with 4 ovens, 2 hoods, 4 deep fryers, 2 walk-in coolers, 2 rotisseries, 4 grills, 2 ranges in a food safe environment	\$25,000	\$50,000	1 - 3% 10 yrs	\$200,000	Keg & Case Market - 928 W 7th St,

## 2018 Neighborhood STAR Program Summary

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#	Ward	District	Type	Title	Applicant	Summary	Grant	Loan	Terms	Match	Location
18-126	2	3	C	La Costa Rehab	Premier Management, LLC, 194 Cesar Chavez, St Paul , MN 55107, Judy Delgado, 612 978 8691, realtor@judylopez.net	Improvements to include new HVAC unit, New Kitchen make up air unit, fencing around the building, new lights around the building, new exterior work.	\$0	\$50,000	Not provided	\$0	194 Cesar Chavez
18-128	1	8	C	iLoveKickboxing-St. Paul	Running Tiger, Inc., 905 Selby Ave., St. Paul, MN 55104, David Meyer dmeyer@ilovekickboxing.com (651) 760-4190	Remove all interior walls, remove & replace sub-floor & all floor joists. Install new electrical panel, 2 ADA compliant restrooms; Lighting, HVAC system, Renovate interior to Franchise specification	\$75,793	\$75,793	1.5% 10 yrs	\$151,585	1040 Selby Ave
18-129	4	11	C	Sabrina's Cafe and Deli	Sabrina's café and deli llc, 518 N snelling Ave, St. Paul, MN 55104, Karima Omer, 612 207 5835 sanaya_108@icloud.com	Outdoor awning, AC Unit, Indoor ceiling renovations, indoor ladder to roof, updated plumbing	\$10,000	\$0	N/A	\$10,000	518 N. Snelling
18-131	4	11	C	Little Africa Businesses Ready for Soccer Stadium 2019	SC Upholstery LLC, 641 N. Snelling Ave., St. Paul, MN 55104, Samson Zeleki, 651-645-0621, rassammy@gmail.com	Façade improvements to include electrical updates; bigger store signage for greater visibility; HVAC unit; 4 AC units; Repair and update plumbing pipes; vinyl flooring in work area; new rubber roofing	\$42,000	\$28,000	0% 7 yrs	\$42,000	641 N. Snelling
18-132	4	11	C	Snelling Coffee	Snelling Coffee Inc., 638 Snelling Avenue N., St. Paul 55104, Afeworki Bein, 651 644 1933 afeworkibein@gmail.com	This project will repair a 23 car-parking lot, install 1 awning and a new electronic sign, remodel restrooms, kitchen and customer area. The interior will be repainted and some floor replaced.	\$10,000	\$10,000	0	\$10,000	638 Snelling Avenue N
18-133	2	9	C	Finishing Room	St Paul Guitar Repair LLC, 1101 W 7th St, St. Paul, MN 55102, Michele Beardsley, 651-224-4168, mish.spgr@gmail.com	Creation of a safe, dust-free, ventilated, well-lit space for restoring and finishing of musical stringed instruments within our existing space.	\$15,000	\$0	N/A	\$15,000	1101 W. 7th
18-134	2	9	C	St. Clair Building Exterior Renovation and Energy Improvements	St. Clair Partners LLC, 245-251 Snelling Ave S., 1580 St. Clair Ave St Paul, MN 55105, Mike Finkelstein, 612 483 1415 natasha@enrgycreative.com	Improvements include removal of 1 heating/oil storage tank, 6 security cameras among other improvements, upgrades and replacements to common areas.	\$82,500	\$82,500	Market Rate	\$165,000	245-251 Snelling Ave South and 1580 St. Clair

# 2018 Neighborhood STAR Program Summary

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#	Ward	District	Type	Title	Applicant	Summary	Grant	Loan	Terms	Match	Location
18-135	1	7	C	St. Paul Fellowship Revitalization	St. Paul Fellowship, 868 Sherburne Ave., St. Paul, MN 55104, Scott Ginn, 651-252-4507, Amanda.rose.ginn@gmail.com <i>in partnership with</i> Frogtown Neighborhood Association, Caty Royce, Director, 651-236-8699	Repair, paint woodwork and steeple; clean, paint siding/exterior walls of the building; replace exterior stairs to original church entrance, office; install permanent public exterior seating areas.	\$23,500	\$0	N/A	\$23,500	868 Sherburne
18-136	1	8	C	Taste of Rondo Restaurant	Taste of Rondo Restaurant, 976 Concordia Ave., St. Paul, MN 55104, Charles & Kasara Carter, 651.403.0525, mr.jazz1000@gmail.com	Redesign all entrances, Kitchen & Bathroom expansion/upgrades , All updated plumbing and electrical, New drop ceiling & bar construction, All Lighting, New wait stations and New windows.	\$100,000	\$100,000	TBD	\$150,000	976 Concordia
18-137	2	9	C	310 Sherman Street	The Art Farm, Inc, 310 Sherman St., Saint Paul, MN 55102, Charles Kosse, 651-293-0162, chuck@artfarmadvertising.com	Repair/replacement of 8-12 window sills; 3 sides of porch latticework; custom double front door; 6 porch columns; 4 masonry steps; 3 retaining walls; fascia; corner boards; painting entire structure.	\$0	\$30,000	1% 10 yrs.	\$0	310 Sherman St.
18-138	1	8	C	The Family Place: The Lovejoy Community Garden/Educational Space	The Family Place, 244 Tenth Street E., St. Paul , MN 55101, Margaret Lovejoy, 651-207-1565 sloveandjoy@gmail.com	A land improvement that allows access to food in harvesting months, offers educational programs throughout the year, and beautifies community, year-round. Improvements include a new greenhouse, shed, trees, benches, lighting, fencing and bike racks.	\$50,000	\$0	N/A	\$50,000	722 Concordia Ave.
18-141	2	3	C	La Clinica Service Expansion	West Side Community Health Services, Inc., 153 Cesar Chavez St., St. Paul, MN 55107, Blake Darsow, 651-602-7537 bdarsow@westsidechs.org	Expand the front entrance, move administrative functions out of the building to expand integrated mental health services, add 6 medical exam rooms and move chiropractic and optometry services to the Cesar Chavez side of the building for a pharmacy expansion.	\$50,000	\$50,000	Market rate of 4 - 4.5% 10 yrs.	\$100,000	153 Cesar Chavez

**Total Requests: \$5,470,694**