

**TO:** St. Francis Economic Development Authority  
**FROM:** Kate Thunstrom, EDA Executive Director  
**SUBJECT:** 3731 Bridge St – Letter of Intent  
**DATE:** October xx, 2024

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**ITEMS TO BE DISCUSSED:**

On August 22, 2023, the EDA approved a memorandum of understanding to partner with Northshore Development on a multi-family unit building. This housing development is looking to occupy the EDA owned property at 3137 Bridge Street and the property to the North.

Tonight, the project is looking to take the next steps to enter into a Letter of intent to purchase the property with the EDA. This will allow the project to complete the steps through Planning, plan development and finance.

Preliminary notes about the concept, subject through adjustments through planning process:

- 120 units proposed
- Will be submitting a TIF application, however due to mandated timelines is waiting to get through preliminary steps before starting the process
- Also using other creative finance tools such as Greater MN Housing fund, 4D, etc. Projects such as this typically require multiple sources to construct.
- Concept shows:
  - 48 Units at 60% AMI
  - 42 Units at 80% AMI. To put that into perspective, 80% of Area Median Income (AMI) for the region is higher than St. Francis market rents.
  - 30 Units Market rate
- St. Francis WAC/SAC fee's are considered higher than typically metro areas, this is why they have requested the partnership on initial grading and site work.

- The city will work with Ehlers on land sale price. This is a tool that can be used to show city buy in, project equity and commitment when it comes to greater lending tools.

This project has not completed Zoning and Planning as it is still in the site plan phases. However, they are interested, if all the work can be completed, to break ground the spring/summer of 2025. After tonight's meeting the project will meet with City Planning and Engineering staff.

The attached documents have been reviewed by the City/EDA Legal team.

### **ACTION TO BE CONSIDERED**

EDA to review and consider entering into a Letter of Intent with Northshore Development for the EDA property located at 3731 Bridge Street subject to attorney form.

### **ATTACHMENTS:**

Northshore Development, Letter of Intent  
Woodbine Extension  
Site – concept renderings