City of North St. Paul
Housing & Redevelopment Authority
Following the City Council Meeting

September 20, 2022
6:30 PM

The Housing and Redevelopment Authority meeting will be conducted on **September 20, 2022** following the City Council meeting. The meeting location is the City Council Chambers of City Hall, located at 2400 Margaret St., North St. Paul.

The City Council will also be meeting by interactive TV under Minn. Stat. 13D.02. Members of the public are permitted to attend the meeting in person, however, it is encouraged to participate in the meeting remotely. Instructions can be found below.

The **September 20, 2022** Zoom meeting can be accessed via
https://tinyurl.com/NSPCityCouncil
(from a PC, Mac, tablet, iPhone or Android device)
or by phone at 1-929-205-6099, meeting ID 821 4097 2224, password 362656.

You can also watch the meeting on our YouTube channel here **tinyurl.com/NSPYouTube**

I. Call to Order

II. Roll Call

Terry Furlong, Chair
Scott Thorsen, Commissioner
Candy Petersen, Commissioner
Tim Cole, Commissioner
Lisa Wong, Commissioner
Brian Frandle, Executive Director

III. HRA Action Items & Recommendations

A. 2487 19th Avenue Student Build - Financial Update

B. 2172 & 2170 Eldridge Avenue Update

IV. Adjournment

The next regularly scheduled Housing & Redevelopment Authority meeting is TBD

NORTH ST. PAUL
extraordinary.

Agenda Information Memorandum

To	Date
Housing and Redevelopment Authority Executive Director and Commissioners	September 20, 2022

Agenda Placement # III.A

HRA Action Items & Recommendations

Subject

2487 19th Avenue Student Build - Financial Update

Background/Facts

Recommended Action

Attachments

1. 2487 19th Avenue Student Built - Financial Update

Respectfully submitted,
Daniel Winek, Finance Director

2487 19th Avenue - Project Costs

	2020	2021	2022	Total
Land, Materials, Other Costs:	97,429.79	115,466.74	120,825.68	333,722.21
Estimated Personnel Costs	13,634.84	11,587.87	10,607.86	35,830.57
Total Estimated Costs	111,064.63	127,054.61	131,433.54	369,552.78

Total Costs as of 9/15/22

Land Purchase	80,305.97
Materials and Other Costs (Not personnel)	253,416.24
Total	333,722.21

2487 19th Ave - STUDENT BUILT HOME

POST DATE	TRAN DATE	PACKET NUMBER	TRAN NUMBER	REFERENCE	DESCRIPTION	AMOUNT
6/30/2020	08/21	04610	A46363	CHK: 136738	JUN 2487 19 AVE HAZ BLDG	1,189.80
7/22/2020	08/05	04597	A45925	CHK: 136598	NO TRESPASSING SIGNS	52.50
7/22/2020	08/21	04610	A46365	CHK: 136739	FANS & CORDS FOR 2487 19TH AVE	79.90
7/30/2020	08/27	04616	A46592	CHK: 136806	2487 2ND ASBESTOS INSPECTION	880.00
7/30/2020	11/23	03153	B25345	Misc 000000	2487 19TH AVENUE EAST	**75,582.50**
7/30/2020	11/23	03153	B25345	Misc 000000	CLEAN OUT 2487 19TH AVE	3,500.00
7/30/2020	11/23	03153	B25345	Misc 000000	2487 19TH AVE E	(292.88)
7/31/2020	08/21	04610	A46364	CHK: 136738	JUL 2487 19TH AVE HAZ BLDG	18.00
7/31/2020	08/21	04610	A46366	DFT: 000828	JULY 2020 UTILITIES	22.69
8/17/2020	08/27	04616	A46593	CHK: 136806	2487 19TH ASBESTOES REMOVAL	660.00
8/26/2020	08/27	04616	A46580	CHK: 136800	2487 19TH AVE DESIGN	1,500.00
8/28/2020	09/10	04627	A46633	CHK: 136812	2487 19TH BLDG DESIGN PLANS	3,370.00
8/28/2020	09/29	04655	A47025	CHK: 136930	2487 19TH BLDG DESIGN PLANS	1,870.00
8/31/2020	10/01	04645	A47248	DFT: 000864	AUG 2020 UTILITY BILL	152.47
9/4/2020	10/01	04645	A47247	CHK: 137010	INSURANCE 2487 19TH AVE	1,347.00
9/28/2020	09/28	04654	A47023	VOID: 136812	REVERSE VOIDED CHECK	(3,370.00)
9/28/2020	10/01	04645	A47249	CHK: 137011	AUG 2020 GEN SERV COMM SERV	91.00
9/30/2020	12/11	04706	A48910	DFT: 000923	SEPT 2020 UTILITY BILL	225.50
10/9/2020	02/11	04780	A50297	CHK: 137891	2487 19TH SURVEY	3,070.50
10/31/2020	12/31	04727	A49136	DFT: 000944	OCT 2020 UTILITY BILL	229.04
10/31/2020	02/11	04780	A50295	CHK: 137890	OCT 2020 LEGAL SERVICES	82.50
11/30/2020	01/29	04761	A49879	DFT: 000975	UB NOV 2020	223.74
11/30/2020	02/11	04780	A50296	CHK: 137890	NOV 2020 LEGAL SERRVICES	82.50
12/21/2020	12/31	04727	A49135	DFT: 000943	2711 HELEN ST LAND PURCHASE	**4,723.47**
12/29/2020	02/25	04807	A50696	CHK: 137971	2487 19TH BLDG SUPPLIES	193.81
12/31/2020	01/29	04762	A49882	DFT: 000976	UB DEC 2020	217.87
12/31/2020	02/11	04780	A50299	CHK: 137892	PROPERTY TAXES 2020	1,727.88
1/1/2021	03/11	04816	A51036	CHK: 138070	2487 19TH BLDG SUPPLIES	99.94
1/1/2021	03/11	04816	A51037	CHK: 138070	2487 19TH BLDG SUPPLIES	180.92
1/1/2021	03/11	04816	A51040	CHK: 138070	2487 19TH BLDG SUPPLIES	92.07
1/1/2021	03/11	04816	A51041	CHK: 138070	2487 19TH BLDG SUPPLIES	28.74
1/9/2021	03/11	04816	A51035	CHK: 138070	2487 19TH BLDG SUPPLIES	79.97
1/11/2021	03/11	04816	A51033	CHK: 138070	2487 19TH BLDG SUPPLY RETURN	(370.18)
1/13/2021	03/11	04816	A51042	CHK: 138070	2487 19TH BLDG SUPPLIES	106.47
1/21/2021	03/11	04816	A51034	CHK: 138070	2487 19TH BLDG SUPPLIES	18.88
1/26/2021	03/11	04816	A51038	CHK: 138070	2487 19TH BLDG SUPPLIES	75.94
1/31/2021	03/11	04816	A51043	DFT: 001019	UB JAN 2021 HRA	220.13
2/28/2021	03/31	04829	A51409	DFT: 001035	FEB 2021 UTILITY BILL	218.61
4/8/2021	04/15	04847	A51667	CHK: 138251	2487 19TH PROPERTY TAXES	1,506.00
4/15/2021	04/29	04855	A51913	DFT: 001060	APR 2021 UTILITY BILL	219.43
5/15/2021	07/28	04943	A53891	DFT: 001150	MAY 2021 UTILITY BILL	215.94
6/15/2021	07/28	04943	A53892	DFT: 001151	JUNE 2021 UTILITY BILL	217.96
7/15/2021	07/28	04943	A53893	DFT: 001152	JULY 2021 UTILITY BILL	224.17
7/31/2021	10/01	04965	A54688	DFT: 001205	AUG 2021 UTILITY BILL	206.46
8/31/2021	10/01	04965	A54689	DFT: 001206	SEPT 2021 UTILITY BILL	216.30
9/29/2021	10/14	04989	A55084	CHK: 139191	RESTROOMS	6.75
9/29/2021	10/14	04989	A55085	CHK: 139191	RESTROOMS	63.00
10/5/2021	10/28	04996	A55337	CHK: 139254	DRAIN TILE FOR SBH 2487 19TH	353.44
10/5/2021	12/30	05167	A56918	CHK: 139573	INTERIOR FOOTING 1948 19TH AVE	19,930.00
10/5/2021	12/30	05167	A56919	CHK: 139573	FOUNDATION FOR 2487 19TH	6,580.00

10/7/2021	11/12	05015	A55564	CHK: 139342	LUMBER	1,398.26
10/7/2021	12/03	05033	A55895	CHK: 139454	BUILDING SUPPLIES	698.12
10/8/2021	10/28	04996	A55336	CHK: 139253	SURVEY SERVICES 2487 19TH AVE	800.00
10/8/2021	11/12	05015	A55567	CHK: 139343	BUILDING SUPPLIES	37.13
10/9/2021	11/12	05015	A55568	CHK: 139343	BUILDING SUPPLIES	40.20
10/15/2021	10/28	04996	A55338	DFT: 001233	OCT 2021 UB SEPT USAGE	215.26
10/18/2021	11/12	05015	A55565	CHK: 139342	LUMBER	4,818.24
10/18/2021	02/25	05233	A58687	CHK: 140604	LUMBER	2,705.86
10/20/2021	10/28	04996	A55339	CHK: 139255	REMOVE DEBRIS & BLD RETAIN WAL	25,980.00
10/26/2021	11/12	05015	A55566	CHK: 139342	LUMBER	219.20
10/28/2021	12/03	05033	A55898	CHK: 139455	RING SHANK	42.98
10/28/2021	12/03	05033	A55902	CHK: 139457	HOUSE DEMO 2487 19TH	20,350.00
10/30/2021	12/03	05033	A55903	CHK: 139458	RESTROOM SERV 2487 19TH	63.00
11/1/2021	12/03	05033	A55896	CHK: 139454	LUMBER	5,754.10
11/1/2021	12/03	05033	A55904	CHK: 139459	2021 PROPERTY TAXES	1,626.48
11/8/2021	12/03	05033	A55897	CHK: 139454	LUMBER	1,082.68
11/15/2021	12/03	05033	A55899	CHK: 139455	NAILS	32.98
11/15/2021	12/03	05033	A55901	CHK: 139456	MENARDS-OAKDALE	132.96
11/15/2021	01/14	05183	A57347	DFT: 001306	NOV 2021 UTILITY BILL	217.94
11/16/2021	12/03	05033	A55893	CHK: 139454	ROOF TRUSSES	10,365.27
11/17/2021	12/03	05033	A55900	CHK: 139455	NAILS	11.59
11/23/2021	12/03	05033	A55894	CHK: 139454	LUMBER	3,508.87
11/24/2021	12/30	05167	A56925	CHK: 139575	INSULATION	64.98
11/27/2021	12/30	05167	A56927	CHK: 139576	NOV 2021 RESTROOMS	63.00
11/30/2021	12/30	05167	A56921	CHK: 139574	8 PONDEROSA PINE	86.24
12/1/2021	12/30	05167	A56922	CHK: 139574	FRONT PORCH MATERIAL	1,422.01
12/1/2021	12/30	05167	A56923	CHK: 139574	PORCH HARDWARE	295.43
12/1/2021	12/30	05167	A56924	CHK: 139574	INT WALL MATERIAL	2,098.88
12/4/2021	12/31	05175	A56970	DFT: 001286	WINDOW WELLS	928.00
12/6/2021	12/30	05167	A56920	CHK: 139574	LUMBER RETURNED	(790.42)
12/15/2021	12/30	05167	A56926	CHK: 139575	TRUSS TIE ROOF/SINKER NAIL	92.87
12/15/2021	01/14	05183	A57348	DFT: 001307	DEC 2021 UTILITY BILL	216.06
12/20/2021	01/14	05183	A57349	CHK: 139707	NAT GAS 2487 19TH 12/8-12/20	10.70
12/21/2021	01/14	05183	A57346	CHK: 139706	PROPANE FOR STUDENT HOUSE	67.99
12/25/2021	01/27	05198	A57787	CHK: 139849	CLEANING SUPPLIES	63.00
12/31/2021	01/27	05208	A57797	DFT: 001327	JAN 2022 UB DEC 2021 USAGE	214.91
12/31/2021	02/09	05217	A58265	CHK: 139920	2021 PROPERTY TAXES	41.03
1/3/2022	02/25	05233	A58689	CHK: 140606	PROPANE FOR STUDENT BUILD	44.70
1/12/2022	01/27	05198	A57785	CHK: 139847	STAIR MATERIALS	575.18
1/14/2022	01/27	05198	A57786	CHK: 139848	HOUSING SUPPLIES	21.29
1/17/2022	01/27	05208	A57798	CHK: 139850	NEW GAS SERVICE FEE	7.00
1/20/2022	01/27	05208	A57799	CHK: 139850	NAT GAS 2487 19TH 12/20-1/19	65.88
1/31/2022	02/25	05233	A58684	CHK: 140603	SUPPLIES	912.05
1/31/2022	03/08	05251	A58851	DFT: 001372	FEB 2022 UB JAN 2022 USAGE	214.26
2/4/2022	02/25	05233	A58685	CHK: 140604	SUPPLIES	55.80
2/4/2022	02/25	05233	A58686	CHK: 140604	LYMAN LUMBER COMPANY	68.78
2/7/2022	02/25	05233	A58688	CHK: 140605	SUPPLIES	196.36
2/17/2022	03/08	05251	A58850	CHK: 140650	BUILDING SUPPLIES	68.45
2/19/2022	03/08	05251	A58852	CHK: 140651	RESTROOM SERVICES	63.00
2/21/2022	03/08	05251	A58849	CHK: 140649	LUMBER	2,699.68
2/21/2022	03/08	05251	A58853	CHK: 140652	NAT GAS 2487 19TH 1/19-2/17	344.47
2/22/2022	03/08	05251	A58848	CHK: 140648	BASEMENT FLOOR	7,234.00
2/28/2022	04/13	05283	A59639	DFT: 001403	FEB 2022 UTILITY BILL	200.82
3/4/2022	04/13	05283	A59642	CHK: 140882	PAINT	155.57

3/14/2022	04/13	05283	A59634	CHK: 140876	MILLWORK & CABINETRY	4,746.94
3/14/2022	04/13	05283	A59637	CHK: 140879	LUMBER RETURN	(519.00)
3/18/2022	04/13	05283	A59641	CHK: 140881	HVAC 2487 19TH AVE	6,580.00
3/19/2022	04/13	05283	A59640	CHK: 140880	RESTROOM SERVICES	63.00
3/21/2022	04/13	05283	A59635	CHK: 140877	DORMER FLASHING	25.88
3/23/2022	03/30	05270	A59327	CHK: 140791	NAT GAS 2487 19TH 2/17-3/21	399.36
3/23/2022	04/13	05283	A59636	CHK: 140878	ELECTRICAL ROUGH IN	7,656.90
3/28/2022	04/27	05294	A59895	CHK: 140972	INSULATION FOR 2487 19TH	4,840.00
3/29/2022	04/13	05283	A59638	CHK: 140879	LUMBER	2,328.67
3/31/2022	04/27	05294	A59894	DFT: 001416	MAR 2022 USAGE UB	183.56
4/5/2022	04/27	05294	A59896	CHK: 140973	LUMBER	3,926.66
4/15/2022	06/02	05307	A60727	CHK: 141235	PAINT FOR 2497 19TH	492.20
4/20/2022	04/27	05294	A59897	CHK: 140974	NAT GAS 2487 19TH 3/21-4/19	185.84
4/22/2022	06/02	05307	A60724	CHK: 141233	2487 19TH RESTROOM SERV	69.00
4/25/2022	06/02	05307	A60716	CHK: 141231	LUMBER	5,939.00
4/26/2022	06/02	05307	A60715	CHK: 141230	BUILDING MATERIALS	1,308.97
4/28/2022	06/02	05307	A60719	CHK: 141231	LUMBER	492.25
4/29/2022	06/02	05307	A60728	CHK: 141235	PAINT FOR 2497 19TH	53.39
5/1/2022	06/02	05307	A60723	CHK: 141232	STUDENT BUILD	428.20
5/2/2022	06/02	05307	A60726	CHK: 141234	GYPSUM BOARD	660.27
5/3/2022	06/02	05307	A60717	CHK: 141231	LUMBER	136.91
5/3/2022	06/02	05307	A60720	CHK: 141231	LUMBER	176.64
5/5/2022	06/02	05307	A60721	CHK: 141231	LUMBER SUPPLIES/19TH AVE HOUSE	841.88
5/5/2022	06/02	05307	A60722	CHK: 141231	LUMBER SUPPLIES/19TH AVE HOUSE	1,128.28
5/9/2022	06/02	05307	A60711	CHK: 141229	SUPPLIES/19TH AVE SITE	937.18
5/11/2022	06/02	05307	A60712	CHK: 141229	SUPPLES/19TH AVE SITE	4,747.23
5/11/2022	06/02	05307	A60713	CHK: 141229	SUPPLIES/19TH AVE SITE	1,315.98
5/11/2022	06/02	05307	A60714	CHK: 141229	SUPPLIES/19TH AVE SITE	1,353.53
5/15/2022	06/02	05318	A60729	DFT: 001452	APR 2022 USAGE UB	188.18
5/19/2022	06/02	05307	A60718	CHK: 141231	SUPPLIES/19TH AVE SITE	22.98
5/19/2022	06/02	05307	A60725	CHK: 141233	SUPPLIES/19TH AVE	69.00
5/19/2022	06/02	05318	A60730	CHK: 141236	NAT GAS 2487 19TH 4/19-5/18	43.55
5/19/2022	06/16	05342	A61240	CHK: 141390	19TH AVE PROJECT	202.55
5/24/2022	06/16	05342	A61242	CHK: 141391	19TH AVE PROJECT	89.98
5/26/2022	06/16	05342	A61241	CHK: 141391	TRIMBOARD	(89.98)
5/26/2022	06/16	05342	A61243	CHK: 141391	19TH AVE PROJECT	124.16
5/30/2022	09/14	05456	A63758	CHK: 142191	2487 19TH AVE PROJECT	4,500.00
6/9/2022	06/16	05342	A61244	CHK: 141392	MUSKA LIGHTING	2,045.08
6/9/2022	06/16	05342	A61245	CHK: 141393	GARAGE FOR 19TH AVE PROJECT	2,750.00
6/11/2022	06/30	05367	A61540	CHK: 141470	2487 19TH AVE PROJECT	69.00
6/13/2022	06/16	05350	A61247	CHK: 141394	HVAC INSTALL - 19TH AVE	6,650.00
6/13/2022	07/15	05375	A61869	CHK: 141607	19TH AVE PROJECT	28.25
6/15/2022	06/30	05362	A61534	DFT: 001487	USAGE FOR MAY 2022	166.55
6/17/2022	08/04	05390	A62722	CHK: 141859	SUPPLIES	479.00
6/20/2022	06/30	05362	A61536	CHK: 141471	NAT GAS 2487 19TH 5/18-6/19	10.54
6/20/2022	06/30	05367	A61539	CHK: 141860	REFUND MATERIAL	(26.72)
6/23/2022	07/15	05375	A61864	CHK: 141605	2487 19TH AVE PROJECT	24.55
6/23/2022	07/15	05375	A61865	CHK: 141605	2487 19TH AVE PROJECT	240.09
6/23/2022	07/15	05375	A61866	CHK: 141605	2487 19TH AVE PROJECT	74.26
6/23/2022	07/15	05375	A61870	CHK: 141607	19TH AVE PROJECT	25.16
7/2/2022	07/15	05375	A61871	CHK: 141608	POST CONSTRUCTION CLEAN	625.00
7/6/2022	08/04	05390	A62725	CHK: 141861	19TH AVE SUPPLIES	63.93

7/7/2022	08/04	05390	A62723	CHK: 141860	SUPPLIES	336.91
7/7/2022	08/04	05390	A62724	CHK: 141860	SUPPLIES	651.56
7/7/2022	08/04	05390	A62726	CHK: 141862	LANDSCAPE FOR STUDENT BUILD	11,613.00
7/9/2022	08/11	05419	A62966	CHK: 141962	RESTROOM STUDENT BUILD SITE	69.00
7/13/2022	08/11	05419	A62967	CHK: 141963	FURNACE UNIT	3,270.00
7/13/2022	09/14	05461	A63762	CHK: 142190	DRAIN GRATE	7.94
7/14/2022	08/11	05419	A62963	CHK: 141960	GUTTERS	1,500.00
7/15/2022	08/04	05397	A62727	DFT: 001519	USAGE FOR JUNE 2022	155.67
7/20/2022	08/04	05397	A62728	CHK: 141863	NAT GAS 2487 19TH 6/19-7/19/22	12.87
7/28/2022	08/11	05419	A62962	CHK: 141959	REPLACE CURB	1,500.00
7/28/2022	08/11	05419	A62964	CHK: 141961	BLOWER DOOR TEST	225.00
7/28/2022	08/11	05419	A62965	CHK: 141962	STUDENT BUILD	(17.25)
7/31/2022	08/30	05438	A63296	DFT: 001560	USAGE FOR JUL 2022	356.33
8/18/2022	08/30	05438	A63297	CHK: 142048	NAT GAS 2487 19TH 7/19-8/17	11.75
8/19/2022	09/14	05461	A63763	CHK: 142190	BONDER & TOWEL BARS	112.92
8/19/2022	09/14	05461	A63764	CHK: 142190	POST KIT & VINYL LETTERS	88.69
8/24/2022	09/14	05456	A63761	CHK: 142193	STUDENT BUILD HOUSE	43.02
8/26/2022	09/12	04941	B28775	Misc 000000	SALE OF 2487 19TH AVE E	10,506.70
8/31/2022	09/14	05453	A63753	CHK: 142194	NAT GAS 2487 19TH 8/17-8/26/22	4.45
8/31/2022	09/14	05456	A63754	CHK: 142188	STUDENT BUILD 2487 19TH AVE	2,496.00
8/31/2022	09/14	05456	A63755	CHK: 142188	2487 19TH AVE STUDENT BUILD	6,080.00
					TOTAL	**333,722.21**

NORTH ST. PAUL
extraordinary.

Agenda Information Memorandum

To	Date
Housing and Redevelopment Authority Executive Director and Commissioners	September 20, 2022

Agenda Placement # III.B

HRA Action Items & Recommendations

Subject

2170 & 2172 Eldridge Avenue Update

Background/Facts

Recommended Action

Attachments

1. 2170 2172 Eldridge - Estimated Project Costs

Respectfully submitted,
Daniel Winek, Finance Director

2170 & 2172 Eldridge- Estimated Project Costs

	2172 Eldridge	2170 Eldridge	Total
Land Purchase	112,872.44	112,872.43	225,744.87
Materials and Other Costs (Not personnel)	278,757.86	291,428.68	570,186.54
Total	391,630.30	404,301.11	795,931.41

Note: Materials and Other Costs uses 2487 19th Avenue home plus 10% and 15% for the two homes.