CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet

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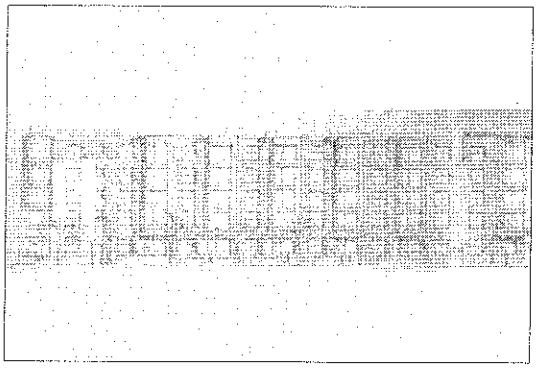

Project Status

Proposed:	5/3/2004
Approved:	☑
Closed:	
Complete:	

Impaction

- (●) Non-Impacted
- ( ) Impacted

Occupancy

- (●) Rental
- ( ) Ownership

Project Name:	Saint Anthony Mills Apts
Main Address:	Washington Ave, Chicago Ave, 2nd St
Project Aliases:	Parcel D Mills Housing
Additional Addresses:	

Ward: 2 Neighborhood: Downtown East

Project Activity

- ☑ New Construction
- ☐ Rehabilitation
- ☐ Stabilization
- ☐ Preservation

Year Built:

Development

- (●) Apartment/Condo
- ( ) Townhome
- ( ) Coop
- ( ) Shelter
- ( ) Transitional
- ( ) Scattered Site/Other

Household

- ☑ General
- ☑ Family w/Children
- ☐ Senior
- ☑ Single
- ☐ Special Needs
- ☐ Homeless

Housing Production and Affordability

UNIT COMPOSITION

UNIT	QTY
0BR	15
1BR	62
2BR	16
3BR	0
4+BR	0
TOT	93

UNIT AFFORDABILITY

UNIT	<30%	<50%	<60%	<80%	MKT
0BR	0	15	0	0	0
1BR	17	16	21	0	8
2BR	0	0	16	0	0
3BR	0	0	0	0	0
4+BR	0	0	0	0	0
TOT	17	31	37	0	8

Shelter Units: + Conversion Units:

Section 8: 17

GENERAL INFORMATION

The proposed St Anthony Mills Apartments project is part of the redevelopment of the historic Minneapolis riverfront St Anthony Mills will be located on Parcel D East. Parcel D East is bound by Park Ave on the West, Chicago Ave on the East, Washington Ave on the South and Second St on the North St Anthony Mills will be built on the eastern portion of Parcel D East St Anthony Mills will be built as liner on three sides of a City of Minneapolis parking ramp that will serve downtown visitors and the Mill City Museum Parking for St Anthony Mills Apartments residents will be provided in the parking ramp

Saint Anthony Mills Apartments will be new construction of 93 rental units The project creates affordable housing in a moderately affluent community The project will include two small commercial nodes - one on the corner of Chicago and Washington Avenue and one on the corner of Chicago and Second Street

Brighton was selected as the Parcel D developer in 2000 as a result of a competitive selection process involving the community MCDA and the City of Minneapolis staff

Contact Information:

Partnership:

Developer:
Dick Brustad
Brighton Development Corporation
614 1st St N Suite 100
Minneapolis, MN 55401-3101
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Fax: (612) 332-1250
dbrustad@brightondevelopment.com

Owner:
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Brighton Development Corporation
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Minneapolis, MN 55401-3101
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Fax: (612) 332-1250
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Consultant:

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Fax:

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Property Manager:
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Support Services:

CPED Coordinator:
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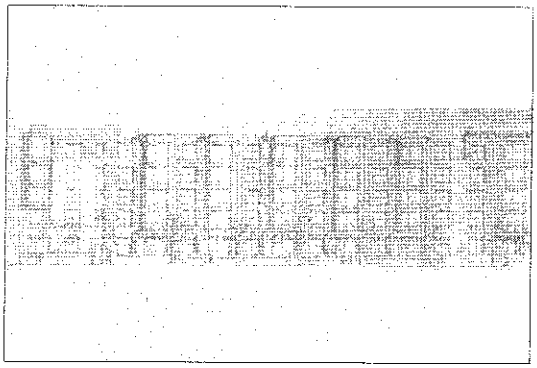
MPLS Affirmative Action
Pat Behrend
Phone: (612) 673-2583 ext-
Fax: (612) 673-2599



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USES AND PERMANENT SOURCES

Project Uses:

Land:	$480,944 00
Construction:	$11,626,602.00
Construction Contingency:	$444,066 00
Construction Interest:	$225,133.00
Relocation:	$0.00
Developer Fee:	$1,030,915 00
Legal Fees:	$106,000 00
Architect Fees:	$485 700 00
Other Costs:	$996,017 00
Reserves:	$451 300 00
Non-Housing:	$0 00
TDC:	$15,846,677 00
TDC/Unit:	$170,394 38

Financing Notes:

Project Permanent Sources:

Source / Program	Amount	%	Term	Committed
1 City of Minneapolis *HRB*	$4 886 000 00	5 60%	40 yr	
2 City of Minneapolis *HRB (TIF)*	$1 254 000 00			
3 *Syndication Proceeds*	$4 651,826 00			
4 MHFA *MHFA (2003)*	$600 000 00		30 yr Deferred	10/1/2003
5 MHFA *MHFA (2004)*	$600 000 00		30 yr Deferred	1/1/2005
6 Hennepin County *AHIF*	$500,000 00		30 yr Deferred	12/1/2003
7 CPED *AHTF (HOME)*	$1,000,000 00		Deferred	1/1/2005
8 City of Minneapolis *NRP (DMNA-2003)*	$250,000.00			5/1/2003
9 Brighton Development *Deferred Developer Fee*	$264 353 00			7/1/2005
10 Hennepin County *AHIF*	$400,000 00		30 yr Deferred	1/1/2005
11 City of Minneapolis *NRP (DMNA-2004)*	$250 000 00			12/1/2003
12 City of Minneapolis *NRP (AHRF)*	$400 000 00		30 yr Deferred	4/30/2005
13 Hennepin County *TOD*	$250,000 00		Grant	12/1/2003
14 Met Council *TBRA*	$121 194 00		Grant	12/31/2004
15 City of Minneapolis *City Loan of Land Proceeds*	$218.824 00		Deferred	

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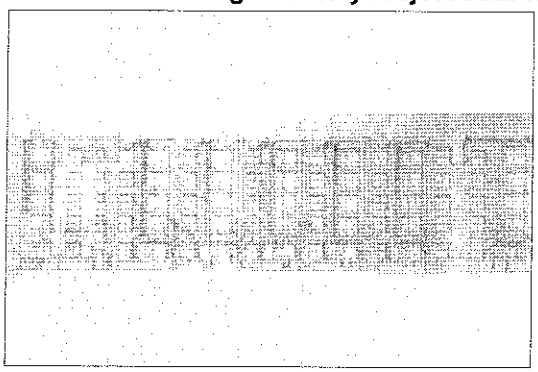

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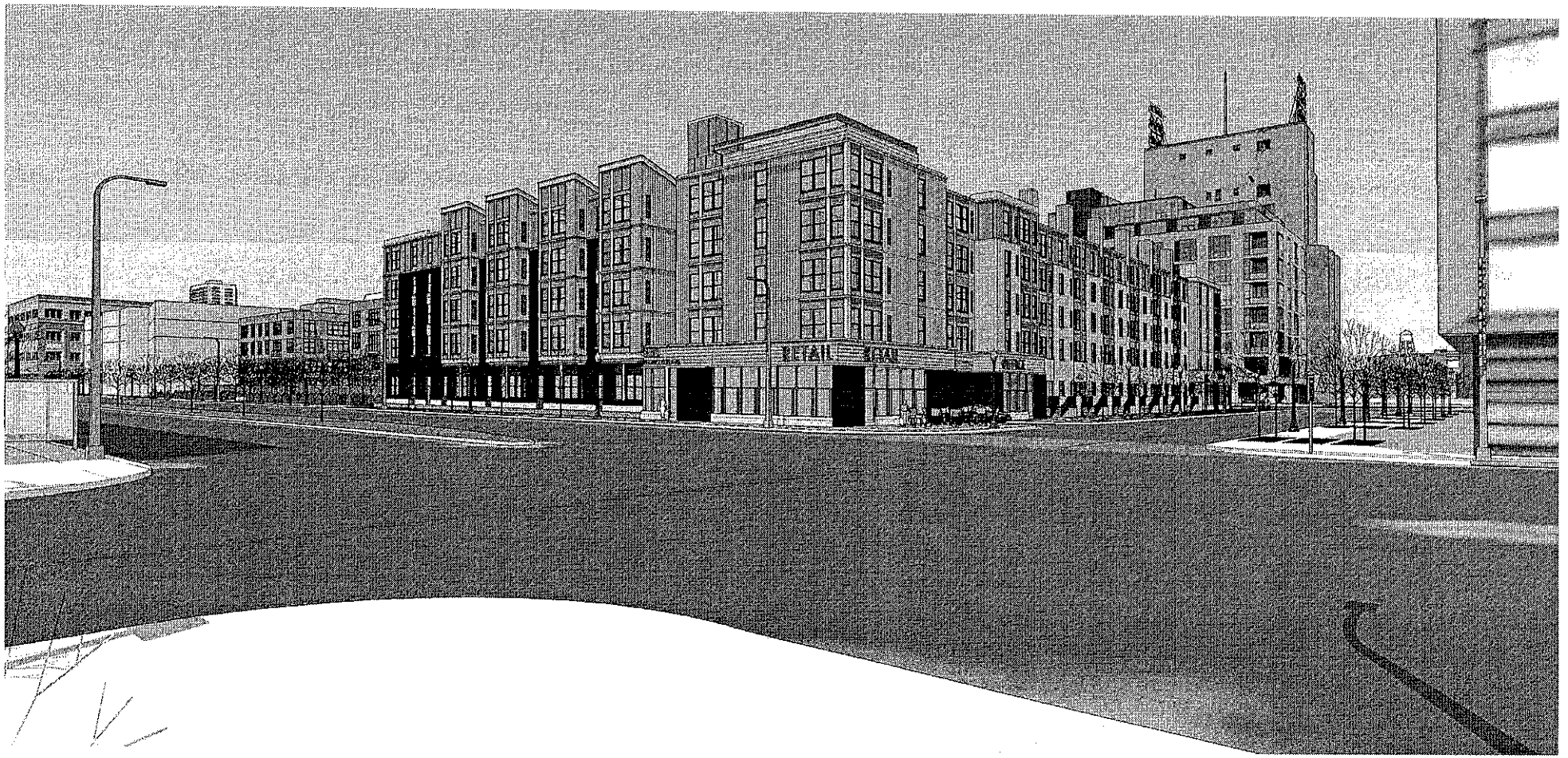
16 CPED $200 480 00

AHTF (HOME)

TDC: $15,846,677.00



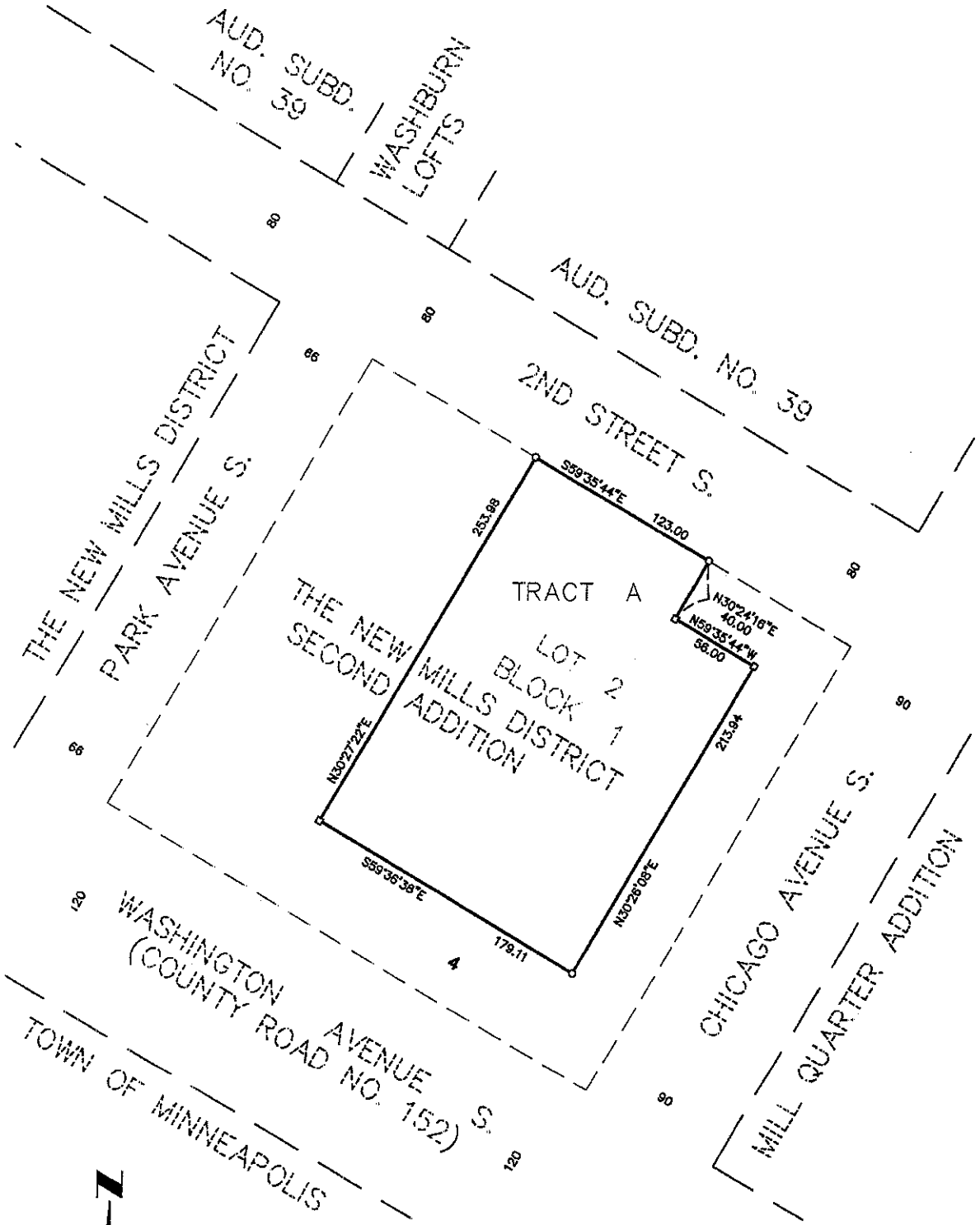
31 May 2005

esg elness swenson graham architects inc.

SAINT ANTHONY MILLS APARTMENTS
Minneapolis, Minnesota

View from Chicago/Washington

REGISTERED LAND SURVEY NO. _____



BEARINGS SHOWN ARE ASSUMED

○ DENOTES 1/2 INCH DIAMETER BY 14 INCH LONG IRON PIPE MONUMENT SET AND MARKED BY LICENSE NO. 10832

□ DENOTES MAG NAIL SET

TRACT A LIES BELOW AN ELEVATION OF 838.67 FEET

ALL ELEVATIONS REFER TO MEAN SEA LEVEL DATUM AS ESTABLISHED BY THE UNITED STATES COAST AND GEODETIC SURVEYS, NATIONAL GEODETIC VERTICAL DATUM–1929

ELEVATIONS SHOWN ARE REFERRED TO A BENCHMARK AS DENOTED ON SHEET 2 OF 3 SHEETS

Scale in feet

0 60 120

Hansen Thorp Pellinen Olson Inc.
Engineers Surveyors Landscape Architects

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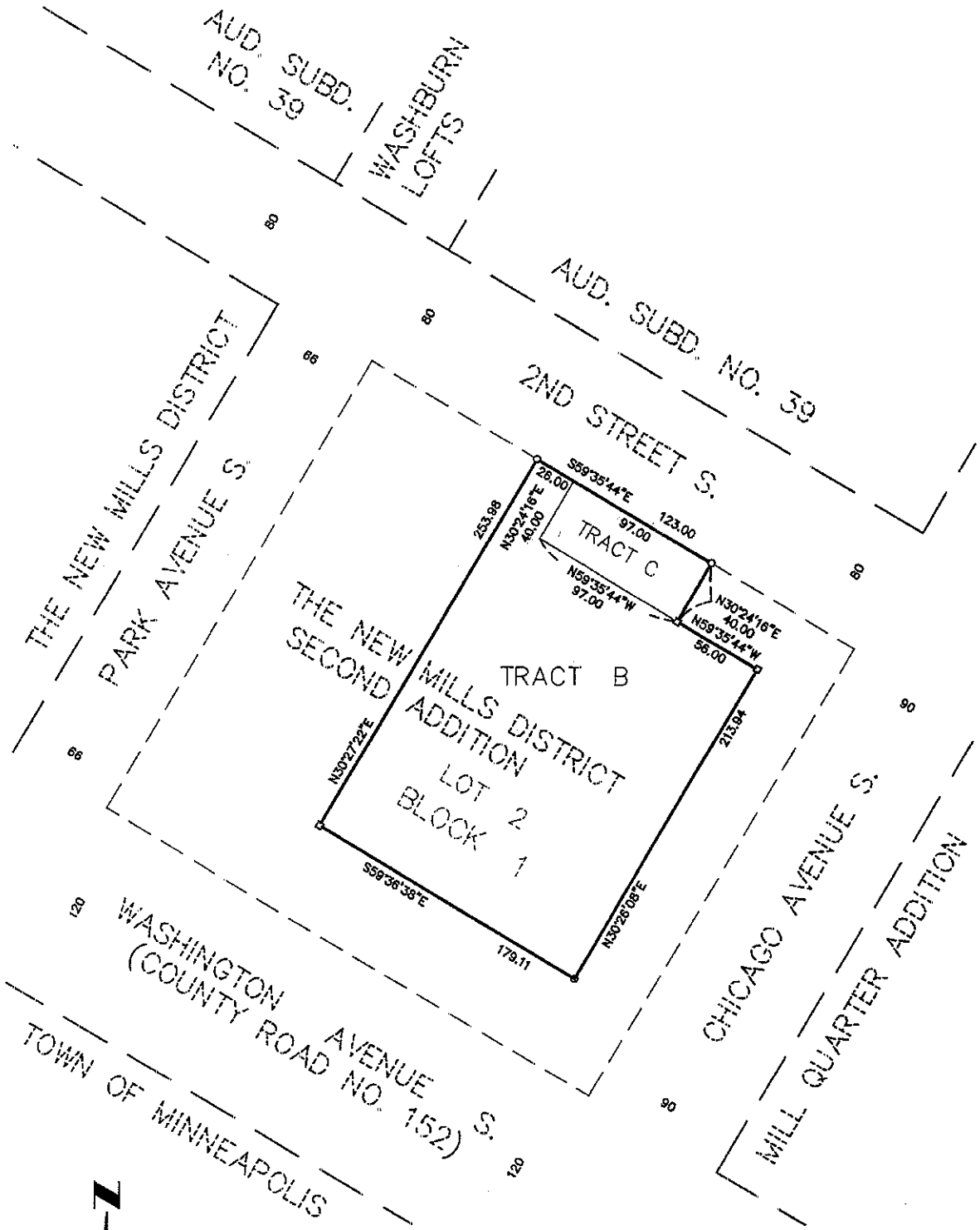

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