

**Project Status**

Proposed: 1/3/2008  
 Approved:   
 Closed:  
 Complete:

**Impaction**

Non-Impacted  
 Impacted

**Occupancy**

Rental  
 Ownership

Project Name: Exodus Hotel

Main Address: XXX 2nd Ave S

Project Aliases: Exodus Residence

Additional Addresses:

Ward: 7 Neighborhood: Downtown West

**Housing Production and Affordability**

UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	93		0BR	93	0	0	0	0
1BR	0	1BR	0	0	0	0	0	0	
2BR	0	2BR	0	0	0	0	0	0	
3BR	0	3BR	0	0	0	0	0	0	
4+BR	0	4+BR	0	0	0	0	0	0	
TOT	93	TOT	93	0	0	0	0	0	

Shelter Units: + Conversion Units:

Section 8:

Project Activity	Development	Household
<input type="checkbox"/> New Construction	<input type="radio"/> Apartment/Condo	<input type="checkbox"/> General
<input checked="" type="checkbox"/> Rehabilitation	<input type="radio"/> Townhome	<input type="checkbox"/> Family w/Children
<input type="checkbox"/> Stabilization	<input type="radio"/> Coop	<input type="checkbox"/> Senior
<input type="checkbox"/> Preservation	<input type="radio"/> Shelter	<input type="checkbox"/> Single
Year Built: 1900	<input checked="" type="radio"/> Transitional	<input type="checkbox"/> Special Needs
	<input type="radio"/> Scattered Site/Other	<input checked="" type="checkbox"/> Homeless

**GENERAL INFORMATION**

Catholic Charities has operated this building as transitional housing for homeless single adults since the early 1990s. ESG funds are being requested for roof replacement, replacement of electrical wiring, removal of dumbwaiter, tuckpointing and mortar repair on west side of building, replacement of old walk-in cooler, and new carpet in computer lab. The 2007 ESG amount approved was \$118,407 and, consequently, only the most urgent rehab work can be done. This includes masonry work restoration on the entire south side of the building, masonry repair at the other portions of the building, chemical cleaning, replacement of roof on one section of the building, and needed electrical and HVAC work to facilitate installation of new roof and masonry work.

The project received \$273,000 of 2004 ESG funds for energy efficient windows, security equipment, and air conditioning.

Partnership:

Developer:

Carol Hood  
 Catholic Charities  
 1200 2nd Avenue South  
 Minneapolis, MN 55403-  
 Phone: (612) 664-8525 ext  
 Fax: (612) 664-8520  
 chood@ccspm.org

Owner:

Don Grant  
 St. Olaf's Catholic Church  
 215 S 8 St  
 Minneapolis, MN 55402-2803  
 Phone: (612) 332-7471 ext-  
 Fax:

Contact Information:

Consultant:

Contractor:

Jeff Garetz  
 Load-Bearing, Inc.  
 3010 Minnehaha Ave  
 Minneapolis, MN 55406-  
 Phone: (651) 221-2507 ext-  
 Fax:  
 loadbear@cpinternet.com

Architect:

Property Manager:

Catholic Charities  
 Phone: (612) 664-8500 ext-  
 Fax: (612) 664-8555

CPED Coordinator:

Donna Wiemann  
 CPED  
 105 5th Ave S Suite 200  
 Minneapolis, MN 55401-  
 Phone: (612) 673-5257 ext-  
 Fax: (612) 673-5259  
 donna.wiemann@ci.minneapolis.mn.us

CPED Legal:

Shelley Roe  
 Phone: (612) 673-5086 ext-  
 Fax: (612) 673-5112

Support Services:

Catholic Charities  
 Phone: (612) 278-1120 ext-  
 Fax: (612) 375-9105

CPED Support Coordinator

Nancy Pray  
 Phone: (612) 673-5228 ext-  
 Fax: (612) 673-5259

CPED Rehab:

Dalene Lenneman  
 Phone: (612) 673-5254 ext-  
 Fax: (612) 673-5207

MPLS Affirmative Action

Leslie Woyee  
 Phone: (612) 673-2583 ext-  
 Fax: (612) 673-2599

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### USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$0.00
Construction:	\$116,407.00
Construction Contingency:	\$2,000.00
Construction Interest:	\$0.00
Relocation:	\$0.00
Developer Fee:	\$0.00
Legal Fees:	\$0.00
Architect Fees:	\$0.00
Other Costs:	\$1,000.00
Reserves:	\$0.00
Non-Housing:	\$0.00
TDC:	\$119,407.00
TDC/Unit:	\$1,283.95

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
CPED ESG (2007)	\$118,407.00		Grant	
Catholic Charities	\$1,000.00			
<b>TDC:</b>	<b>\$119,407.00</b>			

Financing Notes: