



Legislation Details (With Text)

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Title: Resolution approving and authorizing a temporary license agreement with Black Hart of Saint Paul, LLC, for an initial term of one-year, to use a portion of HRA-owned property located at 1433 University Avenue W., District 11, Ward 4

Sponsors: Mitra Jalali

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Attachments: 1. Board Report, 2. Map, 3. HRA Resolution 95-5 / 3-2

Date	Ver.	Action By	Action	Result
2/23/2022	1	Housing & Redevelopment Authority	Adopted	Pass

Resolution approving and authorizing a temporary license agreement with Black Hart of Saint Paul, LLC, for an initial term of one-year, to use a portion of HRA-owned property located at 1433 University Avenue W., District 11, Ward 4

WHEREAS, the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota (the “HRA”) is a public body corporate and politic established pursuant to the provisions of Minnesota Statutes, Section 469.001, et seq. (the “Act”); and

WHEREAS, the HRA has the power to engage in development or redevelopment activities under Minnesota law and the HRA is authorized to engage in activities relating to (a) housing projects and development, (b) removal and prevention of the spread of conditions of blight or deterioration, (c) bringing substandard buildings and improvements into compliance with public standards, (d) disposition of land for private redevelopment, and (e) improving the tax base and the financial stability of the community, and to engage in the aforementioned activities when these needs cannot be met through reliance solely upon private initiative and which can also be undertaken in targeted neighborhoods; and is authorized to create redevelopment projects as defined in Minnesota Statutes, Section 469.002, Subdivision 14; and

WHEREAS, the HRA presently owns land located at 1433 University Avenue W. (the “HRA Parcel”) which it acquired in 2009 in anticipation of future development; and

WHEREAS, since 2015, the HRA Parcel has been leased to Constantino Real Estate LLC (“Constantino”), a for-profit corporation, for use as a parking lot by its employees, tenants, and customers by way of a license agreement; and

WHEREAS, Black Hart of Saint Paul, LLC (“Black Hart”) has requested a one-year license, with an option to renew at the end of the lease term on a year-to-year basis, for the use of a portion of the HRA Parcel located at the south-east corner (the “Property”) to install and maintain a bike rack for use by the general public; and

WHEREAS, Constantino is supportive of adding this use and the proposed temporary license agreement with Black Hart; and

WHEREAS, the HRA Board supports Black Hart's interim use of the Property and supports a one-year license agreement with Black Hart consistent with the terms and conditions described in the staff report and attachments thereto.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota:

1. that the HRA hereby approves and authorizes entering into a temporary license agreement for the Property with Black Hart of Saint Paul, LLC, for an initial term of one-year and authorizing a renewal option at the end of the lease term to continue on a year-to-year basis, subject to the terms, conditions, and limited to the uses specified in the staff report and attachments thereto; and
2. that the HRA approves and authorizes staff, under the direction of the Executive Director, to take all actions necessary to carry out the activities authorized by this Resolution, including finalizing all documents and agreements necessary to effectuate the license granted to Black Hart of Saint Paul, LLC, subject to approval by the City Attorney's Office; and
3. that the only signature that shall be required on any and all documents, subject to approval by the City Attorney's Office, in connection with this Resolution is that of the Executive Director which shall be sufficient to bind the HRA to any legal obligations therein; and
4. that this Resolution does not constitute a binding legal agreement; rather, the temporary license agreement granted herein shall not be effective until said temporary license agreement is executed by the appropriate official(s) of the HRA.