



Legislation Details (With Text)

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Title: Resolution approving and authorizing the sale and conveyance of 695 Cook Avenue East; authorization to enter into a development agreement; and authorization of expenditures for redevelopment under the Inspiring Communities Program, District 5, Ward 6

Sponsors: Nelsie Yang

Indexes:

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Attachments: 1. Board Report, 2. RFP Award Recommendation, 3. Map, 4. D5 Payne Phalen Neighborhood Profile

Date	Ver.	Action By	Action	Result
10/11/2023	1	Housing & Redevelopment Authority	Adopted	Pass

Resolution approving and authorizing the sale and conveyance of 695 Cook Avenue East; authorization to enter into a development agreement; and authorization of expenditures for redevelopment under the Inspiring Communities Program, District 5, Ward 6

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 Minn. Stat Section 469.002, Subd. 14; and

WHEREAS, on July 24, 2013, by Resolution 13-1097 the HRA Board accepted and approved the HRA Disposition Strategy Work Plan and Budget (“Plan”) to address the disposition of certain parcels of real property owned by the HRA; and

WHEREAS, on October 9, 2013, by Resolution 13-1592 the HRA Board accepted and approved key terms of the Plan’s Inspiring Communities Program (“Program”); key terms were revised and most recently accepted and approved on July 13, 2022 by Resolution 22-1072, which established a maximum gross subsidy cap per unit of \$200,000 (“Cap”) from HRA funds; and

WHEREAS, on August 11, 2022, HRA staff released a Request for Proposals (“RFP”) to solicit proposals for redevelopment of HRA owned real property in accordance with Inspiring Communities criteria, and analyzed proposals received; RFP responses were presented to the HRA Board of Commissioners on December 14, 2022; and

WHEREAS, the proposal for the property located at 695 Cook Avenue E (the “Property”) was received from Outlaw Development, LLC (the “Developer”), the proposal is recommended for award as set forth in the “RFP Award Recommendations” attachment, which includes the description of the real property, purchase price and development subsidy amount; and

WHEREAS, the HRA Board held a duly noticed public hearing on this date relating to the sale of the Property; and

WHEREAS, by this resolution the HRA finds a public purpose for the sale and conveyance of the Property; now, therefore, be it

RESOLVED by the Board of Commissioners of the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota that:

1. The HRA hereby approves the RFP Award Recommendation relating to the Property and authorizes the sale and conveyance of the Property to the Developer on the terms and conditions described in the staff report and RFP Award Recommendations.

2. The HRA Board approves the execution of a development agreement with the Developer consistent with the applicable compliance requirements and terms in this Resolution, subject to approval by the City Attorney’s Office.

3. The proposed subsidy expenditures in the amount of \$357,358.78 for the Property are hereby approved and authorized and the Cap is waived.

4. The HRA hereby 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 activities to be undertaken by this Resolution, subject to approval by the City Attorney’s Office.

5. Subject to approval by the City Attorney’s Office and pursuant applicable ordinances and bylaws, the only signature that shall be required on any and all documents in connection with this Resolution, is that of the Executive Director who is hereby approved and authorized to execute all said documents and instruments, which shall be sufficient to bind the HRA to any legal obligations therein.

6. This Resolution does not constitute a binding legal agreement; rather, the action taken herein shall not be effective until said documents are executed by the appropriate official(s) of the HRA.