



Legislation Text

File #: RES 22-1728, **Version:** 1

Resolution recommending the authorization and approval of the financing of a \$1,260,214 Community Development Block Grant (CDBG) Loan and \$439,786 Community Development Block Grant Covid (CDBG-CV) Loan, and recommending authorization and approval of the execution of a Development Agreement and CDBG and CDBG-CV Loan Agreement for the Keystone Community Food Center project at 1790-1800 University Avenue W, District 13, 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 the Minnesota Statutes, Section 469.001, et seq. (the "Act"); and

WHEREAS, the HRA has the power to engage in development or redevelopment activities under Chapter 469 of the Minnesota Statutes, Housing and Redevelopment Act ("act") and by authority of said Act engages in activities relating to: a) housing projects and development; b) removal and prevention of the spread of conditions of blight or deteriorations; c) bringing substandard buildings and improvements into compliance with public standards; d) disposition of land for private development, and e) improving the tax base and 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

WHEREAS, Keystone Community Services acquired two buildings located at 1790 and 1800 University Avenue W for the purpose of redeveloping them into a consolidated, transit-accessible food center (the "Project"); and

WHEREAS, the Project will create greater efficiencies and increase service to the community and in particular to low- and moderate- income persons; and

WHEREAS, on October 20, 2021 City Council approved the transfer of \$902,255 in CDBG-CV award funds via RES 21-1438 for the Project; and

WHEREAS, Keystone has requested additional financial assistance in the amount of \$1,700,000 from the City to complete the Project; and

WHEREAS, to facilitate the rehabilitation, the City of Saint Paul Housing and Redevelopment Authority (HRA) recommends that the City of Saint Paul provide Keystone with \$1,260,214 in CDBG funds and \$439,786 in CDBG-CV funds for the Project; and

WHEREAS, by this Resolution, the HRA has found that the Project will improve the living environment of low- and moderate-income families by streamlining food shelf services; 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 recommends authorization and approval of the transfer of \$1,260,214 in CDBG award funds for the Project.
2. that the HRA hereby recommends authorization and approval of the transfer of \$439,786 in CDBG-CV award funds for the Project.

3. that the HRA hereby recommends authorization and approval of the execution of a Development and CDBG/CDBG-CV Loan Agreement for the Project.
4. that 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. that the only signature that shall be required on any and all documents in connection with this Resolution, subject to approval by the City Attorney's Office, 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. that 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.