

# HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA

REPORT TO THE COMMISSIONERS

DATE: AUGUST 8, 2018

**REGARDING: RESOLUTION APPROVING AND AUTHORIZING THE  
EXECUTION OF FORD SITE MASTER LEGAL SERVICES  
AGREEMENT WITH KENNEDY & GRAVEN, CHARTERED,  
DISTRICT 15, WARD 3**

## **Requested Board Action**

Approval of an agreement for Kennedy & Graven, Chartered to provide legal services to the HRA as necessary and appropriate for the redevelopment of the Ford Site.

## **Background**

The City is beginning the process for redevelopment of the Ford Site which is made up of a 122-acre parcel main redevelopment site, and may include the 13-acre Canadian Pacific Railway parcel to the south and a river parcel across Mississippi River Boulevard also owned by Ford. The HRA is in need of a law firm to provide expert development legal services related to the redevelopment of the Ford Site.

Kennedy & Graven, Chartered currently provides bond counsel and related public finance legal services for the HRA in its development and redevelopment activities in consultation with the HRA Attorney under a Master Legal Services Agreement.

The HRA and the City Attorney Office (CAO) conducted a search of law firms to provide legal services akin to those currently covered under the existing agreement to the City and the HRA related to the Ford Site redevelopment. CAO has determined Kennedy & Graven, Chartered as fully qualified and is seeking approval of a Ford Site master legal services agreement with Kennedy & Graven, Chartered for a period of three years commencing August 9, 2018, and continuing until August 31, 2021 (the "Agreement").

In addition to general legal services to be performed under the Agreement for the Ford Site redevelopment project, the Agreement authorizes services for specific projects within the Ford

Site with terms of such engagements to be agreed to and contracted for by the execution of an exhibit to the Agreement.

The form of the proposed Agreement with Kennedy & Graven is **attached**.

The City Council has also been requested to take action with respect to approving a Ford Site legal services agreement with Kennedy & Graven, Chartered.

**Budget Action**

No budget action is needed. The majority of the services should be paid for by the master developer of the Ford Site.

**Future Action**

N/A

**Financing Structure**

N/A

**PED Credit Committee Review**

N/A

**Compliance**

N/A

**Green/Sustainable Development**

N/A

**Environmental Impact Disclosure**

N/A

**Historic Preservation**

N/A

**Public Purpose/Comprehensive Plan Conformance**

N/A

**Recommendation:**

The Executive Director recommends approval of the Ford Site Master Legal Services Agreement with Kennedy & Graven, Chartered.

**Sponsored by: Chair Tolbert**

**Staff:** Jenny Wolfe, 266-6680

**Attachments:**

- Form of Ford Site Master Legal Services Agreement