

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

REPORT TO THE COMMISSIONERS

DATE: APRIL 11, 2012

REGARDING: AUTHORIZATION TO EXECUTE LICENSE AGREEMENT WITH HOLLIS LYNNE MONNETT, TRUSTEE FOR PATIO SEATING AREA ON PART OF 1433 UNIVERSITY AVENUE WEST, HAMLINE MIDWAY DISTRICT 11

Requested Board Action

The purpose of this report is to obtain HRA Board authorization to execute a license agreement between the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota (“HRA”) and Hollis Lynne Monnett, Trustee under a Living Trust dated September 10, 2002 whose address is 1415 University Avenue (“Monnett”) for use of a part of the HRA-owned property located at 1433 University Avenue West, St. Paul (“HRA property”) for patio seating in connection with Licensee’s business (Townhouse Bar) at 1415 University Avenue.

Background

The HRA property was the former Midway Chevrolet site, acquired by the HRA in December of 2009 for the purpose of facilitating the construction of an affordable housing project. With light rail construction on University Avenue, temporary, immediate off-street parking is needed for employees and customers of local businesses on University. In order to meet this need, and in light of the fact that there was no pending project for the site at this time, a License Agreement for parking use with Constantino Real Estate LLC was approved by the HRA, and subsequently executed on March 16, 2011 (“Parking License Agreement”). Several adjacent businesses have benefitted from the use of the property for employee and customer parking.

Recently, Monnett, owner of the adjacent Townhouse Bar, requested use of a small portion of the parking site for outdoor patio seating. In the past, Townhouse Bar has had outdoor seating on the sidewalk area, but the seating area is narrow and pedestrian congestion is a problem. To allow for relocation of the patio seating improvement area, the Parking License Agreement must be amended to remove the proposed patio area from the parking lot area. It is expected that granting this patio seating use will reduce congestion on the sidewalk and benefit the adjacent business.

Budget Action

As is the case with the Parking License Agreement, Monnett will not pay rent for the site, but will be required to comply with all permitting requirements of the City of Saint Paul for development and use of the site for this purpose. Monnett will comply with other requirements of HRA and bear all costs of development and use of the site.

Future Action

Agreement shall terminate on the earliest occurrence of the following events: (a) written 30 day notice of termination by either party; (b.) revoke of license by HRA following a default under the Agreement; or (c.) October 31, 2014. It is anticipated that there will be no other Board action required in connection with this use as a result of approval of this resolution.

Financing Structure

N/A

PED Credit Committee Review

N/A

Compliance

Execution of the License Agreement with Monnett is contingent upon compliance with all City of Saint Paul permit requirements and Monnett will obtain final site approval for this use from the City of Saint Paul and complete all requirements at its own cost.

Green/Sustainable Development

N/A

Environmental Impact Disclosure

N/A

Historic Preservation

N/A

Public Purpose

Approval for patio seating on this property will benefit the business and reduce congestion on the sidewalk without greatly reducing the parking area.

Recommendation:

Staff recommends approval of execution of the License Agreement with Monnett.

Sponsored by: Commissioner Russ Stark

Staff: Cynthia Carlson Heins (266-6608)

Attachments

- **Attachment A -- Resolution**
- **Attachment B – Census Facts**
- **Attachment C - Map/Address of Project**