

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

REPORT TO THE COMMISSIONERS

DATE: NOVEMBER 18, 2020

**REGARDING: RESOLUTION AUTHORIZING A TEMPORARY, SEVEN-YEAR  
LICENCE AGREEMENT FOR HRA-OWNED PROPERTY LOCATED  
AT 168 FRONT AVENUE, DISTRICT 6, WARD 1.**

## **Requested Board Action**

Authorization of a seven-year (7) license agreement with District 6 Planning Council, d/b/a/ North End Neighborhood Organization (“NENO”), for use of HRA-owned property located at 168 Front Avenue as a community garden.

## **Background**

In 2008, the HRA acquired 168 Front Avenue, a 0.15-acre site, for redevelopment (the “Property”). The Property has remained vacant since acquisition. The Property is located across the street from the District 6 Planning Council office. Since 2017, NENO has managed a community garden on the Property under an HRA garden license agreement.

While garden license agreements for redevelopment sites are typically for one year per HRA Resolution 95-3/22-2 (attached), NENO has requested a seven-year license agreement to allow eligibility for a Neighborhood STAR grant to install a fence on the property. The City Council will vote, also on November 18, 2020, on a year-round STAR grant of \$3,250 for the proposed fence, Neighborhood STAR funding is legislatively restricted to capital uses. Seven years is the defined term in the program guidelines for an investment to be considered capital.

HRA Resolution 95-5/3-2 (attached) requires that temporary use agreements for HRA redevelopment property for a period longer than 30 days that do not follow the standard terms for a community garden use license must have the authorization of the HRA board.

The proposed license agreement for use of the Property will allow gardening and the installation of a wooden fence along Albemarle and Front Avenue to better define the garden space. The

proposed term of the license agreement will run November 18, 2020 through November 18, 2027; with an option to renew the license agreement on year to year basis after 2027 until the Property is sold for development purposes.

NENO will indemnify the HRA and the City of Saint Paul for liability and will carry insurance for use of the Property consistent with the terms of the license agreement. Prior to installation NENO or their contractors will obtain a fence permit from the Department of Safety and Inspections. NENO will only work with licensed contractors who will agree to indemnify the HRA and City of Saint Paul from liability. NENO will be responsible for maintaining the Property in a safe condition and for removing trash. No alcoholic beverages will be allowed on the Property. If the Property is damaged, NENO will be responsible for restoring the Property to its current condition. As the primary HRA goal for this site is redevelopment, the license agreement will include a termination clause with a 30-day notice.

**Budget Action**

NA

**Future Action**

NA

**Financing Structure**

NA

**PED Credit Committee Review**

NA

**Compliance**

NA

**Green/Sustainable Development**

NA

## **Environmental Impact Disclosure**

NA

## **Historic Preservation**

NA

## **Public Purpose/Comprehensive Plan Conformance**

NENO has previously established a garden area at 168 Front Avenue that promotes urban agriculture and social empowerment through community engagement. The garden includes a number of raised beds and a public gathering space.

NENO's proposal is consistent with several key goals of the North End District 6 Neighborhood Plan related to recreational opportunities, visual appeal and natural resources. NENO's continued support of community gardening is consistent with goals and strategies articulated in Saint Paul's Climate Action and Resilience Plan.

## **Recommendation:**

Authorize a seven-year license agreement with District 6 Planning Council d/b/a/ North End Neighborhood Organization ("NENO"), for use of HRA-owned property located at 168 Front Avenue as a community garden, with the option to renew the license agreement at the end of the lease term on a year-to-year basis until the Property is sold for development purposes.

**Sponsored by:** Commissioner Dai Thao

**Staff:** Claire Pettry, 651-266-6608 [claire.pettry@ci.stpaul.mn.us](mailto:claire.pettry@ci.stpaul.mn.us)

## **Attachments**

- **Map**
- **District 6 Profile**
- **HRA Resolution 95-3/22-2**
- **HRA Resolution 95-5/3-2**