

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

REPORT TO THE COMMISSIONERS

DATE: MARCH 10, 2021

**REGARDING: RESOLUTION AUTHORIZING A TEMPORARY LICENSE AGREEMENT FOR HRA-OWNED PROPERTY LOCATED AT 625 DALE STREET NORTH, DISTRICT 7, WARD 1.**

## **Requested Board Action**

Authorize a seven-year license agreement with Young Adult Koinonia, d/b/a Safe City Project, for use of HRA-owned property located at 625 Dale Street North as a community garden.

## **Background**

625 Dale Street North (the “Property”) is a 0.57-acre site acquired for redevelopment by the HRA in 2008. A funeral home located on the Property was demolished, and it is currently vacant land. The Property has been leased for community garden use since at least 2012, with annual license agreements through the HRA garden lease program. Young Adult Koinonia, d/b/a Safe City Project (“Safe City”), has managed a community garden on the site since 2019 under an annual HRA garden license agreement. Safe City provides support services to at-risk teens and young adults by providing a sober environment, including through community garden initiatives and environmental education.

While garden license agreements for redevelopment sites are typically for one year per HRA Resolution 95-3/22-2 (attached), Safe City has requested a seven-year license agreement for continued gardening and to allow eligibility for a Neighborhood STAR grant to restore water service. Water service would facilitate a hydroponic tree nursery on the site as part of the community garden operations. The trees cultivated on the site will be given away in the neighborhood as part of a community tree planting initiative.

The City Council authorized a year-round Neighborhood STAR grant of \$5,990 to restore water service on May 27, 2020 (City Council Resolution 20-816 attached). Neighborhood STAR funding is legislatively restricted to capital uses; and 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 longer than 30 days and those different than the standard terms for a community garden use license must be authorized by the HRA board.

The proposed license agreement for use of the Property will allow gardening, some limited temporary structures for gathering spaces for environmental education purposes, and the reestablishment of water service to the property. Costs will be covered by Safe City. The proposed term of the license agreement will run March 10, 2021 through March 10, 2028, with an option to renew the license agreement on year to year basis after 2028 until the Property is sold for development purposes.

Safe City 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. Safe City will only work with licensed contractors who will agree to indemnify the HRA and City of Saint Paul from liability. Safe City 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, Safe City 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**

Safe City's proposal is consistent with several key goals of the District 7 (Thomas-Dale) Neighborhood Plan related to recreational opportunities, visual appeal and natural resources. Safe City's programming on the site is consistent with goals and strategies articulated in Saint Paul's Climate Action and Resilience Plan.

**Recommendation:**

Authorize a seven-year license agreement with Young Adult Koinonia, d/b/a Safe City Project, for use of HRA-owned property located at 625 Dale Street North as a community garden and a hydroponic tree nursery, 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:** Councilmember Dai Thao

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

## **Attachments**

- Map
- District Profile
- HRA Resolution 95-3/22-2
- HRA Resolution 95-5/3-2
- City Council Resolution 20-816