

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

REPORT TO THE COMMISSIONERS

DATE: FEBRUARY 23, 2022

**REGARDING: RESOLUTION APPROVING AND AUTHORIZING A TEMPORARY
LICENSE AGREEMENT WITH BLACK HART OF SAINT PAUL,
LLC, FOR AN INITIAL TERM OF ONE-YEAR, TO USE A PORTION
OF HRA-OWNED PROPERTY LOCATED AT 1433 UNIVERSITY
AVENUE W., DISTRICT 11, WARD 4.**

Requested Board Action

Authorize a temporary license agreement with Black Hart of Saint Paul, LLC (“Black Hart”) for an initial term of one-year to use a portion of HRA-owned property located at 1433 University Avenue W. (the “HRA Parcel”) to install and maintain a bike rack and include the option to renew the temporary license agreement at the end of the lease term on a year-to-year basis until the HRA Parcel is sold for development purposes.

Background

The HRA Parcel is a 0.44-acre site acquired for redevelopment by the HRA in 2009 and is currently being used as a parking lot by Constantino Real Estate LLC (“Constantino”) pursuant to a License Agreement between the HRA and Constantino dated January 23, 2015.

The HRA received a request from Wesley Burdine, owner of Black Hart, to install a bike rack over a portion of the HRA Parcel located at the south-east corner as depicted in the attached Map (the “Property”). Tetra Constantino, owner of Constantino, supports this additional use of the Property. The proposed bike rack license agreement with Black Hart would exist concurrently with Constantino’s parking use license agreement.

HRA Resolution 95-5/3-2 requires that the HRA Board must authorize temporary use agreements for HRA-owned property that will have a term in excess of 30 days.

The proposed license agreement with Black Hart is for the installation and maintenance of a bike rack for use by the general public. Black Hart 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. Black Hart will only work with licensed contractors who will agree to indemnify the HRA and City of Saint Paul from liability. Black Hart will also be responsible for maintaining the Property in a safe condition and for removing trash. If the Property is damaged, Black Hart will be responsible for restoring the Property to its current condition. As the primary goal of the HRA for the HRA Parcel 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

Black Hart's proposal is consistent with several goals of the Comprehensive Plan including:

- Policy LU-14. Reduce the amount of land devoted to off-street parking in order to use land more efficiently, accommodate increases in density on valuable urban land, and promote the use of transit and other non-car mobility modes.
- Policy LU-18. Support facilities outside public rights-of-way to support pedestrian and bicycling activity, such as sidewalk access to building entrances, adequate lighting, trails and bicycle parking/storage.

Black Hart's proposal is also consistent with the goals articulated in Saint Paul's Bicycle Plan and the Snelling Station Area Plan.

Recommendation:

Authorize a temporary license agreement with Black Hart for the Property in an initial term of one-year to install and maintain a bike rack and authorize inclusion of the option to renew the temporary license agreement at the end of the lease term on a year-to-year basis, subject to a termination clause with a 30-day notice, until the HRA Parcel is sold for development purposes.

Sponsored by: Councilmember Mitra Jalali

Staff: Claudia Klinkhammer, 651-266-8685, claudia.klinkhammer@ci.stpaul.mn.us

Attachments

- Map
- HRA Resolution 95-5/3-2