



Legislation Details (With Text)

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Title: Resolution Approving and Authorizing (1) Obligation of \$120,000 of NSP funds to Habitat for Humanity and (2) Obligation of \$120,000 of NSP funds to Sherman Associates, Inc., District 5, Ward 6.

Sponsors: Dan Bostrom

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Attachments: 1. Whitall Twinhomes Board Report, 2. Attachment B - Background Plat Map, 3. Attachment B - Design, 4. Attachment B - Whitall Twinhomes history, 5. Attachment C - Whitall_Twinhomes Map, 6. Attachment D - Habitat Project Summary, 7. Attachment D - Sherman Project Summary, 8. Attachment E - Habitat S&U, 9. Attachment E - Sherman S&U, 10. Attachment F Public Purpose, 11. Attachment G - District 5 Profile

Date	Ver.	Action By	Action	Result
11/14/2012	1	Housing & Redevelopment Authority	Adopted	Pass

Resolution Approving and Authorizing (1) Obligation of \$120,000 of NSP funds to Habitat for Humanity and (2) Obligation of \$120,000 of NSP funds to Sherman Associates, Inc., District 5, Ward 6.

WHEREAS, the Phalen Corridor Development Strategy was adopted by the City Council on April 4, 2001; and

WHEREAS, on December 11, 2002 the HRA approved a Request for Qualifications (RFQ) for the Payne/Phalen Boulevard Middle Corridor Section to identify a potential qualified party/developers willing to work on feasible development opportunities; and

WHEREAS, on May 14, 2003 HRA approved Sherman Associates, Inc. as the preferred developer to work with PED staff and the community; and

WHEREAS, on May 26, 2004, HRA approved entering into a Master Development Agreement with Sherman Associates, Inc. for development of all four phases of the Payne-Phalen Boulevard Main Street Redevelopment Plan; and

WHEREAS, the City Council approved the Payne-Phalen Boulevard Main Street Redevelopment Plan on November 3, 2004, and subsequently the HRA approved said plan on November 10, 2004 for redevelopment activities and approved the First Amendment to assign Phase I of the Master Development to Phalen Senior Lofts, LLC for construction of a 73 unit senior complex; and

WHEREAS, on April 13, 2005 the HRA approved the Second Amendment to assign Phase 2/3 of the Master Development Agreement to Whitall Townhomes, LLC covering the Whitall development and approving \$2.1 million to move forward with acquisition, relocation, and demolition for the site; and

WHEREAS, on November 19, 2008 the City Council approved by Resolution 08-1270 the NSP plan and its submission to HUD for \$4.3 million in funding and on January 28, 2009 the City received a letter from HUD approving the NSP Plan and funding; and

WHEREAS, on January 28, 2009, the City Council approved by Resolution 09-103 the NSP plan and its submission to Minnesota Housing for \$6.3 million in funding and it was approved February 23, 2009; and

WHEREAS, on February 25, 2009 the HRA approved the Neighborhood Stabilization Program and Rebuilding Plan 2009-2013 under Invest Saint Paul Initiative and approved a budget amendment to carry out Programs/Plans which included the acquisition of properties in designated ISP/NSP areas; and

WHEREAS, on March 24, 2010, by Resolution 10-3/24-3 the HRA accepted and approved the budget for NSP 2 funds (\$18.0 million) to continue to carry out activities under the NSP Rebuilding Plan 2009-2013; and

WHEREAS, on February 23, 2011, by Resolution 11-387 and on April 20, 2011, by Resolution 11-623 the City Council accepted and approved budget for NSP 3 funds (\$3.1 million) to continue to carry out activities under the NSP Rebuilding Plan 2009-2013; and

WHEREAS, NSP 3 Direct regulations require that the entire grant amount of \$2,059,876.00 be committed and spent within three years of the grant agreement, by March 2014; and

WHEREAS, NSP 3 regulations required that 25% of the total grant or \$514,969.00 be used to develop housing for families at or below 50% of area median income; and

NOW THEREFORE BE IT RESOLVED by the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota as follows:

1. That Sherman Associates and Habitat for Humanity will meet all compliance requirements of the Neighborhood Stabilization Program and City of St. Paul/HRA compliance requirements and proceed to finalize specifications for new construction, complete bidding, and initiate construction to develop the Parcels located in the NSP geographic target areas, legally described as:

Whitall Twinhomes Site:

Lots 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, and 26, all in Stinson's Subdivision of Block 36 of Arlington Hills Addition to Saint Paul, Ramsey County Minnesota.

2. That the HRA hereby obligates \$120,000 of NSP funds to Sherman Associates for the redevelopment of Parcels to provide affordable housing at or below 120% of the area median income and hereby conform to the objectives and specific requirements of the Neighborhood Stabilization Program.
3. That the execution of an Amendment to the Development, Loan, and Grant Agreement between Sherman Associates, Inc. and HRA for Parcels is hereby authorized by the Board of Commissioners to be executed on its behalf by the Chairperson or his/her designated Commissioner, the Executive Director of the HRA or Acting Executive Director, and the Director, Office of Financial Services of the City of Saint Paul.
4. That upon satisfactory completion of the improvements, and other obligations, in accordance with the terms of said Development Agreement, the execution and delivery of the Certificate of Completion to Sherman Associates is hereby authorized by the Board of Commissioner to be executed on behalf by the Chairperson or his or her designated Commissioner of the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota subject to all the remaining conditions/restrictions required with the use of NSP funds.
5. That the HRA hereby obligates \$120,000 of NSP funds to Habitat for Humanity for the redevelopment

of Parcels to provide affordable housing at or below 50% of the area median income and hereby conform to the objectives and specific requirements of the Neighborhood Stabilization Program.

6. That the execution of a Development, Loan, and Grant Agreement between Twin Cities Habitat for Humanity and HRA for Parcels is hereby authorized by the Board of Commissioners to be executed on its behalf by the Chairperson or his/her designated Commissioner, the Executive Director of the HRA or Acting Executive Director, and the Director, Office of Financial Services of the City of Saint Paul.
7. That upon satisfactory completion of the improvements, and other obligations, in accordance with the terms of said Development Agreement, the execution and delivery of the Certificate of Completion to Twin Cities Habitat for Humanity is hereby authorized by the Board of Commissioner to be executed on behalf by the Chairperson or his or her designated Commissioner of the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota subject to all the remaining conditions/restrictions required with the use of NSP funds.
8. That the Executive Director of the HRA is hereby authorized to negotiate and agree to any amendments, deletions or revisions to the Development Agreement which do not substantially change the rights or obligations of the HRA or Developer under the Development Agreement and further continues to comply with all NSP requirements and take such further action necessary to implement this Resolution.