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Title: Resolution Authorizing the Conveyance of Property and Amendment to the Existing Development Agree for the Village on Rivoli Project, District 5, Ward 5.

Sponsors: Amy Brendmoen

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Attachments: 1. Board Report, 2. Map, 3. Public Purpose, 4. District 5 Profile

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|-----------|------|-----------------------------------|---------|--------|
| 9/13/2017 | 1 | Housing & Redevelopment Authority | Adopted | Pass |

Resolution Authorizing the Conveyance of Property and Amendment to the Existing Development Agree for the Village on Rivoli Project, District 5, Ward 5.

WHEREAS, the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota (the “HRA”) is a public body corporate and politic established pursuant to the provisions of Minnesota Statutes section 469.001 et. Seq.; and

WHEREAS, the HRA has the power to engage in development or redevelopment activities under Minnesota law; is authorized to engage in activities relating to (a) housing projects and development, (b) removal and prevention of the spread of conditions of blight or deterioration, (c) bringing substandard buildings and improvements into compliance with public standards, (d) disposition of land for private redevelopment, and (e) improving the tax base and the financial stability of the community, when these needs cannot be met through reliance solely upon private initiative and which can also be undertaken in targeted neighborhoods; and is authorized to create redevelopment projects as defined in Minnesota Statues section 469.002, subd. 14; and

WHEREAS, in 2004, Dayton’s Bluff Neighborhood Housing Services (DBNHS) entered into a development agreement for the redevelopment of several properties in the Railroad Island neighborhood; and

WHEREAS, while several stages of redevelopment in Railroad Island have been completed, the Village on Rivoli site, which was contemplated in the agreement, had not yet been developed; and

WHEREAS, for the past several years, DBNHS has been working on the Village on Rivoli site doing cleanup, grading, site assembly, the construction of a stormwater management system, and pursuing funding commitments; and

WHEREAS, by Resolution 16-133, the HRA authorized the execution of a development agreement, allocation of value gap subsidy and the conveyance of seven development parcels to DBNHS; and

WHEREAS, DBNHS has completed construction of the first seven single family homes and is in the process of marketing and sales to end buyers; and

WHEREAS, DBNHS is ready to move forward with the second stage of development, which is comprised of five

newly constructed single family homes; and

WHEREAS, the five lots are currently owned by the HRA and need to be conveyed to DBNHS in order to carry out the second stage of construction; and

WHEREAS, an amendment to the existing development agreement needs to be made to include the development of the five additional parcels; and

WHEREAS, the HRA Board determines that there is a public purpose in conveying property to DBNHS for the purpose of constructing five single family homes and amending the existing development agreement to construct the second phase of the project; and,

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, that:

1. The HRA Board finds that the proposed sale is for a proper purpose and in accordance with law, and hereby approves the sale to Dayton's Bluff Neighborhood Housing Services of 701, 705, 709, 713 and 717 Rivoli Street, legally described as:

Lot 8, Block 1, Village on Rivoli Addition (701 Rivoli Street)

Lot 9, Block 1, Village on Rivoli Addition (705 Rivoli Street)

Lot 10, Block 1, Village on Rivoli Addition (709 Rivoli Street)

Lot 11, Block 1, Village on Rivoli Addition (713 Rivoli Street)

Lot 12, Block 1, Village on Rivoli Addition (717 Rivoli Street)

The HRA authorizes and directs the HRA Executive Director to negotiate and execute an amendment to the existing development agreement and other required documents on behalf of the HRA provided that such agreement and documents are acceptable in form and substance to the Saint Paul City Attorney.