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Title: Resolution Approving and Authorizing Action to Implement the Expenditure of \$813,381.15 to Rehabilitate 688 Fourth Street, 694-696 Fourth, and 698 Fourth Street, District 4, Ward 7.

Sponsors: Kathy Lantry

Indexes:

Code sections:

Attachments: 1. Board Report, 2. Attachment B - Pre-RFP List and Map, 3. Attachment C - Map, 4. Attachment D - Project Summary, 5. Attachment E - Project Sources and Uses, 6. Attachment F - Public Purpose Form, 7. Attachment G - Census Facts

Date	Ver.	Action By	Action	Result
4/9/2014	1	Housing & Redevelopment Authority	Adopted	Pass

Resolution Approving and Authorizing Action to Implement the Expenditure of \$813,381.15 to Rehabilitate 688 Fourth Street, 694-696 Fourth, and 698 Fourth Street, District 4, Ward 7.

Resolution Approving and Authorizing Action to Implement the Expenditure of \$813,381.15 to Rehabilitate 688 Fourth Street, 694-696 Fourth, and 698 Fourth Street.

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. (the "Act"); and

WHEREAS, the HRA has the power to engage in development or redevelopment activities under Minnesota law and the HRA 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, and to engage in the aforementioned activities 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 Minn Stat Section 469.002, Subd. 14; and

WHEREAS, the HRA has duly adopted and there is now lawfully in effect in the City of Saint Paul, Minnesota, a City Wide Comprehensive/Redevelopment Plan ("Plan") providing for the acquisition, clearance and resale of land for redevelopment and the City Consolidated Five-Year Plan; and

WHEREAS, on July 24, 2013, by Resolution 13-1097 the HRA Board accepted and approved the HRA Disposition Strategy and Work Plan to address the disposition of certain parcels of real property owned by the HRA; and

WHEREAS, the HRA staff have researched best practices nationally for implementation of the HRA Disposition Strategy and Work Plan; and

WHEREAS, the HRA staff have created a rental program manual and a homeownership program manual (the "Manuals") to clearly articulate acceptable underwriting criteria and expected program requirements to developers for scattered site properties of four units or less and the accompanying staff report summarizes these Manuals; and

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

1. That staff is authorized to expend \$813,381.15 to rehabilitate properties located at 688 Fourth Street, 694-696 Fourth, and 698 Fourth Street
2. That the HRA hereby authorizes and directs staff to take all actions necessary to carry out the activities authorized by this Resolution, and the Executive Director is hereby authorized and directed to execute all documents and instruments necessary to effectuate the activities to be undertaken by this Resolution.