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Title: Resolution Approving and Designating Mississippi Market as Tentative Developer for a portion of the HRA Owned Parcel at 740 East 7th Street; District 4, Ward 7.

Sponsors: Kathy Lantry

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Date	Ver.	Action By	Action	Result
12/11/2013	1	Housing & Redevelopment Authority	Adopted	Pass

Resolution Approving and Designating Mississippi Market as Tentative Developer for a portion of the HRA Owned Parcel at 740 East 7th Street; District 4, Ward 7.

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, as described in the staff report accompanying this Resolution, HRA staff issued a Request for Interest (RFI) for the HRA owned site consisting of the following parcels of land: 740, 724, 722, 716, 712 and 710 East 7th Street, and 412 and 406 Bates Avenue ("Development Site"); and

WHEREAS, three responses were received to the RFI that included proposals to use the Development Site for residential and commercial purposes, and after reviewing all the proposals, HRA staff is recommending that the Development Site be split into two separate projects, one for residential uses and the other for commercial uses; and

WHEREAS, staff is recommending that Mississippi Market ("MMarket") be granted tentative developer status for that portion of 740 East 7th Street not included in the proposal of Dominium ("Housing Site") because

MMarket's proposal to construct a grocery store on the Commercial Site ("Project") best accomplishes the stated HRA goals and objectives for the commercial use of the Development Site and MMarket has the demonstrated experience and qualifications necessary to successfully redevelop a portion of this Development Site; and

WHEREAS, by a separate resolution this Board will be asked to designate Dominion as tentative developer for the other portion of the Development Site (Senior Housing); and

WHEREAS, this Board finds a public purpose for the Project insofar as it meets the City's goal of production of affordable grocery options for the City's residents, it will redevelop a vacant and polluted parcel of land, and it will enhance the tax base capacity for the City; 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 of Commissioners hereby approves and designates MMarket as tentative developer for the Commercial Site for a period of twelve (12) months from the date of approval of this Resolution.
2. During this twelve (12) month period MMarket must complete at its own cost the following with respect to the Commercial Site:
 - a. The design and architectural style of the Project including the site plan, elevations, exterior treatments/materials and interior schematics suitable for submission to the City's Department of Safety and Inspection for review..
 - b. The architectural/engineering plans and specifications for the Project.
 - c. Finalize a development budget and secure necessary construction and permanent financing, and complete a sources and uses of funds for the Project.
 - d. Finalize sewer, water and utility plans.
 - e. Work with affected community groups on the design and style of the Project including without limitation the Dayton's Bluff Planning Council and Historic Preservation Commission.
 - f. Receive all approvals for zoning and licensing required for the Project.
 - g. Complete any necessary inspections of the property since the Commercial Site will be sold "as is".
 - h. Obtain relevant market studies from a consultant approved by HRA staff.
 - i. Receive approval from the Minnesota Pollution Control Agency for all required clean-up plans.
 - j. Negotiate terms and conditions of a development agreement with HRA staff that will include an environmental indemnity from MMarket.
 - k. Take such other actions as reasonably requested by HRA staff.
3. If MMarket does not timely and fully complete the tasks specified in paragraph 2 above, then the tentative developer status shall terminate without further action of this Board.
4. A development agreement must be submitted to and approved by this Board but nothing in this Resolution or the actions taken by MMarket in connection with the Project shall be construed to require this Board to approve a development agreement.
5. The HRA Executive Director, staff and legal counsel for the HRA are further directed and authorized to take all actions necessary to implement this Resolution.