



Legislation Text

File #: RES PH 17-350, **Version:** 1

Resolution Approving and Authorizing the Sale and Conveyance of the Property Located at 700 4th Street East to Eden Builders, Inc.; Authorization to Enter into a Development Agreement; and Authorization of Expenditures for Redevelopment, 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, 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 a 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 Work Plan and Budget ("Plan") to address the disposition of certain parcels of real property owned by the HRA; and

WHEREAS, on October 9, 2013, by Resolution 13-1592 the HRA Board accepted and approved key terms of the Plan's Inspiring Communities Program ("ICP"), which included a maximum gross subsidy cap per unit of \$150,000 ("Cap"); and

WHEREAS, on July 13, 2016, by Resolution PH 16-182, the HRA approved the sale of the parcel at 700 4th Street E (the "Property") to Project for Pride in Living, Inc. ("PPL"), but prior to closing, PPL decided not to close on the purchase of those properties pursuant to the terms approved by HRA; and

WHEREAS, HRA staff released a Request for Proposals ("RFP") to solicit proposals for redevelopment of the Property in accordance with ICP criteria; and

WHEREAS, based upon the proposals received, staff recommends the sale of the Property to Eden Builders, Inc., for purposes of developing and selling the rehabilitated property for owner-occupied homeownership, as more fully set forth in the staff report accompanying this resolution; and

WHEREAS, HRA staff further recommends that the HRA enter into a development agreement and expend funds for redevelopment under the ICP, as more fully set forth in the staff report; and

WHEREAS, the recommendation was considered by the HRA Board pursuant to due notice thereof published in the Saint Paul Pioneer Press on December 02, 2017, and after a public hearing held on Wednesday, December 13, 2017 at 2:00 pm, central standard time, on the third floor of City Hall, 15 West Kellogg

Boulevard, Saint Paul, Minnesota; and

WHEREAS, by this resolution the HRA finds a public purpose for the sale and conveyance of 700 4th Street E.

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

1. The HRA Board approves the termination of the previous development agreement between the HRA and PPL for the property at 700 4th Street East.

2. The HRA Board hereby approves the recommendation and authorizes the sale and conveyance of 700 4th Street E to Eden Builders, Inc. on the terms and conditions described in the staff report.

3. The HRA Board approves the execution of development agreements with the purchasers/developers consistent with the approvals contained in this Resolution and Program requirements, and which will contain applicable compliance requirements. The Executive Director is authorized to negotiate development agreements that are consistent with the intent of this Resolution and are approved by the City Attorney Office.

4. That subsidy expenditures from the Plan budget in the amount of \$149,156.00 for the Property are hereby approved and authorized.

5. The HRA Board 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 except that the HRA Chair/Commissioner shall execute the deeds of conveyance to the purchasers/developers.