



Legislation Text

File #: RES 13-1497, **Version:** 1

Authorization to Designate West 7th/Fort Road Federation as Tentative Developer of 17 Properties, District 9, Ward 2.

WHEREAS, the Housing and Redevelopment Authority of the City of Saint Paul (the “HRA”) received a proposal from West 7th/Fort Road Federation to rehabilitate and/or redevelop 17 HRA-owned properties (the “Project”), known commonly as the following addresses: 29 Douglas Street and 267 Forbes Avenue (combined), 41 Douglas Street, 47 Douglas Street, 280 Forbes Avenue, 283 Forbes Avenue, 284 Forbes Avenue, 286 Forbes Avenue, 288 Forbes Avenue, 69 Garfield Street, 337 Goodrich Street, 310 Harrison Avenue, 314 Harrison Avenue, 326 Harrison Avenue, 276 Nugent Street, 457 Smith Avenue North, 301 Sturgis Street, and 376 Sturgis Street; and

WHEREAS, West 7th/Fort Road Federation’s proposal comports with the Citywide Comprehensive Plan/Redevelopment Plan now legally in effect in the City of Saint Paul, including particularly those related to preserving and promoting established neighborhoods and prioritizing City/HRA assistance to areas with less vibrant housing markets; and

WHEREAS, West 7th/Fort Road Federation has demonstrated hardship justifying a waiver of the Policy and Procedures for Disposition of HRA Owned Real Estate (adopted on May 28, 2003 and amended on September 23, 2009 and on September 14, 2011), as supplemented by the disposition process approved by Resolution 13-1097, titled HRA Land Disposition Strategy, Work Plan and Budget for Certain Properties Owned by the HRA, Citywide; and

WHEREAS, the HRA is empowered by law, including Minnesota Statutes chapter 469, to adopt and enforce this Resolution in pursuit of its mandate to engage in appropriate housing and redevelopment projects; to remove or prevent the spread of conditions of blight or deterioration; to bring substandard buildings and improvements into compliance with public standards; to dispose of land for private development; and to improve tax base and the financial stability of the community,

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, that West 7th/Fort Road Federation is designated as Tentative Developer for the aforementioned 17 properties for a period of two years.

BE IT FURTHER RESOLVED that the Policy and Procedures for Disposition of HRA Owned Real Estate (adopted on May 28, 2003 and amended on September 23, 2009 and on September 14, 2011), as supplemented by the disposition process approved by Resolution 13-1097, titled HRA Land Disposition Strategy, Work Plan and Budget for Certain Properties Owned by the HRA, Citywide, will be waived for these 17 properties.

BE IT FURTHER RESOLVED that the West 7th/Fort Road Federation shall complete the following tasks, at its expense, prior to taking title to any of these properties:

1. Submit evidence of availability of construction financing for review by HRA staff for acceptability.
2. Finalize a detailed development budget and business plan for approval by HRA staff.

3. Negotiate final terms and conditions of a development agreement, which will include review of all compliance requirements, details of the bidding process, and a sworn construction cost statement from the selected contractor for applicable phases of the Project.

BE IT FURTHER RESOLVED that the terms and conditions of a development agreement between the HRA and West 7th/Fort Road Federation shall include the following restrictions:

1. Financial parameters, compliance requirements, green sustainability requirements, and design requirements will be consistent with the Homeownership Development Program Manual.
2. The properties will be sold “as is.”