



Legislation Text

File #: RES PH 20-279, **Version:** 1

Resolution authorizing the conveyance of property to Dayton's Bluff Neighborhood Housing Services and the City of Saint Paul, and entrance into a Development Agreement 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 development, 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 Statutes 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 development agreement, had not yet been developed; and

WHEREAS, for several years, DBNHS worked on the Village on Rivoli site doing cleanup, grading, site assembly, constructing a stormwater management system, and pursuing funding commitments; and

WHEREAS, in 2016, the HRA and DBNHS entered into a new development agreement to update project plans, schedules and compliance; and

WHEREAS, the new development agreement contemplated the construction of 26 single family homes on the Village on Rivoli site; and

WHEREAS, by 2018, DBNHS had completed the initial phases of development, which included twelve single family homes along Rivoli Street, as well as an outlot for the orchard that is run by Urban Roots; and

WHEREAS, the land has been platted and ownership is split between the HRA and DBNHS; and

WHEREAS, DBNHS is now ready to move forward with the next phase of development in the pocket neighborhood at the south end of Rivoli Street, which will consist of seven single family homes on Rivoli Drive (421, 425, 429, 433, 437, 441, 445 Rivoli Drive) and two single family homes on Otsego Street (653 and 659 Otsego Street); and

WHEREAS, the HRA Board determines that there is a public purpose in entering into a development agreement and conveying property to DBNHS for the purpose of continuing use of the orchard and constructing nine single family homes; and

WHEREAS, the City of Saint Paul ("City") constructed a parking lot to serve the Richard H. Rowan Public

Safety Training Center, with a small number of public parking spaces, on land currently owned by the HRA; and

WHEREAS, during the platting process an outlot was created which consists of the area where the parking lot was constructed, and that outlot can now be conveyed to the City; and

WHEREAS, the HRA Board determines that there is a public purpose in conveying the land on which the parking lot was constructed to 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 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 437, 441 and 445 Rivoli Drive, and 653 and 659 Otsego Street, legally described as:

Lot 5, Block 2, Rivoli Bluff (437 Rivoli Drive)
Lot 6, Block 2, Rivoli Bluff (441 Rivoli Drive)
Lot 7, Block 2, Rivoli Bluff (445 Rivoli Drive)
Lot 2, Block 1, Rivoli Bluff (653 Otsego Street)
Lot 1, Block 1, Rivoli Bluff (659 Otsego Street)
Outlot A, Rivoli Bluff (common area property)

2. The HRA Board finds that the proposed sale is for a proper purpose and in accordance with law, and hereby approves the sale, subject to approval of acceptance, of land to the City of Saint Paul, legally described as follows:

Outlot B, Rivoli Bluff

3. The HRA authorizes and directs the HRA Executive Director and staff to take all actions necessary to implement this resolution, and the proper officials of the HRA are authorized to execute a new development agreement and other required documents on behalf of the HRA to effectuate the actions in this resolution, provided that such agreement and documents are acceptable in form and substance to the Saint Paul City Attorney.