



## Legislation Text

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**File #:** RES 16-1774, **Version:** 1

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Authorization to Reinstate Neighborhood Development Alliance, Inc. as Tentative Developer of 430 S. Robert Street and 0 S. Robert Street, District 3, Ward 2.

**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**, HRA staff received a proposal for redevelopment of a HRA-owned real property located at 430 S. Robert Street and 0 S. Robert Street (the "Property") from Neighborhood Development Alliance, Inc.; and

**WHEREAS**, according to the HRA's disposition policy, on August 4, 2016, the HRA staff through the Early Notification System indicated that the HRA staff has received a proposal for redevelopment of the Property; and

**WHEREAS**, after more than 45 days of posting the notice, no additional proposals were received by HRA staff; and

**WHEREAS**, after reviewing the submitted proposal, staff recommends accepting the proposal from Neighborhood Development Alliance, Inc. for the Property to construct a commercial building (the "Project") for the uses described in the accompanying staff report; and

**WHEREAS**, the HRA has duly adopted and there is now in legal effect a City-Wide Comprehensive Plan/Redevelopment Plan for the acquisition, rehabilitation and resale of properties which identify the District del Sol, District 3 area as part of this plan; and

**WHEREAS**, this HRA Board of Commissioners finds the Project serves a public purpose by 1) developing a key underutilized parcel within the Robert and Cesar Chavez node in the District del Sol commercial corridor; 2) bringing new businesses to Saint Paul; 3) redeveloping a vacant parcel of land; and 4) providing much needed impetus for continued revitalization of the Robert and Cesar Chavez node; 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 development 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 the 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 Neighborhood Development Alliance, Inc., is designated as Tentative Developer for the Property for a period of two (2) years from the adoption of this Resolution on the terms and conditions set forth in this Resolution.

**BE IT FURTHER RESOLVED** that the Tentative Developer shall complete the following tasks, at its expense, as follows:

1. Prior to November 1, 2017 the Tentative Developer shall secure four additional contributions from

private foundations; determine applicability of New Market Tax Credits; establish tenant mix and finalize plans for community space; and

2. Prior to April 30, 2018, the Tentative Developer shall start online individual giving campaign.

**BE IT FURTHER RESOLVED** that the Tentative Developer shall complete the following additional tasks, at its expense, before October 12, 2018:

1. Complete and obtain HRA approval for a formal scope of work with architectural/engineering plans and specifications, which shall be suitable for submission to the Department of Safety and Inspections to obtain the proper building permits, shall incorporate Green/Sustainable Development guidelines, and shall include a site plan, elevations, exterior treatments/materials, and interior schematics.
2. Submit evidence of availability of construction financing for review by HRA staff for acceptability.
3. Finalize a detailed development budget and business plan for approval by HRA staff.
4. Receive all approvals for zoning, licenses and any other required City or State approvals required for the Project.
5. Negotiate final terms and conditions of a development agreement, which will include all compliance requirements, details of the bidding process, and a sworn construction cost statement from the selected contractor for the Project.
6. Provide periodic updates, but no less than bi monthly of its actions in accomplishing the tasks described in this Resolution to be taken by the Tentative Developer.

**BE IT FURTHER RESOLVED** that the terms and conditions of a development agreement between the HRA and the Tentative Developer shall include the following restrictions:

1. All pre-development costs are the sole responsibility of the Tentative Developer.
2. The Tentative Developer must work with affected community groups.
3. The property will be sold "as is."

**BE IT FURTHER RESOLVED** that if the Tentative Developer fails to timely perform the above described tasks that the HRA Executive Director may terminate this Resolution or elect to extend the interim deadlines if the Tentative Developer has shown substantial progress in meeting the deadlines without further action of this HRA Board.