



Legislation Text

File #: RES PH 18-282, **Version:** 1

Resolution approving and authorizing the sale and conveyance of 754 Randolph, Saint Paul, MN to 754 Randolph, LLC.; and authorization to enter into a development agreement, District 9, 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, 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, on December 13, 2017 by Resolution No. 17-1978 the HRA Board awarded tentative developer status to M.O.E. Craft Company, LLC ("Craft") for the redevelopment of Fire House #10 located at 754 Randolph, Saint Paul, MN ("Property") to construct a new craft brewery and artisan restaurant; and

WHEREAS, Craft formed a new entity called 754 Randolph, LLC ("Developer") to redevelop the Property; and

WHEREAS, the Property is currently owned by the City of Saint Paul and staff is going through the process of obtaining the City Council's approval of transfer of title to the HRA; and

WHEREAS, HRA staff has negotiated a development agreement with the Developer for the sale and conveyance of the Property ("Development Agreement") to the Developer on the terms and conditions described in the staff report submitted to the HRA Board with this Resolution and contained in the Development Agreement which is on file in the Executive Director's office; and

WHEREAS, pursuant to due notice thereof that was published in the Saint Paul Pioneer Press a public hearing on this sale and Development Agreement was held on Wednesday, September 12, 2018 at 2:00 pm, 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 the Property to the Developer.

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. Subject to the City of Saint Paul's transfer of the Property to the HRA, the HRA Board of Commissioners hereby approves the Development Agreement and sale and conveyance of the Property to the Developer on the terms and conditions described in the staff report and Development Agreement.
2. The HRA Board of Commissioners further approves the execution of the Development Agreement by the HRA's Chair, Executive Director and Director of Office of Financial Services.

3. The HRA Executive Director is authorized and directed to finalize all documents and agreements necessary to effectuate the sale and conveyance of the Property to the Developer.

4. 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. The HRA's Executive Director is authorized to execute any other documents and instruments in connection with this Resolution except that the HRA Chair/Commissioner shall execute the deed of conveyance of the Property to the Developer.