



Legislation Text

File #: RES PH 19-59, **Version:** 1

Resolution approving and authorizing the sale and conveyance of seventeen properties under the Inspiring Communities Program; authorization to enter into development agreements, and authorization of expenditures for redevelopment under the Saint Paul Housing and Redevelopment Authority's Inspiring Communities Program, Districts 3, 4, 5, 6, 7 and 9, Wards 1, 2, 5, 6 and 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 (the "Comp 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 (the "Disposition 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 Disposition Plan's Inspiring Communities Program (the "Program"), which included a maximum gross subsidy cap per unit of \$150,000 (the "Cap"); and

WHEREAS, on July 13, 2016, by Resolution 16-1190 the HRA Board accepted and approved a change to the Cap, increasing it from \$150,000 to \$175,000 (for properties in Wards 1,2,5,6, and 7); and

WHEREAS, HRA staff released an RFP on September 20, 2018 to solicit proposals for redevelopment of HRA owned real property in accordance with Program criteria, and analyzed proposals received, and based on that work staff is hereby making recommendations for award of Program funds to seventeen properties (the "Properties") as set forth in [Attachment A](#) (the "Recommendations") which includes the description of the real property, the identity of the purchaser/developer, gap amount and the purchase price; and

WHEREAS, the Recommendations were considered by the HRA Board pursuant to due notice thereof that was published in the Saint Paul Pioneer Press on February 16, 2019 and after a public hearing that was held on Wednesday, February 27, 2019 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 the Properties.

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

1. The HRA Board hereby approves the Recommendations and authorizes the sale and conveyance of the Properties to the purchasers/developers on the terms and conditions described in the staff report and Recommendations.
2. The HRA Board approves the execution of development agreements with the purchasers/developers consistent with the approvals contained in this Resolution and Program requirements, including 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.
3. That subsidy expenditures from the Plan budget in the amount of \$1,676,077.29 for the Properties are hereby approved and authorized.
4. 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.