



Legislation Text

File #: RES PH 18-70, **Version:** 1

Authorization to acquire a tax forfeited property at 0 Minnehaha Avenue East and subsequently convey same to Dayton's Bluff Neighborhood Housing Services for development and use as a community solar garden in the area of the Rivoli Bluff Development in the Railroad Island area. Payne-Phalen 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. (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 this resolution replaces and supersedes that certain resolution approved by the HRA Board of Commissioners as Res 17-166; and

WHEREAS, Dayton's Bluff Neighborhood Housing Services ("DBNHS") is in the process of housing development in the Rivoli Bluff area of the Railroad Island area; and

WHEREAS, there is a nearly 2 acre vacant parcel of tax forfeited land ("Land") in the vicinity of Minnehaha Avenue East, in the Rivoli Bluff area of the Railroad Island area that is currently available; and

WHEREAS, due to poor soil conditions from past use, the Land cannot be used for housing development; and

WHEREAS, with the assistance of Xcel Energy and other partners, DBNHS is prepared to pay all costs of acquisition and to develop the Land as a community solar garden ("Solar Garden"); and

WHEREAS, the Solar Garden will be used to service over 120 homes of very low income residents (50% or below of median income) in the Railroad Island area and provide a reduction in energy costs and facilitate other forms of energy conservation and rehab services through funds provided by existing Xcel Energy, HRA or DBNHS programs (collectively "Community Benefits"); and

WHEREAS, the HRA is empowered to accept conveyance of the Land from State of Minnesota Trust Exempt and convey same to DBNHS. Upon delivery by DBNHS of the application and funds to purchase, HRA now desires to accept conveyance of the Land from the State of Minnesota Trust Exempt and subsequently convey the Land to DBNHS; and

WHEREAS, the HRA intends to enter into a conditional agreement for purchase and sale of real property ("Sales Agreement") with DBNHS to effectuate the acquisition of the Land and sale and conveyance to DBNHS; and

WHEREAS, a public hearing on this acquisition and conveyance of the Land was held on February 28, 2018; and

WHEREAS, the HRA Board of Commissioners finds a public purpose under the Act including Minn Stat 469.001 for the actions being taken in this resolution.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota,

1. That the HRA acquisition of the Land by transfer from the State of Minnesota Trust Exempt and subsequent conveyance to DBNHS is approved. The Sales agreement is also approved. The Land is legally described as follows:

Lots 1 thru 6, Block 2, and Lots 11 thru 16, Block 2, all in Warren & Winslows Addition to the Town of St. Paul.

2. The Land will be acquired to create Community Benefits in the Railroad Island area and the development of the Solar Garden will take place within 18 months from the date HRA acquires title to the Land. The acquisition meets the public purpose of Minnesota Statute 469.001.
3. That the HRA acquisition and subsequent conveyance is contingent upon receipt of the DBNHS application, the approval of the application by Ramsey County Board, upon the receipt by HRA of the funds for acquisition and all costs related to completing the transaction from DBNHS, and DBNHS complying with all applicable compliance requirements in the improvements to the Land.
4. The HRA Executive Director and staff are hereby authorized and directed to take all actions necessary to implement this Resolution, and the Executive Director is authorized to execute all purchase and sale agreements, documents and instruments in connection herewith.