



Legislation Text

File #: RES PH 17-242, **Version:** 1

Resolution Approving and Authorizing the Sale and Conveyance of 234-238 Bates Avenue, Saint Paul, MN to St. Paul Euclid, LLC; Financing of \$750,000, and Authorization to Enter Into a Development Agreement, District 4, Ward 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 acquired a vacant property located at 234-238 Bates Avenue, St. Paul, Mn in 2011 (the "Property") and the Property has remained vacant since this acquisition; and

WHEREAS, the HRA proposes to sell and convey the Property to St. Paul Euclid, LLC ("Developer") under a development agreement ("Development Agreement") for the rehabilitation and use of this Property as an affordable 12 unit housing rental property on the terms and conditions described in the staff report submitted to the HRA Board with this Resolution ("Proposal"), which Proposal includes limitations on the rents to be charged the tenants; and

WHEREAS, Developer has requested financing of \$750,000 which will be used to complete the improvements to the Property and staff has identified the sources and terms for this financing in the staff report ("Financing"); and

WHEREAS, this Proposal, pursuant to due notice thereof was published in the Saint Paul Pioneer Press and a public hearing on this Proposal was held on Wednesday, August 23, 2017 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 and the issuance of the Financing.

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 of Commissioners hereby approves the Proposal and sale and conveyance of the Property to the Developer on the terms and conditions described in the staff report.
2. The HRA Board of Commissioners further approves the Financing for the Proposal and the execution of the Development Agreement.

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 and the Financing.

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 documents and instruments in connection with this Resolution except that the HRA Chair/Commissioner shall execute the deed of conveyance to the Developer.