



Legislation Text

File #: RES PH 17-218, **Version:** 1

Resolution Approving and Authorizing the Sale and Conveyance of 69 Garfield Street Under The Inspiring Communities Program; Authorization to Enter into a Development Agreement, and Authorization of Expenditures for Redevelopment. 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 Minnesota Statutes, Section 469.002, Subdivision 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 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 ("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 Plan's Inspiring Communities Program ("Program"); and

WHEREAS, HRA staff released a Request for Proposals ("RFP") on November 3, 2016 to solicit proposals for redevelopment of HRA owned real property, including 69 Garfield Street ("Parcel"), in accordance with Inspiring Communities criteria; and

WHEREAS, in response to the RFP, Greater Frogtown Community Development Corporation, an affiliate of NeighborWorks Home Partners, in partnership with Greater Metropolitan Housing Corporation (collectively "Developer"), submitted a proposal for the Parcel; and

WHEREAS, in accordance with Inspiring Communities criteria, as published in the RFP, HRA staff analyzed all submitted RFP responses, and recommends the HRA proceed with the sale and conveyance of the Parcel to the Developer, and additionally provide a cash subsidy to close the existing value gap between development costs and likely final sale price ("Recommendation"); and,

WHEREAS, the legal description of the Parcel is as follows: The East 40 feet of Lot 2, except the North 10 feet thereof, Wm. R. Marshall's Subdivision of Northeast ¼ of Block 3, of Leech's Addition of Outlots, Ramsey County, Minnesota; and

WHEREAS, the Recommendation was considered by the HRA Board pursuant to due notice thereof that was

published in the Saint Paul Pioneer Press on July 29, 2017 and after a public hearing that was held on August 9, 2017 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 Parcel.

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

1. The HRA Board hereby approves the Recommendation and authorizes the sale and conveyance of 69 Garfield Street to Developer on the terms and conditions described in the staff report.
2. The HRA Board hereby authorizes the negotiation and execution of a development agreement with the Developer consistent with Program requirements, applicable HRA compliance requirements, and the approvals contained in this Resolution, with the approval as to form of the City Attorney's Office..
3. The HRA Board hereby approves a gross subsidy of \$174,961.40, including \$49,900 in financing, and a cash subsidy of up to \$125,061.40 from the Plan budget.

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 purchaser/Developer.