



Legislation Details (With Text)

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Title: Resolution Approving and Authorizing the Execution of a Purchase Agreement with Victoria Park Communities, LLC for sale of 7 acres of HRA owned land in Victoria Park, District 9, Ward 2.

Sponsors: Dave Thune

Indexes:

Code sections:

Attachments: 1. Victorica Park Purchase Agmt - HRA Rpt 11-28-12, 2. Attachment B - HRA Property, 3. Attachment C - Conceptual Site Plan, 4. Attachment D - Map of Project, 5. Attachment E - Census Facts, 6. Opposition Talking Points

Date	Ver.	Action By	Action	Result
11/28/2012	1	Housing & Redevelopment Authority	Adopted	Pass

Resolution Approving and Authorizing the Execution of a Purchase Agreement with Victoria Park Communities, LLC for sale of 7 acres of HRA owned land in Victoria Park, District 9, Ward 2.

WHEREAS, the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota ("HRA") is a public body corporate and politic established pursuant to the provisions of Minnesota Statutes, Section 469.001 et seq (the "HRA Act"); and

WHEREAS, the HRA has the power to engage in development or redevelopment activities under Chapter 469 of the Minnesota Statutes, Housing and Redevelopment Act ("Act") and by authority of said Act engages in activities relating to: a) housing projects and development; b) removal and prevention of the spread of conditions of blight or deteriorations; c) bringing substandard buildings and improvements into compliance with public standards; d) disposition of land for private development; 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

WHEREAS, the HRA has received a proposal from Victoria Park Communities, LLC ("Developer") to purchase the HRA owned land containing 7.62 acres and located in Victoria Park ("HRA Land") and HRA staff has negotiated a purchase agreement with Developer ("Purchase Agreement"); and

WHEREAS, the Developer has notified community groups of the intended improvements to be made to the HRA Land, and therefore the purpose of the early notification system ("ENS") has been accomplished and no further notices are required to be given under the ENS; and

WHEREAS, a summary of the main terms of the Purchase Agreement are described in the staff report accompanying this Resolution; and

WHEREAS, a public hearing on the sale of the HRA Land was held on November 28, 2012 by the HRA Board of Commissioners;

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 hereby approves and authorizes the execution of the Purchase Agreement on the terms set forth in the staff report and this Resolution. The HRA Executive Director is authorized to agree to modifications of the Purchase Agreement that do not make material changes to the terms and conditions of the Purchase Agreement with the approval of the City Attorney.

- 2) The HRA Board hereby approves the HRA's sale and conveyance of the HRA Land to the Developer under the terms and conditions set forth in the Purchase Agreement. The HRA Chair/Commissioner is authorized and directed to execute the deed of conveyance

- 3) 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 and the HRA's Executive Director is authorized to execute any documents and instruments in connection therewith.