Legislation Details (With Text)

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Title:	Authorization to Extend Tentative Developer Status for the Neighborhood Development Alliance, Inc. for the Property at 72 Cesar Chavez Street, in District 3.			
Sponsors:	Dave Thune			
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Attachments:	1. Attachment B - Map, 2. Cesar Chavez Board Report			

Date	Ver.	Action By	Action	Result
4/22/2015	1	Housing & Redevelopment Authority	Adopted	Pass

Authorization to Extend Tentative Developer Status for the Neighborhood Development Alliance, Inc. for the Property at 72 Cesar Chavez Street, in District 3.

WHEREAS, the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota (the "HRA") has duly adopted and there is now in legal effect a City-Wide Comprehensive Plan/Redevelopment Plan for the acquisition, rehabilitation and resale of properties which identify the District del Sol, District 3 area as part of this plan: and

WHEREAS, the City of Saint Paul recognizes the problems created by deteriorated and blighting buildings, inappropriate land use and vacant/underutilized land in its neighborhoods, and also recognizes the need to take the initiative to address these issues by providing redevelopment opportunities in a wide range of economic diversity which could include improving neighborhood commercial corridors in order to revitalize and stabilize our existing neighborhoods which in turn assist in improving the City's attractiveness for business development and bringing new jobs into the community; 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 (the "Act") and by authority of said Act engages in activities related to: 1) housing projects and development; 2) removal and prevention of the spread of conditions of blight and deteriorations; 3) bringing substandard buildings and improvements into compliance with public standards; 4) disposition of land for private development; and 5) improving the tax base and the financial stability of the community; and engages in the aforementioned activities when redevelopment or development needs cannot be met through reliance solely upon private initiative, and may engage in said activities in targeted neighborhoods; and

WHEREAS, the HRA board approved a proposal for redevelopment of the HRA-owned parcel at 72 Cesar Chavez Street from the Neighborhood Development Alliance, Inc (NeDA) in 2013; and

WHEREAS, language in the resolution and board report was not consistent, and the status was granted for 365 days, rather than the requested three-year period; and

WHEREAS, The HRA received a request from NeDA to extend tentative developer status for an additional three-year period for 72 Cesar Chavez Street which will facilitate completion of the project which received a $550,000 LCDA grant from the Metropolitan Council in 2014; and

NOW, THEREFORE, BE IT RESOLVED that the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, that the designation of Neighborhood Development Alliance, Inc. as Tentative Developer for 72 Cesar Chavez Street be extended for a period of three (3) years, within which period of time the Tentative Developer, at its own cost, will complete the following:

1.   A final and HRA approved scope of work.

2.   Receive all approvals for zoning, licenses, and any other required City or State approvals required for the Project.

3.   Negotiate final terms and conditions of a development agreement which will include review of all compliance requirements, details of the bidding process, and sworn construction cost statement from their selected contractor for the Project.

BE IT FURTHER RESOLVED if the Tentative Developer does not timely complete the tasks specified in this Resolution by the stated deadlines or abide by its restrictions, the Tentative Developer status shall terminate without further action by this Board.