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Title: Resolution approving and authorizing the execution of Ford Site Master Legal Services Agreement with Kennedy and Graven, Chartered, District 15, Ward 3

Sponsors: Chris Tolbert

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Attachments: 1. Board Report, 2. Legal Services Agreement

Date	Ver.	Action By	Action	Result
8/8/2018	1	Housing & Redevelopment Authority	Adopted	Pass

Resolution approving and authorizing the execution of Ford Site Master Legal Services Agreement with Kennedy and Graven, Chartered, District 15, Ward 3

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, currently the law firm of Kennedy & Graven, Chartered is providing bond counsel and related public finance legal services ("Legal Services") for the HRA in its development and redevelopment activities; and

WHEREAS, the City of Saint Paul is beginning the process for redevelopment of the Ford Site which is made up of a 122-acre parcel main redevelopment site, and may include the 13-acre Canadian Pacific Railway parcel to the south and a river parcel across Mississippi River Boulevard also owned by Ford; and

WHEREAS, the HRA is in need of a law firm to provide legal services related to the redevelopment of the Ford Site; and

WHEREAS, the CAO has conducted a search of law firms to provide legal services to the City and the HRA related to the Ford Site redevelopment; and

WHEREAS, the CAO is hereby submitting to the HRA Board of Commissioners for approval a Ford Site master legal services agreement ("Ford Site Master Legal Services Agreement") with Kennedy & Graven,

Chartered for a duration of three years commencing August 9, 2018 and ending August 31, 2021, and a copy of the Ford Site Master Legal Services Agreement is on file in the office of the HRA Executive Director; and

WHEREAS, in addition to general legal services to be performed under the Ford Site Master Legal Services Agreement for the Ford Site redevelopment project, approval of Kennedy & Graven, Chartered for specific projects within the site are hereby authorized and the terms of such engagements will be agreed to and contracted for by the execution of an Exhibit A to the Ford Site Master Legal Services Agreement and without the need for further HRA Board authorization; and

WHEREAS, the HRA Board of Commissioners finds a public purpose for the actions taken in connection with this Resolution; and

WHEREAS, the Saint Paul City Council has also been requested to take action with respect to the approval of Kennedy & Graven, Chartered to perform Ford Site redevelopment related Legal Services for the City.

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 law firm of Kennedy & Graven, Chartered to perform Ford Site redevelopment related Legal Services for the HRA.
2. The HRA Board of Commissioners hereby approves and authorizes the execution of the Ford Site Master Legal Services Agreement with Kennedy & Graven, Chartered in the form submitted and authorizes and directs the execution of these agreements by the HRA Chair/Commissioner, HRA Executive Director, and Director of Office of Financial Services.
3. The HRA Executive Director, staff and legal counsel for the HRA are directed and authorized to take all actions necessary to implement this Resolution.