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Title: Resolution authorizing a partial waiver of the Sustainable Building Ordinance for projects at 810 Atlantic Street, 560 Brunson Street, 729 Burr Street, 1195 Bush Avenue, 695 Cook Avenue East, 186 Front Avenue, 231 Front Avenue, 6 George Street West and 930 York Avenue, Districts 3, 4, 5 and 6, Wards 1, 2 and 6

Sponsors: Russel Balenger

Indexes:

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Attachments: 1. Board Report, 2. Map

Date	Ver.	Action By	Action	Result
5/10/2023	1	Housing & Redevelopment Authority	Adopted	Pass

Resolution authorizing a partial waiver of the Sustainable Building Ordinance for projects at 810 Atlantic Street, 560 Brunson Street, 729 Burr Street, 1195 Bush Avenue, 695 Cook Avenue East, 186 Front Avenue, 231 Front Avenue, 6 George Street West and 930 York Avenue, Districts 3, 4, 5 and 6, Wards 1, 2 and 6 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 owns vacant land with addresses of 810 Atlantic Street, 560 Brunson Street, 729 Burr Street, 1195 Bush Avenue, 695 Cook Avenue East, 186 Front Avenue, 231 Front Avenue, 6 George Street West and 930 York Avenue (the "Properties," each a "Property"), which are included in its Inspiring Communities Program ("Program"); and

WHEREAS, on October 9, 2013, by Resolution 13-1592, July 13, 2016 by Resolution 16-1190 (which was rescinded), and July 13, 2022 by Resolution 22-1072 the HRA Board accepted and approved key terms of the Program; and

WHEREAS, in the past few years, construction costs have risen significantly and, coupled with inflation, acquisition and development subsidies on Inspiring Communities projects have risen sharply; and

WHEREAS, in an effort to contain costs and clarify expectations related to sustainability, staff proposes an

alternative, which includes compliance with Enterprise Green Communities as modified by Minnesota Housing's "Minnesota Overlay" and a partial waiver of Chapter 81 of the City of Saint Paul Administrative Code (the "Sustainable Building Ordinance"); and

WHEREAS, the Sustainable Building Ordinance establishes sustainable building regulations for buildings owned, operated, or funded by the City, applicable to "new construction [...] of any facilities within the City of Saint Paul receiving more than \$200,000 of City Funding," and allowing for waiver "in whole or in part" by the HRA Board or the City Council; and

WHEREAS, staff recommends partial waiver of the requirements of the Sustainable Building Ordinance as described in the Board Report accompanying this Resolution; and

WHEREAS, the HRA Board wishes to facilitate the redevelopment of the Properties and therefore finds a public purpose in waiving certain requirements of the Sustainable Building Ordinance as described in this Resolution and the Board Report attached to this Resolution;

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 waives certain requirements of Chapter 81 of the City of Saint Paul's Administrative Code as described in the Board Report attached to this Resolution.
2. The HRA Board hereby approves and authorizes staff, under the direction of the Executive Director, to take all actions necessary to carry out the activities authorized by this Resolution, including finalizing all documents and agreements necessary to effectuate the activities to be undertaken by this Resolution, subject to approval by the City Attorney's Office.