



Legislation Text

File #: RES 11-1795, **Version:** 1

Authorization to Designate Kendall and Alexandra Crosby Tentative Developer for the Northeast Corner of Payne and Phalen Boulevard (840 Payne Avenue) for New Kendall's Payne Hardware Store, Payne-Phalen District 5

WHEREAS, the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota ("HRA") has duly adopted and there is now in legal effect a City-Wide Comprehensive Plan/Redevelopment Plan ("Plan") for the acquisition, demolition, rehabilitation and resale of properties and incorporates the Housing Plan which identify the Payne Phalen District 5 area as a part of this Plan; and

WHEREAS, on November 3, 2004, City Council approved the Payne-Phalen Boulevard Main Street Redevelopment Plan by Resolution 04-1059, and the HRA approved said Plan on same dated by Resolution 04-11/10-1; and

WHEREAS, the Plan talked about the need to undertake major improvements to the this new gateway area created by the construction of Phalen Boulevard to build on the new access to the neighborhood commercial street and gateway to Payne Avenue; Plan outlined the need to bring in new housing in a variety of options combined with commercial/retail services; and

WHEREAS, the neighborhood, HRA and its many partners have been successful in developing the Phalen Senior Lofts in 2007 and the start of the Whitall Town Homes, which completion has been affected by the economic down turn and also that start of new retail activities to the area; 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: 1) housing projects and development; 2) removal of prevention of the spread of conditions of blight or 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, on August 8, 2007, by Resolution No. 07-08/08-3 the HRA approved the Invest Saint Paul Initiative including a work plan and budget covering (1) organization Support/Community Outreach; (2) Rehabilitation; (3) Mortgage Financing-incentives; (4) Strategic Acquisition; (5) Neighborhood Commercial Corridors; (6) Large Redevelopments; and (7) Supportive Housing; and

WHEREAS, HRA has received \$30.0 million in Federal Neighborhood Stabilization funding to invest in housing in designated NSP areas of which a large portion of Payne-Phalen District 5 is located within, but along with housing comes the need for community and economic development; and

WHEREAS, Ramsey County received federal funding for the widening of Maryland Avenue in several locations to construct turn lanes thereby increasing better traffic flow and reducing accidents, the County has completed the widening at Arcade and Maryland and is completing the widening at Maryland and Rice, with acquisition of properties at Maryland and Payne underway for the widening; and

WHEREAS, with the recent completion of the acquisition of Kendall Hardware on the southeast corner Payne and Maryland as part of the widening has opened an opportunity for new retail development at Payne and Phalen Boulevard which would provide for a strong anchor for the corner; and

WHEREAS, Kendall and Alexandra Crosby, owners of Kendall Hardware are requesting consideration of a tentative developer designation for Parcel 840 Payne Avenue for construction of a new Payne Avenue hardware store to continue a more than 50 year presence along the Avenue and continue to be a strong economic player in the community taking this opportunity to show investment at a prime location.

NOW THEREFORE, BE IT RESOLVED that the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, hereby approves and authorizes as follows:

1. That, Kendall and Alexandra Crosby ("Tentative Developer") are named tentative developer for Parcel 840 Payne Avenue (northeast corner of Payne and Phalen Boulevard) for a period of 60 days from the date of this Resolution and during this time the Tentative Developer is to finalize the following:
 - Complete final plans and specifications for the new hardware store.
 - Complete the bidding requirements for contracted work and timeline.
 - Work to finalize financing assistance needed for the purchase and construction work.
 - The HRA to hold a pre-bid meeting to identify all the compliance requirements to be included in the bidding the process.
2. That the Tentative Developer's preliminary proposals submitted for the Parcel located in Payne-Phalen District 5 is located within Invest Saint Paul/NSP Activity areas and hereby will enhance the holistic approach to neighborhood revitalization by meeting the intended objectives of the Payne-Phalen Boulevard Main Street Redevelopment Plan and the City Wide Consolidated Plan.
3. That the early notification process under the HRA Disposition Policy is hereby waived on this Parcel based on supporting action from the Payne-Phalen District 5 Council review.
4. That in consideration of moving the construction of a new Kendall hardware store forward as quickly as possible to meet the needs of Kendall's and to have the new store up and open by mid to late April 2012 all parties will continue to work with the neighborhood through the District Council in keeping them informed of plans, time line and that this work is in accordance with the neighborhood concepts identified under the Plan and approved by the HRA Board.
5. That the Tentative Developer designation shall terminate without further HRA Board action if the Tentative Developer does not timely complete the above tasks and the Parcel is not conveyed to the Tentative Developer within 90 days from the date of this Resolution.