



Legislation Text

File #: RES PH 14-42, **Version:** 1

Resolution Approving and Authorizing the Sale and Conveyance of Four Properties under the Inspiring Communities Program; Authorization to Enter into Development Agreements; and Authorization of Expenditures for Redevelopment under the Saint Paul Housing and Redevelopment Authority's Disposition Strategy, Citywide.

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, the HRA has duly adopted and there is now lawfully in effect in the City of Saint Paul, Minnesota, a City Wide Comprehensive/Redevelopment Plan ("Plan") providing for the acquisition, clearance and resale of land for redevelopment and a City Consolidated Five-Year Plan; and

WHEREAS, on July 24, 2013, by Resolution 13-1097 the HRA Board accepted and approved the HRA Disposition Strategy Work Plan and Budget ("DWPB") to address the disposition of certain parcels of real property owned by the HRA; and

WHEREAS, the HRA staff has researched best practices nationally for implementation of the DWPB, including the structure of request for proposals ("RFP"); and

WHEREAS, on October 9, 2013, by Resolution 13-1592 the HRA Board accepted and approved key terms of the Inspiring Communities Homeowner Program Manual and Rental Program Manual, and the scoring criteria for the Inspiring Communities RFP; and

WHEREAS, HRA staff released an RFP to solicit proposals for redevelopment of HRA owned real property in accordance with the DWPB, and analyzed proposals received, and based on that work staff recommended and by Resolution 14-26 the HRA Board accepted and approved the award of twenty seven properties; and

WHEREAS, Urban Homeworks, who was awarded four of these twenty seven properties by the HRA Board in Resolution 14-26, subsequently determined for capacity reasons to not accept the award of two properties located on Lafond Avenue and for this reason the HRA Board is being asked to rescind the authorization for those two properties; and

WHEREAS, based on staff's work related to the proposals received through the RFP process, staff hereby recommends the award of real property to Habitat for Humanity, legally described as follows:

Lot 42, Block 6, Smith's Subdivision of Blocks 2, 6, 7 and 8 of Stinson's Division of the NW ¼, Sec. 36, Town 29 N, Range 23 West, Ramsey County, Minnesota (515 Lafond Avenue) with \$0 in value gap assistance and for a purchase price of \$9,000,

Lot 17, Block 1, Syndicate No. 3, Ramsey County, Minnesota (675 Lafond Avenue) with \$0 in value gap assistance and for a purchase price of \$9,000; and

WHEREAS, based on staff's work related to the proposals received through the RFP process, staff hereby recommends the award of real property to Neighborhood Development Alliance, legally described as follows:

Lot 20, Block 3, Lewis's Addition to Saint Paul, Ramsey County, Minnesota (113 Winnipeg Avenue) with \$129,023.50 in value gap assistance and for a purchase price of \$10,000,

Lot 15, Block 23, Auberbach and Hand's Addition to Saint Paul, Ramsey County, Minnesota (1082 Galtier Street) with \$129,023.05 in value gap assistance and for a purchase price of \$10,000; (the recommendations contained in this recital and the prior recital are collectively referred to as the "Recommendations"); and

WHEREAS, the Recommendations were considered by the HRA Board pursuant to due notice thereof that was published in the Saint Paul Pioneer Press on February 2, 2014 and after a public hearing that was held on Wednesday, February 12, 2014 at 2:00 pm, central daylight time, on the third floor of City Hall, 15 West Kellogg Boulevard, Saint Paul, Minnesota; and

WHEREAS, by this resolution the HRA finds a public purpose for the sale and conveyance of the four above described properties ("Properties") .

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

1. The approval of sale under Resolution 14-26 of 515 Lafond Avenue and 675 Lafond Avenue to Urban Homeworks is hereby rescinded.
2. The HRA Board hereby approves the Recommendations and authorizes the sale and conveyance of the Properties to the purchasers/developers on the terms and conditions described in the staff report and Recommendations.
3. The HRA Board approves the execution of development agreements with the purchasers/developers consistent with the approvals contained in this Resolution and DWPB and Program Manuals and will contain applicable compliance requirements. The Executive Director is authorized to negotiate development agreements that are consistent with the intent of this Resolution and are approved by the City Attorney Office.
4. That subsidy expenditures from the DWPB budget in the amount of \$258,047 for the Properties are hereby approved and authorized.
5. The HRA Board hereby authorizes and directs staff to take all actions necessary to carry out the activities authorized by this Resolution, and the Executive Director is hereby authorized and directed to execute all documents and instruments necessary to effectuate the activities to be undertaken by this Resolution except that the HRA Chair/Commissioner shall execute the deeds of conveyance to the purchasers/developers.