



Legislation Text

File #: RES PH 14-128, **Version:** 2

Resolution Approving and Authorizing the Sale and Conveyance of one of 540 Sherburne Avenue and 594 Edmund Avenue to Twin Cities Habitat for Humanity under the Inspiring Communities Program; Authorization to Waive HRA Land Disposition Policy; Authorization to Amend Development Agreement; Authorization to Transfer Previously Authorized Expenditures for Redevelopment under the Saint Paul Housing and Redevelopment Authority's Disposition Strategy, District 7, Ward 1.

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 Resolutions 14-26 and 14-42 the HRA Board accepted and approved the award of properties; and

WHEREAS, Twin Cities Habitat for Humanity, who was awarded four of these properties by the HRA Board in Resolutions 14-26 and 14-42, subsequently determined, ~~due to possible changes to the surrounding land use,~~ to not accept the award of one property located at 515 Lafond Avenue and for this reason the HRA Board is being asked to rescind the authorization for this property; and

WHEREAS, in lieu of the rescinded award of 515 Lafond Avenue, staff recommends the award of one of two

parcels of real property to Habitat for Humanity, legally described as:

Lot 39, Smith's Subdivision of Block 12, Stinson's Division to St. Paul, Ramsey County, Minnesota (594 Edmund Avenue) for a purchase price of \$9,000,

and,

Lot 11, Block 1, Michel's Subdivision of Block 14, of Stinson's Division of Section 36, Township 29, Range 23, Ramsey County, Minnesota (540 Sherburne Avenue) with for a purchase price of \$9,000; and

WHEREAS, in order to expedite this change, so that Habitat for Humanity may honor its schedule commitments with volunteer labor partners, it is necessary to waive the 45-day notification requirement of the HRA Land Disposition Policy; 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 May 3, 2014 and after a public hearing that was held on Wednesday, May 14, 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 one of the two 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 14-42 of 515 Lafond Avenue to Twin Cities Habitat for Humanity is hereby rescinded.
2. The HRA Board hereby approves the Recommendations and authorizes the sale and conveyance of one of the two Properties to Twin Cities Habitat for Humanity on the terms and conditions described in the staff report and Recommendations.
3. The HRA Board approves the amendment of the development agreement with Twin Cities Habitat for Humanity consistent with the approvals contained in this Resolution and DWPB and Program Manuals and said development agreement will continue to contain applicable compliance requirements. The Executive Director is authorized to negotiate an amendment to the development agreement that is consistent with the intent of this Resolution and is approved by the City Attorney's Office.
4. That subsidy expenditures from the DWPB budget previously approved for 515 Lafond are hereby approved and authorized to be transferred for use with whichever of the Properties is purchased by Twin Cities Habitat for Humanity.
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 Twin Cities Habitat for Humanity.