



Legislation Text

File #: RES 15-735, **Version:** 1

Resolution Approving and Designating Phalen Village Partnership as Tentative Developer for the HRA owned parcels located at 1371 Phalen Boulevard, and 1150,1165, and 1180 Prosperity Avenue and 1186 Prosperity Avenue upon acquisition by the HRA District 2, Ward 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 Minn Stat Section 469.002, Subd. 14; and

WHEREAS, as described in the staff report accompanying this Resolution, HRA staff prepared a successful grant application for a project for the HRA owned site consisting of the following parcels of land: 1371 Phalen Boulevard, and 1150,1165 and 1180 Prosperity Avenue, and upon acquisition by the HRA 1186 Prosperity Avenue (collectively the "Development Site"); and

WHEREAS, staff is recommending that Phalen Village Partnership ("Developer") be granted tentative developer status for the Development Site. The Developer proposes to build 24,000 square feet of commercial space and 60 units of housing that is consistent with City zoning and the Phalen Village Small Area Plan ("Project"). The Project will also include vacating Prosperity Ave. and developing a private-public green space. The Developer has the demonstrated experience and qualifications necessary to successfully redevelop the Development Site into housing and commercial space; and

WHEREAS, this Board finds a public purpose for the Project insofar as it meets the City's goal of production of affordable housing options and commercial redevelopment in the Phalen Village Small Area Plan, it will redevelop vacant land, create jobs, and it will enhance the tax base capacity for the City; and

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 and designates Developer as tentative developer for the Development Site for a period of twelve (12) months from the date of approval of this Resolution.
2. During this twelve (12) month period the Developer must complete at its own cost the following with respect to the Development Site:

- a. The design and architectural style of the Project including the site plan, elevations, exterior treatments/materials and interior schematics suitable for submission to the City's Department of Safety and Inspection for review. The final plan must incorporate the HRA's green/sustainable building and development guidelines.
 - b. The architectural/engineering plans and specifications for the Project.
 - c. Finalize a development budget including the rental levels of units and secure necessary construction and permanent financing, and complete a sources and uses of funds for the Project.
 - d. Obtain qualified property manager.
 - e. Finalize sewer, water and utility plans.
 - f. Work with affected community groups on the design and style of the Project including without limitation the District 2 Planning Council.
 - g. Receive all approvals for zoning and licensing required for the Project.
 - h. Complete any necessary inspections of the Development Site since the Development Site will be sold "as is".
 - i. Obtain relevant market studies from a consultant approved by HRA staff.
 - j. Receive approval from the Minnesota Pollution Control Agency for all required cleanup plans.
 - k. Negotiate terms and conditions of a development agreement with HRA staff that will include an environmental indemnity from the Developer.
 - l. Take such other actions as reasonably requested by HRA staff.
3. If the Developer does not timely and fully complete the tasks specified in paragraph 2 above, then the tentative developer status shall terminate without further action of this Board.
4. A development agreement must be submitted to and approved by this Board but nothing in this Resolution or the actions taken by the Developer in connection with the Project shall be construed to require this Board to approve a development agreement.
5. The HRA Executive Director, staff and legal counsel for the HRA are further directed and authorized to take all actions necessary to implement this Resolution.