



Legislation Text

File #: RES PH 16-302, **Version:** 1

Resolution Approving and Authorizing the Sale and Conveyance of 314 Harrison Avenue West under the Inspiring Communities Program; Authorization to enter into a Development Agreement, and Authorization of Expenditures for Redevelopment of Said Property under the Saint Paul Housing and Redevelopment Authority's Inspiring Communities Program.

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 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 ("Plan") to address the disposition of certain parcels of real property owned by the HRA; and

WHEREAS, on October 9, 2013, by Resolution 13-1592 the HRA Board accepted and approved key terms of the Plan's Inspiring Communities Program ("Program"); and

WHEREAS, on February 11, 2015, by Resolution PH 15-48, the HRA approved the sale of parcel 314 Harrison Avenue West ("Parcel") to NeighborWorks Home Partners ("NWHP"), but prior to closing, NWHP decided not to go through with the purchase of this property on the terms approved by HRA; and

WHEREAS, HRA staff released an 2015 RFP on August 24, 2015 to solicit proposals for redevelopment of HRA owned real property in accordance with Inspiring Communities criteria, and analyzed proposals received; and

WHEREAS, In the 2015 RFP, Twin Cities Habitat for Humanity (TCHF) submitted a proposal for 1059 Maryland with the Parcel as an alternate; and

WHEREAS, on November 12, 2015, by Resolution PH 15-334, the HRA approved the sale of 1059 Maryland Avenue to TCHF, however, there was no support for the necessary rezoning, which led TCHF to request 314 Harrison as an alternative; and,

WHEREAS, the legal description of the Parcel is as follows: The East 55 feet of the West 95 feet of Lots 4 and

5, Samuel Leech's Addition to the Outlots to Saint Paul, being subdivision northwest Quarter of Lot 4 in Leech's Addition of Outlots to Saint Paul, according to the recorded plat thereof, Ramsey County, Minnesota; and

WHEREAS, the Recommendation was considered by the HRA Board pursuant to due notice thereof that was published in the Saint Paul Pioneer Press on September 3, 2016 and after a public hearing that was held on Wednesday, September 14, 2016 at 2:00 pm, central standard 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 Parcel.

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 the sale of parcel 314 Harrison Avenue West to NWHP, approved by RES PH 15-48 on February 11, 2015, is hereby revoked.
2. The approval of the sale of parcel 1059 Maryland Avenue to TCHF, approved by RES PH 15-48 on February 11, 2015, is hereby revoked.
3. The HRA Board hereby approves the Recommendation and authorizes the sale and conveyance of 314 Harrison Avenue West to TCHF on the terms and conditions described in the staff report and Recommendation.
4. The HRA Board approves the execution of a development agreement with TCHF consistent with the approvals contained in this Resolution and Program requirements and which 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.
5. The gross subsidy of \$100,690.73, resulting in a cash subsidy need of \$88,691.73, from the Plan budget for redevelopment of the Parcel is hereby approved and authorized.
6. 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.