



Legislation Text

File #: RES 17-262, **Version:** 1

Resolution Approving and Designating Neighborhood Development Alliance (NeDA) as Tentative Developer for the HRA-owned Parcels Located at 614 State Street, 623, 633, 645, 647, and 651 Oakdale Avenue Saint Paul, District 3, Ward 2

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, 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 financial stability of the community when these needs cannot be met through reliance solely upon private initiative and that can be undertaken in targeted neighborhoods; and

WHEREAS, the HRA 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 received a request from Neighborhood Development Alliance (NeDA) for a Tentative Developer Status for the HRA-owned lots on 614 State Street, 623, 633, 645, 647, and 651 Oakdale Avenue (Development Site); and

WHEREAS, after receiving the proposal from NeDA, an early notification system was issued on November 15, 2016 and interested parties were given 45 days to submit competing proposals; and

WHEREAS, 45 days after the issuance of the early notification, no competing proposal was received; and

WHEREAS, after reviewing the proposal from NeDA and interviewing the proposers, HRA staff is recommending that Neighborhood Development Alliance (the "Developer") be granted tentative developer status for the Development Site because the Developer's proposal to create affordable residential housing on the Development Site ("Project") best accomplishes the stated HRA goals and objectives for the Development Site, and the Developer has the demonstrated experience and qualifications necessary to successfully redevelop the Development Site; and

WHEREAS, this Board finds the Project serves a public purpose by 1) meeting the City's goal of production of housing; 2) redeveloping vacant parcels of land; and 3) enhancing the tax base capacity for the City; 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 Neighborhood Development Alliance as tentative developer for the Development Site for a period of twenty-four (24) months from the date of approval of this Resolution, subject to the terms and conditions of this Resolution. The designation of "tentative developer" means that the HRA has tentatively approved of the Developer and the

Project, and that the HRA will not contract with any other person or entity for the sale and development of the Development Site while the tentative developer diligently pursues the completion of all the tasks and conditions listed below in this Resolution. The HRA does reserve the right in its discretion to approve or not approve a final design of the Project, and to decide whether to sell and convey the Development Site to the Developer.

2. During this twenty-four (24) month period, the Developers must complete at its own cost certain activities with respect to the Development Site. A list of activities include the following:

- a. Survey the site in preparation for re-plating the contiguous parcels to insure efficiency in design and placement of house/townhome units.
- b. Conduct soil tests for both quality and anticipated pollutants (asbestos/lead from previous homes).
- c. Complete Phase 1 Environmental and subsequent Phase 2.
- d. Work with local gardeners to develop a public space at the point of 614 State Street, along with shelter and/or benches for the school bus stop.
- e. Work with the City to upgrade the substandard concrete median at the State and Oakdale conjunction.
- f. Put together a budget and sources and uses statement for funding applications.

Prior to February 8, 2019 the Developers will:

- ☐ Provide completed schematic design plans for the project with input from affected community groups and key City stakeholders.
- ☐ Provide final financial model for the project.
- ☐ Finalize site engineering.
- ☐ Complete the site plan review process.
- ☐ Negotiate basic terms and conditions of a development agreement with HRA staff that will include applicable City compliance requirements.

3. If the Developers do not timely and fully complete the tasks specified in paragraph 2 above, tentative developer status shall either be extended for a reasonable period of time or terminated at the discretion of and by the HRA Executive Director without further action of this Board. An extension can be granted upon a showing that the Developer has made significant progress towards the accomplishment of the tasks described in this Resolution, and that the Developer is diligently pursuing the completion of such tasks. Upon a termination, neither the HRA nor the Developer has any further rights or obligations under this Resolution.

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 will grant access to the Development Site to the Developer through a license agreement, so that the Developer can perform their due diligence, including soil testing and environmental investigation, provided that entry onto the Development Site shall not interfere with the normal operation of the City's staff.

6. The HRA staff is directed to provide the Developer with information, documents and other assistance that may be reasonably requested from the Developer.

7. The HRA will provide prompt feedback to the Developer on the relative economic,

programmatic and design suitability of the Project as requested from time-to-time.

8. 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.