



Legislation Text

File #: RES 17-1719, **Version:** 1

Resolution Approving the Execution of a Development Agreement Between the City of Saint Paul, the Housing and Redevelopment Authority of the City of Saint Paul, and Fillmore Avenue Apartments, LLC. 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, pursuant to Minnesota Statutes, Sections 469.001 through 469.047 (the "Redevelopment Act"), the Authority has previously formed a redevelopment project in the City of Saint Paul (the "City") designated as the "Riverfront Redevelopment Project," which is located along the downtown area of the Mississippi River (see attachment - Riverfront Redevelopment Project Map); and

WHEREAS, the Authority has heretofore adopted the Riverfront Redevelopment Plan, and the City has adopted the West Side Flats Master Plan and Development Guidelines (collectively, the "Redevelopment Plans"), which set forth development objectives, street design standards, a public realm master plan and a land use plan for an area of the City within the Riverfront Redevelopment Project known as the West Side Flats Urban Village, which includes the area bounded by the Mississippi River on the north, Plato Boulevard on the south, Robert Street on the east and Wabasha Street on the west (the "West Side Flats Development"); and

WHEREAS, a major component of the Redevelopment Plans is to foster an increase in the residential population in the West Side Flats Development; and

WHEREAS, Fillmore Avenue Apartments, LLC (the "Developer") has agreed to construct 174 units of rental housing for Phase 1 of the Fillmore site redevelopment within the West Side Flats Development (the "Minimum Improvements"); and

WHEREAS, the Developer has agreed to construct an integrated stormwater and park facility, (the "Greenway"), the sanitary collection and conveyance system not included in the upgrade of the Riverview Sanitary Lift Station, the storm sewer collection system, streets, and other infrastructure to manage stormwater runoff from public rights-of-way and property owned by the Developer within the West Side Flats Development (collectively, the "Public Improvements"); and

WHEREAS, the Developer, the City and the Authority (collectively, the "Parties") have agreed to the transfer of the Public Improvements to the City upon construction, with terms of the transfer to be defined through an Ordinance Permit; and

WHEREAS, the HRA owns several parcels of property within the West Side Flats Development (the "HRA Parcels"), and anticipates conveying the HRA Parcels to the Developer in a separate agreement; and

WHEREAS, the Developer will implement all development phases within the West Side Flats Development in conformance with the West Side Flats Master Plan and Development Guidelines, and will seek and consider community input and desires regarding the design of future development; and

WHEREAS, it is understood by the parties that the construction on the West Side Flats Development will not commence until the Parties have agreed upon the terms of the conveyance of the HRA-owned parcels to the Developer, as well as the financing terms for the Greenway; and

WHEREAS, the Authority and the City believe that the construction of the Minimum Improvements and the Public Improvements are in the best interests of the residents of the City and will foster an increase in the residential population of the City, including increased opportunities for housing, and will otherwise benefit the health, safety, morals and welfare of the residents of the City, in accordance with the public purpose and provisions of the applicable State and local laws and requirements under the Redevelopment Plan and Development Strategy.

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 authorizes the execution of a development agreement between the City of Saint Paul, the HRA of the City of Saint Paul and Fillmore Avenue Apartments, LLC, relative to the West Side Flats Development.
2. The HRA reserves the right to approve or not approve the conveyance of the HRA Parcels to the Developer.
3. The Developer should not commence any work on the ground until HRA has approved a conveyance agreement with developer as well as a financing plan for the Greenway.

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.