



Legislation Text

File #: RES 17-2031, **Version:** 1

Resolution Approving HRA Grant and Loan to The Victoria Theater Arts Center Project Located At 825 University Avenue West, 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, Victoria Theater Arts Center ("Developer") has requested financing assistance from the HRA for the acquisition and rehabilitation of the Victoria Theater (the "Rehabilitation Project"), at 825 University Avenue West (the "Property"), as more fully described in the staff report accompanying this Resolution and incorporated herein by reference; and

WHEREAS, the Property is currently owned by Land Bank Twin Cities Inc. (the "Owner"), and requires immediate stabilization of structural defects (the "Stabilization Project"), costing an estimated \$200,000; and

WHEREAS, staff recommends HRA approval of a grant of up to \$200,000 to the Owner for the Stabilization Project from the HRA Loan Enterprise Fund (the "Stabilization Grant"); and

WHEREAS, staff further recommends HRA approval of a \$412,000 loan to the Developer for the Rehabilitation Project from the HRA Loan Enterprise Fund (the "Rehabilitation Loan"); and

WHEREAS, the HRA Board determines that there is proper public purpose to approve the Stabilization Grant and the Rehabilitation Loan, and to allocate HRA Loan Enterprise funds totaling \$612,000 for the Stabilization Project and the Rehabilitation Project, as more fully set forth in the staff report.

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 hereby approves the Stabilization Grant and the Rehabilitation Loan, and the HRA Chair or Commissioner, HRA Executive Director and Director, Office of Financial Services are hereby authorized and directed to execute all loan documents on behalf of the HRA. The Executive Director of the HRA is hereby authorized and directed to negotiate and agree to the terms of the loan documents needed to effectuate this Resolution provided that such documents are acceptable in form and substance to the Saint Paul City Attorney.