



Legislation Text

File #: RES PH 18-235, **Version:** 1

Resolution approving and authorizing the sale and conveyance of property at 47 Douglas Street, authorization to enter into a development agreement, and authorization of expenditures for redevelopment, District 9, 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 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, the HRA received parcel 47 Douglas Street as a donation in 2010 (the "Property"); and

WHEREAS, the legal description of the Parcel is as follows: The north 46.2 feet of Lot 96, Whitacre, Brisbane & Mullen's Subdivision of Lots 1 and 2 of Leech's Addition of Outlots to the Town of St. Paul, Ramsey County, Minnesota; and

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

WHEREAS, the Property was included in the Program, and has been offered for sale through Requests for Proposals per Program design, and HRA Staff has been unsuccessful in identifying an interested developer through this process; and

WHEREAS, HRA Staff determined that an unsolicited proposal submitted to the HRA by Kyle Hunter, to acquire, rehabilitate and owner-occupy the Property, is consistent with the objectives and goals of the Program and therefore recommends proceeding with a land sale and execution of a development agreement with Kyle Hunter (the "Recommendation"); and

WHEREAS, in conformance with HRA's Policy and Procedures for Disposition of HRA Owned Real Estate, a written notice of the Proposal was sent to District Planning Council 9 and was made available to the general public through the City's Early Notification System; and

WHEREAS, no comments or other proposals were received during the advertised 45-day response period; and

WHEREAS the Inspiring Communities CDBG account has a sufficient balance to fund Kyle Hunter's subsidy request, and this proposal is consistent with CDBG programmatic goals; 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 July 28, 2018 and after a public hearing that was held on Wednesday, August 8, 2018 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 takes the following action:

1. Approves the sale and conveyance of 47 Douglas Street for \$1 to Kyle Hunter in accordance with the terms and conditions described in the staff report.
2. Approves the execution of a development agreement with Kyle Hunter consistent with 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.
3. Approves the allocation of development subsidy in the amount of \$40,000 for redevelopment of the Parcel, as detailed in the staff report.
4. 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 deed of conveyance to the purchaser.