



Legislation Details (With Text)

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In control: City Council

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Title: Approving assessment costs and setting date of City Council public hearing to ratify the reassessment for the Ford Site 429 Improvement Project. (File No. 19246B, Assessment No. 225206)

Sponsors: Chris Tolbert

Indexes:

Code sections:

Attachments: 1. Assessment Roll

Date	Ver.	Action By	Action	Result
10/13/2022	1	Mayor's Office	Signed	
10/12/2022	1	City Council	Adopted	Pass

Approving assessment costs and setting date of City Council public hearing to ratify the reassessment for the Ford Site 429 Improvement Project. (File No. 19246B, Assessment No. 225206)

WHEREAS, in December, 2019 the City of Saint Paul ("City"), Housing and Redevelopment Authority ("HRA") and Ryan Companies USA, Inc. ("Ryan") entered into an agreement related to the redevelopment of the former Ford site in the Highland Park neighborhood of Saint Paul ("Redevelopment Agreement"); and

WHEREAS, the Redevelopment Agreement in part outlined the roles and responsibilities of the parties for the financing and construction of public infrastructure which was required for the future private development of the former Ford site; and

WHEREAS, the City and Ryan agreed that a portion of the \$11.8 million public infrastructure project to create roadways and streets within the former Ford site ("429 Improvement Project") would be financed by the imposition of \$9.2 million of assessments on the parcels owned by Ryan and a second developer; and

WHEREAS, on October 6, 2021 the City Council adopted RES PH 21-239 to levy assessments for the 429 Improvement Project, said assessments allocated to affected parcels based on the square footage of each of the parcels; and

WHEREAS, on December 18, 2019 the City and Ryan entered into a Special Assessment Agreement, Petition, and Waiver ("Special Assessment Agreement") to define the process for assessing parcels for the 429 Improvement Project; and

WHEREAS, the Special Assessment Agreement provided that the allocation of assessments among subdivided parcels in the 429 Improvement Project was to be based upon each parcel's square footage; and

WHEREAS, subsequent to the assessment, several of the parcels were subdivided and the existing assessments were incorrectly allocated to the new parcels based on linear frontage; and

WHEREAS, in accordance with the requirements of the Special Assessment Agreement, the 429 Improvement

Project assessment has been recalculated to charge parcels based on square footage; and

WHEREAS, the Office of Financial Services Real Estate Section has prepared for the City Council's consideration the attached assessment roll for the 429 Reassessment listing the benefited property, the property owner, the service provided and the charges for the service; and hereby submits the assessment roll for the City Council's consideration to adopt and levy the charges as an assessment against the benefited properties; now, therefore be it

RESOLVED, that the Saint Paul City Council hereby accepts and approves said 429 Reassessment and assessment roll; and be it further

RESOLVED, that a public hearing be had on the 429 Reassessment on the 16th day of November, 2022 at 3:30 p.m., in the Council Chambers of the Court House and City Hall Building, in the City of Saint Paul; and that the Office of Financial Services Real Estate Section provide mailed and published notice of the same as required by law.