



Legislation Text

File #: RES PH 12-120, **Version:** 1

Resolution Approving the Sale of Land and Conveyance of Parcel 738 Bradley Street under the ISP/NSP Program, Payne-Phalen District 5, Ward 5

WHEREAS, the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota (HRA), has duly adopted and there is now lawfully in effect in the City of Saint Paul, Minnesota, a City Wide Comprehensive/Redevelopment Plan (Plan) providing for the acquisition, clearance and resale of land for redevelopment which includes Payne-Phalen District 5 area within the Plan and the City Consolidated Five-Year Plan; and

WHEREAS, on August 8, 2007 the City Council approved the issuance of STAR Bonds under (Resolution 07-725) and approved overall ISP budget under (Resolution 07-726); HRA approved by Resolution 07-08/08-3 the Invest Saint Paul Program (ISP) Initiative, Work Plan and Budget; and

WHEREAS, on February 25, 2009 the HRA approved the Neighborhood Stabilization Program and Rebuilding Plan 2009-2013 under Invest Saint Paul Initiative and approved a budget amendment to carry out Programs/Plans which included the acquisition of properties in designated ISP/NSP areas; and

WHEREAS, the increased economic stress these neighborhoods are under with high vacancy and foreclosures creates an opportunity to secure strategic properties in accordance with the ISP/NSP Programs and the Strategic Acquisition Criteria that has been identified and guides the selection of properties for acquisition and addresses the issues and concerns identified by the communities through an extensive neighborhood outreach effort undertaken through the Invest Saint Paul Initiative; and

WHEREAS, Ramsey County Tax Forfeit Department provided PED staff with the annual list of tax forfeited properties that became available as of August, 2011 for acquisition from Ramsey County under Minnesota Statutes 282.01 and 469.201 Subd.10; and

WHEREAS, several tax forfeited parcels were identified and placed on hold by the City of St. Paul Resolution 12-123 on January 26, 2012 providing staff six months to fully investigate the properties and develop acquisition recommendations, with the understanding that HRA can move forward and request acquisition of the properties anytime during the hold period once Ramsey County has provided us with the acquisition price; and

WHEREAS, on March 14, 2012 HRA approved the acquisition of five (5) tax forfeit properties by Resolution 12-511 with the intent to move tax forfeit properties as quickly as possible and get them back on the tax rolls; and

WHEREAS, the property at 738 Bradley is a small lot with less than 40 feet of frontage and topography that create drainage issues by being high at the alley and dropping to the street, the property meets the HRA definition of a "splinter parcel" as approved by HRA under the Guidelines for Disposition of Splinter Parcels, Resolution 93-8/24-2 and reaffirmed by HRA on September 28, 2011 by Resolution 11-1810; and

WHEREAS, property is located within the ISP/NSP area of Railroad Island and identified by the community to provide additional side-yard space for the adjacent homeowner at 740 Bradley; and

WHEREAS, Shirley Thompson wishes to purchase the property at 738 Bradley Street for additional side-yard space to her property at 740 Bradley Street; and

WHEREAS, said proposal, pursuant to due notice thereof was published in the Saint Paul Pioneer Press on April 14, 2012, and a public hearing on said proposal and proposed sale and provisions thereof, was held on Wednesday, April 25, 2012 at 2:00 p.m., Central Daylight Time, third floor City Hall, 15 West Kellogg Boulevard, in the City of Saint Paul, Minnesota; and

WHEREAS, the HRA, pursuant to the provisions of Minnesota Statutes, Section 469.029 and 469.032 agrees to sell the Parcel for use in accordance with the Guidelines for Disposition of Splinter Parcels by the HRA which meets the activities identified in the ISP/NSP overall work plan 2009-2013, City Wide Redevelopment Plan and City Consolidated Plan; and

WHEREAS, the HRA and Shirley Thompson will enter into a Splinter Purchase Agreement for the sale and conveyance of Parcel 738 Bradley Street, subject to approval of the HRA Board for sale of the property; and

WHEREAS, the disposal price of the Parcel is in accordance with and subject to the restrictions of the sale of tax forfeit properties by Ramsey County, City Wide Redevelopment Plan and Consolidated Plan which takes into consideration the end reuse of the property.

NOW, THEREFORE, BE IT RESOLVED by the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota as follows

1. That the Splinter Purchase Agreement submitted by Shirley Thompson to purchase Parcel 738 Bradley Street located in District 5 Payne-Phalen Railroad Island area, and within Invest Saint Paul/NSP Activity area hereby conforms to the objectives and specific requirements under the Invest Saint Paul Initiative and meets the intended reuse as identified in the City Wide Comprehensive Plan and Consolidated Plan. The Parcel is legally described as:

738 Bradley Street - Lot 22, Block 15, Stinson's Addition to the City of Saint Paul, Ramsey County, Mn

2. That the method of disposition of the Parcel is in accordance with the Ramsey County Tax Forfeit transfer and the ISP/NSP Rebuilding Plan 2009-2013 under the Invest Saint Paul Initiative, City Wide Redevelopment Plan and Consolidated Plan and is the appropriate method of making the Parcel available for redevelopment.

3. That the sale of Parcel in the amount of \$4,000.00 is satisfactory and in accordance with Sec. 469.032 and the transfer of tax forfeit property from Ramsey County and use and restrictions are in conformance with the City Wide Redevelopment Plan and Consolidated Plan.

4. That Shirley Thompson has the qualifications and financial resources to acquire the Parcel in accordance with the Tax Forfeit process and ISP Rebuilding Plan 2009-2013 under the Invest Saint Paul Initiative.

5. That the proposed disposal transaction by and between HRA and Shirley Thompson is satisfactory in form and complies with the requirements of state and federal law for the Parcel

6. That said Purchaser Agreement is satisfactory and the same is hereby accepted, and the execution and delivery of said Deed of Conveyance to Shirley Thompson for the Parcel is hereby authorized by the Board of Commissioners to be executed on its behalf by the Chairperson or his/her designated Commissioner of the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota.

7. That the Executive Director of the Housing and

Redevelopment Authority of the City of Saint Paul is hereby authorized to negotiate, agree to any amendments/changes, deletions or revisions to conclude the sale and conveyance of this Parcel which do not substantially change the rights or obligations of the Housing and Redevelopment Authority of the City of Saint Paul or Purchaser under the Purchase Agreement and take such further action necessary to implement this Resolution.