



Legislation Text

File #: RES PH 23-7, **Version:** 1

Resolution approving and authorizing the sale and conveyance of 669 3rd Street East to Candace Kampa, for a sale price of \$10,000, District 4, Ward 7

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.; and

WHEREAS, the HRA has the power to engage in development or redevelopment activities under Minnesota Law; 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 development, and (e) improving the tax base and the financial stability of the community, 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 Minnesota Statutes section 469.002, subd. 14; and

WHEREAS, the HRA owns property located at 669 3rd Street East (the "Parcel") which is legally described as follows: Lot 4, Block 32, Lyman Dayton's Addition to the City of Saint Paul, according to the recorded plat thereof, and situate in Ramsey County, Minnesota; and

WHEREAS, on or around March 18, 2022, the HRA received a proposal from Candace Kampa, attached as Original Proposal, with an offer of \$7,500.00 for acquisition and redevelopment of the Parcel for off-street parking for the residents of the adjacent tri-plex owned by Candace Kampa (the "Proposal"); and

WHEREAS, the Proposal includes the intent to pave the Parcel for parking; and

WHEREAS, Candace Kampa will limit the number of parking spaces to five and locate all parking in the rear of the lot; and

WHEREAS, the Parcel is a vacant lot and is therefore subject to the HRA's Disposition Policy and Procedure for the Sale of Vacant Lots for Market Value ("Disposition Policy"); and

WHEREAS, on April 13, 2022 staff posted written notice of the Proposal on ENS in accordance with the notice requirement in the Disposition Policy, but did not post on the HRA website due to lack of public interest in the parcel since HRA purchased the property in 1994. Staff received no comments or competing proposals; and

WHEREAS, pursuant to the HRA's Property Valuation Policy, staff obtained a private appraisal of the Parcel which determined a fair market value as of October 15, 2021 of \$15,000.00; and

WHEREAS, according to Minnesota Statutes Section 469.032, the HRA is not required to base its sale price upon the appraisal; and

WHEREAS, staff analyzed the Proposal and has determined that due to not receiving any other proposals and due to the unique characteristics of the parcel which make it best suited for parking for the abutting property a price lower than the appraised value is appropriate. Staff therefore recommends sale and conveyance of the Parcel to Candace Kampa for a purchase price of \$10,000; and

WHEREAS, the notice of public hearing regarding the potential sale and conveyance of the Parcel was published in the Saint Paul Legal Ledger on December 27, 2022 and a public hearing on the matter was held on Wednesday, January 11, 2023; and

WHEREAS, there is a public purpose in selling and conveying the Parcel to Candace Kampa for private development of off-street parking for the residents of 663 3rd Street East as contained in the Proposal; now, therefore, be it

RESOLVED by the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, as follows:

1. The HRA Board hereby approves the process described above for marketing and sale of the Parcel.
2. The HRA Board hereby approves and authorizes the sale and conveyance of the Parcel to Candace Kampa for a purchase price of \$10,000 on the condition that Candace Kampa pave the Parcel for parking and provide no more than five parking spaces in the rear of the Parcel.
3. The Parcel shall be sold “as is” by quit claim deed and Candace Kampa shall be responsible for a \$500.00 nonrefundable earnest money payment and for all closing costs.
4. The HRA Board hereby approves and authorizes the Executive Director and staff to take all actions necessary to implement the activities authorized by this Resolution,
5. The HRA Board hereby approves and authorizes the proper officials of the HRA to enter into and execute a purchase agreement with Candace Kampa consistent with applicable HRA compliance requirements and other documents and instruments necessary to effectuate the actions in this Resolution, provided that such agreements and documents are acceptable in form and substance to the City Attorney’s Office.
6. This Resolution does not constitute a binding legal agreement; rather, the purchase agreement and related documents shall not be effective until executed by the appropriate official(s) of the HRA.