

**HOUSING AND REDEVELOPMENT AUTHORITY
OF THE CITY OF SAINT PAUL, MINNESOTA**

REPORT TO THE COMMISSIONERS

DATE: JUNE 8, 2016

REGARDING: RESOLUTION AUTHORIZING SALE OF HRA-OWNED PROPERTY AT 672 UNIVERSITY WEST TO HAUNG XIENG PARTNERSHIP, AND EXECUTION OF A PURCHASE AND SALE AGREEMENT, DISTRICT 8, WARD 1

Requested Board Action

Public Hearing and authorization for the sale of property located at 672 University Avenue West (“Property”) to Haung Xieng Partnership (d/b/a/ Shuang Hur Supermarket) (“Purchaser”) for \$228,700, and execution of a purchase and sale agreement.

Background

On August 12, 2009, by Resolution 09-08/12, the HRA established the Neighborhood Commercial Parking Pilot Program, with funding from the Scattered Site TIF District, to help mitigate the loss of 85% of the parking on University Avenue from the Central Corridor Light Rail Transit project. Later in 2009, the City Council authorized additional funding for this parking program from the Snelling University and Spruce Tree TIF Districts. On June 23, 2010, by Resolution 10-06/23, the HRA approved \$150,000 in Parking Program funding to develop a 21-space parking lot with a rain garden on the Property, a HRA-owned parcel at the southeast corner of University Avenue and St. Albans Street. The lot was to be used by the two properties to the east (A-1 Vacuum and Shuang Hur Supermarket), in return for them assuming all of the costs of operating and maintaining it for a ten-year term.

The Purchaser acquired the A-1 Vacuum property (666 University Avenue West) on February 20, 2015, and wants to maintain control of the Property for future potential tenants of the A-1 Vacuum property and for Shuang Hur Supermarket customers. Upon receiving a purchase proposal from the Purchaser on March 3, 2016, staff entered this request on the City website for public notification and to request further proposals for the Property according to the City/HRA Disposition policy. The request was on the City’s website from March 8, 2016 until April 25, 2016. No other request was submitted for the Property during that time, and no other inquiries

have been made since.

The Property is approximately .21 acres in size, zoned T2/T3, and is currently used as a surface parking lot. See the **District Profiles** attachment for a demographic profile of District 8, the Saint Paul planning district in which the Property is located. No existing businesses will be displaced or relocated as a result of this project.

Budget Action

Not Applicable.

Future Action

None. Closing on the sale of the Property is expected to occur in 2016.

PED Credit Committee Review

Not Applicable.

Compliance

This is a market-rate land sale based on an April 20, 2016 appraisal and no compliance requirements apply.

Green/Sustainable Development

This is a market-rate land sale and the Saint Paul / HRA Sustainability Initiative does not apply.

Environmental Impact Disclosure

Not applicable.

Historic Preservation

Not Applicable.

Public Purpose

This project, which is consistent with the Summit-University District 8 Plan and the Land Use Plan, will continue efforts to foster minority business start-ups, retentions, and expansions from within the community.

Statement of Chairman

“Being duly authorized by the Board of Commissioners to conduct this Public Hearing, the hearing is now open. This is a Public Hearing called for the purpose of conveyance of a certain parcel of land located in Summit-University District 8, by the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota (HRA).

Notice of time, place, and purpose of this hearing was published in the Saint Paul Pioneer Press on May 28, 2016. The Affidavit of Publication of the Notice of Public Hearing will be made a part of these proceedings.

The HRA proposes to convey the following property in the Summit-University District 8 area:

Property Description	Purchaser/Developer	Purchase Price
672 University Avenue West	Haung Xieng Partnership	\$228,700

The property will be conveyed for the purpose of a surface parking lot on the Property for use by Haung Xieng Partnership.

Is there anyone who wishes to be heard on this sale? If not, the Chair will declare this Public Hearing adjourned.”

Recommendation:

HRA Executive Director recommends approval of the attached Resolution, authorizing the sale of property located at 672 University Avenue West to Haung Xieng Partnership, and execution of a purchase and sale agreement.

Sponsored by: Commissioner Thao

Staff: Marcq Sung 651.266.6615

Attachments

- **Attachment – Map**
- **Attachment – District 8 Profile**