

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

REPORT TO THE COMMISSIONERS

DATE: November 10, 2010

**REGARDING: AUTHORIZATION TO CONVEY PROPERTY AT THE SOUTHWEST CORNER
OF MARYLAND AVENUE AND CLARENCE STREET TO RAMSEY COUNTY,
GREATER EAST SIDE, DISTRICT 2 (PUBLIC HEARING)**

Requested Board Action

The specific action being requested of the HRA Board is as follows: Authorization to convey the property at the Southwest corner of Maryland Avenue and Clarence Street to Ramsey County (“Purchaser”).

Background

In June 1997, the HRA acquired the small property at the southwest corner of Maryland Avenue and Clarence Street (“the HRA property”) along with other property, all of which was part of the larger acquisition of the Phalen Shopping Center. The HRA property to be conveyed by this resolution is that small piece which was the former site of the Phalen Shopping Center sign. The zoning is TN2, with current and proposed land use being mixed use.

Ramsey County requested a permanent easement over this entire parcel for the Maryland Avenue widening. Since use of this property for road widening, together with the small size of the property, would render this site unbuildable, staff believes is best to convey title to Ramsey County rather than encumber the property with a grant of permanent easement and retain ownership. According to an appraisal prepared for Ramsey County, the market value of the property is \$3,000; upon approval by the HRA board, Ramsey County has agreed to buy the property for \$4,000.

Budget Action

N/A

Future Action

None

Financing Structure

NA

PED Credit Committee Review

The item was presented to the Credit Committee on November 1, 2010.

Compliance

NA

Green/Sustainable Development

NA

Environmental Impact Disclosure

NA

Historic Preservation

No review necessary.

Public Purpose

This action is consistent with the Phalen Village Small Area Plan adopted December 1995. It is consistent with Transit and Circulation Policy No. 2, which states: "Explore alternatives for making Maryland less of a barrier for pedestrians, such as test-striping Maryland for a three-lane section between Johnson Parkway and Hazelwood (two through lanes and a center left-turn lane) and right turn/bus stop lanes at Clarence, Prosperity and Hazelwood. If this test works, change the curb lines to provide for wider boulevards and sidewalks, and consider extending the three-lane section east to White Bear Avenue."

District 2 Council has been advised of the conveyance.

Statement of the 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 Greater East Side District 2 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 October 30, 2010. 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 Greater East Side District 2:

Property Description	Purchaser/Developer	Purchase Price
<u>Legal Description</u>	<u>Name</u>	<u>Amount</u>
The Easterly 10 feet of the Northerly 20 feet of Lot 1, Block 1, Kiefer Park	Ramsey County	\$4,000.00

Recommendation

Staff recommends HRA Board approve the conveyance of the property at the Southwest corner of Maryland Avenue and Clarence Street to Ramsey County.

Sponsored by: Councilmember Dan Bostrom

Staff Contact: Cynthia Carlson Heins, Project Services, 651 266-6608

Kate Reilly, Project Manager 651 266-6618

Attachments:

- **Attachment A – Resolution**
- **Attachment B - Map**
- **Attachment C - Census Facts**