

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

**REPORT TO THE COMMISSIONERS**

**DATE: June 26, 2013**

**REGARDING: CONVEYANCE OF PROPERTY AT 794 CAPITOL HEIGHTS TO LEAH KWOK,  
OWNER OF ADJACENT PROPERTY AT 792 CAPITOL HEIGHTS FOR  
SIDEYARD, WARD 1, THOMAS DALE DISTRICT 7 (Public Hearing)**

**Requested Board Action**

The specific action being requested of the HRA Board is as follows: To authorize conveyance of the property at 794 Capitol Heights to Leah Kwok, owner of 792 Capitol Heights for sideyard as requested in Resolution **Attachment A**.

**Background**

794 Capitol Heights (hereinafter “the property”) was acquired by the HRA as a tax forfeited property in 1987. The substandard house on the site was of concern to the neighborhood and was demolished. The vacant site is quite small at 25’ x 105’, which size and dimensions are also the same as 792 Capitol Heights. The owner of 792 Capitol Heights, Leah Kwok, would like to acquire 794 Capitol Heights, combine it with her property and have a site upon which she could build a garage and use for sideyard. 794 qualifies as a site for disposition under the Guidelines for Disposition of Splinter Parcels (Res 93-8/24-2) by virtue of being less than 40’ wide and less than 5000 square feet overall. A map showing the site is in **Attachment B**.

**Budget Action**

The purchase price is the tax market value established by Ramsey County for 2013 and 2014 which is \$500. All costs related to the conveyance will be the responsibility of the buyer.

**Future Action**

N/A

**Financing Structure**

N/A

**PED Credit Committee Review**

N/A

**Compliance**

N/A

**Green/Sustainable Development**

N/A

**Environmental Impact Disclosure**

N/A

**Historic Preservation**

N/A

**Public Purpose/Comprehensive Plan Conformance**

CAAP Board and Block Club are aware of the intended conveyance and informally indicated no objection.

**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 Thomas Dale District 7 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 June 15, 2013. 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 Thomas Dale District 7:

<b>Property Description</b>	<b>Purchaser/Developer</b>	<b>Purchase Price</b>
794 Capitol Heights	Leah Kwok	\$500

The property will be conveyed for sideyard.

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

**Recommendation:**

Staff recommends conveyance to Leah Kwok for sideyard – to be combined with her property at 792 Capitol Heights.

**Sponsored by:** Commissioner Melvin Carter

**Staff:** Cynthia Carlson Heins, Project Services 266-6608

**Attachments**

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

**Draft: June 12, 2013**