

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

REPORT TO THE COMMISSIONERS

DATE: FEBRUARY 10, 2016

REGARDING: RESOLUTION APPROVING AND AUTHORIZING THE SALE AND CONVEYANCE OF PROPERTY UNDER THE SAINT PAUL HOUSING AND REDEVELOPMENT AUTHORITY'S (HRA) DISPOSITION STRATEGY AND WORK PLAN IN NORTH END, DISTRICT 6, WARD 1.

Requested Board Action

Approval of continued implementation of activity under the Saint Paul Housing and Redevelopment Authority's (HRA) Disposition Strategy and Work Plan, which was approved by the HRA Board on July 24, 2013 (Resolution 13-1097). The specific actions being requested of the HRA Board are approval of the following:

1. Sale and Conveyance of the Parcel 615 Topping Street to Rebecca and Eric Taylor Hollenbeck, North End, District 6, Ward 1.

Background

Planning and Economic Development (PED) staff analyzed all HRA-owned property to make informed recommendations regarding the retention and disposition of properties, and create a disposition strategy and budget to advance redevelopment plans. Property that was considered as part of the disposition analysis was predominantly scattered site vacant lots (no more than four contiguous lots), and buildings that are no more than four units. This information was presented to, and the Disposition Strategy and Work Plan (DSWP) was approved by, the HRA Board of Commissioners on July 24, 2013 via Resolution 13-1097.

Progress has been made regarding the implementation of the DSWP under the Inspiring Communities Program, and the actions detailed in this report assist in maintaining this momentum. "Inspiring Communities" is currently used for the marketing campaign for homes both rehabilitated and newly constructed, and consolidates property acquired under the NSP,

ISP, and Community Development Block Grant (CDBG) programs, along with some HRA acquired property, under one strategy.

Previous Board action related to Inspiring Communities includes:

- Approval of the Disposition Strategy, Work Plan, and Budget (13-1097)
- Approval of Program Manuals, and Guidelines for Disposition of Splinter Parcels (13-1592)
- Acceptance of \$840,000 from MHFA and \$200,000 from the Metropolitan Council through the 2013 CHIF RFP (14-295)
- Approval of the Property Valuation Policy, Disposition Policy and Procedure for the Sale of Vacant Lots for Market Value, and application to Minnesota Housing's Community Housing Impact Fund for \$960,000 (14-1331)

The July 24, 2013 Board action established four disposition categories: two that allocated future subsidy and two that were sales strategies. Properties eligible for subsidy were either located in cluster areas (Dayton's Bluff, Railroad Island (Payne-Phalen), Payne-Maryland (Payne-Phalen), Frogtown, and West Seventh) or had obligations for redevelopment (vacant buildings, some tax forfeit properties, some federal properties). The remaining properties were either buildable lots to be sold for market value, or splinter parcels to be sold for a nominal price. The intention of the Work Plan was to allocate properties eligible for subsidy through a competitive RFP process as funding sources became available.

The properties listed within this report were deemed appropriate for sale as side yards to an adjacent property owner. Staff recommends sale of these splinter parcels as it will achieve all objectives of the Disposition Policy and Procedure for the Sale of Splinter Parcels (Splinter Parcel Policy). As a condition to the sale, the parcel must be combined with the owner's existing tax parcel per the aforementioned Policy and Resolution.

The planning district demographic profile is attached for Districts 6 (**Attachment C**).

615 Topping Street

Staff is seeking approval of the sale and conveyance of the Parcel 615 Topping Street to Rebecca and Eric Taylor Hollenbeck. The HRA acquired the property in 1984, and is categorized as a splinter parcel because it is not of buildable size at 18 feet by 134 feet, totaling 2,412 square feet. It is zoned I1, Light Industrial, and located East of the buyer's property (also zoned I1), as seen in **Attachment B**. The property owners were determined to be in good standing with no outstanding code violations or excessive police calls, and have submitted the good-faith deposit. Because sale of the parcel will reduce holding costs and increase the Saint Paul tax base, staff recommends selling the parcel at a nominal fee of \$500, plus administrative fees and closing costs according to the Splinter Parcel Policy.

Budget Action

N/A

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

A Tier 1 environmental impact study was conducted for the target area of NSP 1, 2, and 3, which encompasses the area of all Inspiring Communities program activities.

Historic Preservation

A 106 review is conducted at the time of acquisition for all HRA properties.

Public Purpose/Comprehensive Plan Conformance

See *Public Purpose Form*, attached as **Attachment D**. **Attachment E** includes a list of comprehensive and neighborhood plan documents that the proposed actions fulfill.

The Disposition Strategy has been presented to the planning councils most affected by the disposition strategy - the District 5 CPED and Railroad Island committees, District 4 Board, and District 7 Board - and received their support.

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 certain Parcels of land located in Payne-Phalen, District 5 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 Saturday, January 30, 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 Payne-Phalen, District 5:

<u>Property Description</u>	<u>Purchaser</u>	<u>Purchase Price</u>
615 Topping Street	Rebecca and Eric Taylor Hollenbeck	\$500.00

The above property is being sold by the HRA according to the Disposition Policy and Procedure for the Sale of Splinter Parcels for Residential Side Yard within Resolution 13-1592.

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

Recommendation:

The Executive Director and staff recommend approval of these sales in accordance with the attached resolution.

Sponsored by: Commissioner Thao

Staff: Ashley Foell, 651-266-6553

Attachments:

- **Attachment B – Map of 615 Topping Street**
- **Attachment C – District 6 Profile**
- **Attachment D – Public Purpose**
- **Attachment E – Comprehensive Plan Applicability**