

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

REPORT TO THE COMMISSIONERS

DATE: MARCH 28, 2018

REGARDING:

AUTHORIZATION TO ACQUIRE A VACATED PORTION OF BEDFORD AVENUE AND SUBSEQUENTLY CONVEY SAME TO THE OWNERS OF 535 TEDESCO STREET FOR USE AS A PART OF A PARKING LOT. PAYNE-PHALEN, DISTRICT 5, WARD 5.

Requested Board Action

The specific actions being requested of the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota (“HRA”) Board are as follows:

- Authorization to accept conveyance of the vacated portion of Bedford Street (“Vacated Parcel”) from the City of Saint Paul, (“City”) for sale to the owner of 535 Tedesco Street.
- Authorization to convey the Vacated Parcel to the owner of 585 Tedesco Street to combine with the adjacent property for parking.

Background

Pursuant to the attached RES PH 18-20, the City Council has approved the petition of Morelli’s (“Petitioner”) to vacate part of Bedford Street adjacent to 535 Tedesco Street. As part of RES PH 18-20, approval was granted to convey the Vacated Parcel to HRA for pass thru and conveyance to Petitioner. The terms of the pass-through are described in the attached Sale and Purchase Agreement.

Budget Action

No budget action is being requested. The Vacated Parcel will be acquired from the City and then conveyed by HRA to Petitioner. HRA’s fees and costs will be paid by the Petitioner at closing.

Future Action

No future action is needed.

Financing Structure

N/A

PED Credit Committee Review

N/A

Compliance

No compliance issues apply. HRA is being used as a pass-through for City land.

Green/Sustainable Development

No green elements apply. HRA is being used as a pass-through for City land.

Environmental Impact Disclosure

N/A

Historic Preservation

N/A.

Public Purpose

HRA is being used as a pass-through for City land conveyance. The City Council has approved this transaction pursuant to Res PH 18-20.

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 Ward 5, 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, March 17, 2018. 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 Payne-Phalen District 5 area:

Property Description

Street originally platted as Collins Street, all in IRVINE’S ADDITION OF OUTLOTS to the Town of St. Paul,
and

all those parts of Bedford Street, and Payne Avenue originally platted as Decatur Street, and those parts of Lots 16 and 17 Block 6, all in IRVINE’S SECOND ADDITION (1874) to St. Paul Ramsey County, Minnesota contained within the following described lines:

Beginning at the southeast corner of Lot 6 of IRVINE’S ADDITION OF OUTLOTS to the Town of St. Paul Ramsey County, Minnesota, thence north 00 degrees 17 minutes 18 seconds east 150.00 feet along the east line of said Lot 6, thence south 89 degrees 19 minutes 23 seconds east 10.00 feet, thence south 56 degrees 38 minutes 56 seconds east 66.82 feet to a granite monument identified as City of St Paul Monument Number 4107, thence continuing south 56 degrees 38 minutes 56 seconds east 22.72 feet, thence south 31 degrees 58 minutes 57 seconds east 11.95 feet, thence south 22 degrees 48 minutes 26 seconds west 63.10 feet, thence south 15 degrees 39 minutes 02 seconds west 21.92 feet, thence south 31 degrees 21 minutes 52 seconds west 18.67 feet, thence south 23 degrees 19 minutes 19 seconds west 18.80 feet, thence north 63 degrees 53 minutes 43 seconds west 49.38 feet more or less to the point of beginning, and there said line terminates

Purchaser

Morelli’s Discount Liquor, Meats and Italian Market, Inc.

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

Recommendation:

Staff recommends approval to acquire the vacated portion of Bedford Street from the City and convey the same to Morelli’s Discount Liquor, Meats and Italian Market, Inc.

Sponsored by: Commissioner Brendmoen

Staff: Cynthia Carlson Heins (266-6608)

Attachments

- **City Council Resolution**
- **Real Property Sale and Purchase Agreement**
- **Map**
- **District 5 Profile**