

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

**REPORT TO THE COMMISSIONERS**

**DATE: NOVEMBER 9, 2011**

**REGARDING: RESOLUTION AUTHORIZING CONVEYANCE OF HRA-OWNED PROPERTY AT  
1057 MARSHALL AVENUE TO THE CITY OF SAINT PAUL (District 8)**

**Requested Board Action**

Approval of the conveyance of 1057 Marshall Avenue to the City of Saint Paul as fair and adequate compensation for acquisition of the Park parcel in Victoria Park from the City of Saint Paul approved by Resolution 11-1918.

**Background**

The HRA Board, in Resolution PH 11-1011, authorized the sale of several vacant parcels, along with to-be-vacated rights of way, to the Friends of Nova Academy in order to build a new 86,000 square foot facility for Nova Academy. The parcels are located in Victoria Park, adjacent to the recently-acquired Exxon property that is currently being cleaned up for future use as City parkland. A subsequent title search of these parcels turned up evidence that the 9,425 square foot parcel labeled "Park" is in fact owned by the City of Saint Paul and not the HRA.

On October 5, 2011 the City Council approved the disposal of the Park parcel and conveyance of the parcel to the HRA. The HRA Board approved the acquisition of this parcel on September 28, 2011, and agreed to either: 1) pay appraised value for the Park parcel; 2) swap an HRA-owned parcel at 1057 Marshall Avenue (see Attachments B and C), which is part of the Jimmy Lee Rec Center parking lot, provided this parcel is of equal value to the Park parcel; or 3) swap 1057 Marshall Avenue and provide the amount of additional cash needed to provide appraised value. 1057 Marshall Avenue was originally acquired by the HRA under Resolution # 99-12/8-3 in order to assist the City with land assembly for the Jimmy Lee Expansion project.

According to the provisions of Ch. 13.01.1 of the City Charter, compensation of land or cash must be provided to the City when it disposes of park land. The appraised value of the Park parcel, as documented in a restricted real estate appraisal prepared by Dwight Dahlen, MAI, as of

October 4, 2011, is \$47,900 (9,583 sf @ \$5.00/sf). The City's Office of Financial Services - Real Estate Section has performed an analysis of the value of the HRA-owned parcel, located at 1057 Marshall Avenue (see attached map), to determine if its value is equivalent to the Park parcel. The HRA parcel is zoned residential, contains no structures and is surrounded by City-owned property used for the Jimmy Lee Recreation Center and Oxford Community Center. The parcel size is 4,792 square feet. Real Estate has concluded, based on a review of comparable residential parcels in the immediate vicinity, that the per-square-foot value of the HRA parcel is \$10.00/sf. When applied to the HRA parcel area, the value of the land is \$47,920 (4,792 sf @ \$10.00/sf). Based on this analysis, the City's Office of Financial Services - Real Estate Section has determined that the value of the HRA parcel is equivalent to the value of the Park parcel and may be considered fair and adequate compensation, under the charter provision, for the City parcel being disposed of.

**Budget Action**

Not Applicable.

**Future Action**

Upon approval of conveyance of 1057 Marshall Avenue, an executed deed for this parcel will be provided to the City.

**PED Credit Committee Review**

PED Credit Committee, at its meeting on September 26, 2011, was informed of the acquisition of the Park parcel under the conditions described above.

**Compliance**

Not applicable.

**Green/Sustainable Development**

Not applicable.

**Environmental Impact Disclosure**

Not applicable.

**Historic Preservation**

Not Applicable.

**Public Purpose**

The acquisition of the Park parcel allowed the Nova Academy project to move forward. Conveying 1057 Marshall Avenue to the City was originally contemplated when the HRA acquired this property, authorized by Resolution # 99-12/8-3, to help with the Jimmy Lee Expansion project.

**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 Saturday, October 29, 2011. 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 Summit-University District 8:

<b>Property Description</b>	<b>Purchaser/Developer</b>	<b>Purchase Price</b>
1057 Marshall Avenue	City of Saint Paul	Land swap of equal value

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 conveyance of 1057 Marshall Avenue to the City of Saint Paul as fair and adequate

compensation for acquisition of the Park parcel in Victoria Park from the City of Saint Paul approved by Resolution 11-1918.

**Sponsored by:**

**Commissioner Carter**

**Staff:**

Martin Schieckel 651-266-6580

**Attachments**

- **Attachment A – Resolution**
- **Attachment B – Map/Address of 1057 Marshall Avenue**
- **Attachment C – Parcel Map of 1057 Marshall Avenue**
- **Attachment D – Census Facts**