

Exhibit A

Staff Report to the Saint Paul Mayor and City Council The Proposed Disposal of Two Lots east of 1368 Case Avenue

A. Subject Property size and general location

Property address: 0 Case Avenue, Saint Paul, Minnesota

General location: South side of Case Avenue, east of Clarence Street

Parcel ID Number: 27-29-22-32-0004

Legal Description: Lot 4 and Lot 5, Block 5, Fairchild & Howard's Rearrangement of part of Tracy's Outlots; subject to an easement retained by the City of St. Paul

Property size: 12,000 sq ft, 0.28 acre

B. Purpose for which the Case Avenue Property is being obtained

To provide a needed ingress/egress to the residence at 1368 Case Avenue.

C. History of municipal use, if any, or uses for which it might be held

The subject property, along with other properties in the area, were acquired for sewer purposes by the Department of Public Works in 1989. A portion of the subject property is utilized for sewer purposes, the remaining land is excess to the needs of Public Works and has been declared surplus as a result. There would be no other public purpose for the subject property due to the sewer easement, sloping terrain and heavy foliage on other parts.

D. Whether the property is only usable by contiguous property owners or is marketable

After determining what portion of subject property is needed for sewer easement purposes, the east 20 feet and the southeasterly 50-60 feet of the subject property, the remaining area can be utilized for ingress/egress purposes by the abutting residential property. This remaining land is usable only by the contiguous residential property, the property with rights abutting to the subject property.

E. Method of disposition the city recommends should be followed to dispose of the property

OFS/Real Estate staff recommend disposition of the property under the "sale to contiguous owner" method.

F. Recommendation as to whether any special covenants or restrictions should be imposed in conjunction with disposition of the property

Public Works and the OFS/Real Estate staff recommend, as a condition of conveyance, that an easement for sewer purposes be retained over the east 20 feet and the southeasterly 50-60 feet of the subject property.

G. Description of a potential buyer's use of the property and financial benefit to owning the property, and any economic or cultural benefits to the surrounding community

The residential owner at 1368 Case Avenue East, could properly develop subject property for ingress and egress purposes. The economic benefit is the added property tax revenues that will benefit the City, County and School District by placing the tax-exempt city parcel back on the tax rolls.

H. Any additional pertinent information for the disposition of the property

None

I. Valuation of the property by the office of financial services real estate section.

The subject property was appraised by the real estate section's in-house, licensed residential appraiser. The appraised value of the property is \$26,200.