

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

REPORT TO THE COMMISSIONERS

DATE: November 9, 2011

REGARDING: AUTHORIZATION FOR HRA TO ACQUIRE VACATED PARK LAND AT 2270
BLAKE AVENUE FROM THE CITY OF SAINT PAUL AND CONVEY TO SARA
BILLINGS LLC AS A CONDUIT TRANSFER,
ST ANTHONY PARK DISTRICT 12

Requested Board Action

- Authorization to accept conveyance of vacated park land at 2270 Blake Avenue (“the property”) from City of Saint Paul.
- Authorization for a conduit transfer of the property to Sara Billings LLC.

Background

On June 1, 2011, the City Council approved a Petition to City of Saint Paul for vacation of park land at 2270 Blake Avenue by the owner of the adjacent residential property at 35 Langford Park and approved conveyance to Sara Billings LLC (“Owner/Petitioner”) pursuant to Resolution PH 11-933. As transfer of this property directly to the Owner/Petitioner was not allowed under Section 51.01 of the Administrative Code, Disposition of City Property, the Resolution was amended on 9/21/11 by Resolution 11-1814 to allow for conduit transfer to Petitioner through Housing and Redevelopment Authority of the City of St. Paul, Minnesota (“HRA”). The intended use of the property is for greenspace.

- The property is located in RT2 Zoning District.
- The St. Paul Parks and Recreation Commission supported the diversion of the Park property pursuant to Resolution Number 11-04, adopted April 13, 2011.
- Map showing parks and schools within ¼ mile of 2270 Blake Avenue is shown on **Attachment B** and Planning District 12 demographic profile is shown on **Attachment C**.

Budget Action

N/A

Future Action

N/A

Financing Structure

Purchase price for the property is \$6500 and will be paid to the City for the cost of the property. HRA will receive an administrative fee and costs and fees related to transaction.

PED Credit Committee Review

N/A

Compliance

The Disposition Policy of HRA-owned Real Estate, as amended on 14 September 2011, allows for conduit transfer of Real Estate owned by the City of Saint Paul and conveyed to the HRA under City Administrative Code Chapter 51 for ultimate transfer to an end user determined by the City of Saint Paul. Any compliance requirements of this transfer have been handled by the City's process and not under the HRA Disposition Policy.

Green/Sustainable Development

N/A

Environmental Impact Disclosure

N/A

Historic Preservation

N/A

Public Purpose/Comprehensive Plan Conformance

N/A

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 Planning District 12 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 the Planning District 12:

| Property Description | Purchaser/Developer | Purchase Price |
|---|----------------------------|-----------------------|
| Gordon Square, as dedicated in the plat of ST. ANTHONY PARK, according to the recorded plat thereof, Ramsey County, Minnesota | Sara Billings LLC | \$6500 |

The property will be conveyed for green space for residence at 35 Langford Park.

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

Recommendation:

Staff recommends approval of accepting conveyance of the property from the City for transfer to the Sara Billings LLC.

Sponsored by: Russ Stark

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

Attachments

- **Attachment A -- Resolution**
- **Attachment B – Map showing location of 2270 Blake Avenue, St. Paul.**
- **Attachment C—D12 Profile.**

