

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

REPORT TO THE COMMISSIONERS

DATE: January 23, 2013

REGARDING: AUTHORIZATION TO AMEND BUDGET OF THE CAPITOL PROJECTS FUND,
FUND 118 TO SET ASIDE HOLDING COSTS FOR 940 SELBY AVENUE, SUMMIT-UNIVERSITY
DISTRICT 8, WARD 1

Requested Board Action

The specific action being requested of the Housing and Redevelopment Authority of the City of Saint Paul (HRA) Board is as follows:

- Authorization to amend budget to provide for anticipated holding costs for vacant land at 940 Selby Avenue (“the Property”).

Background

The HRA currently owns a vacant property at about 936 Selby Avenue. Selby Area Community Development Corporation (“SACDC”) owns the adjacent vacant lot at 940 Selby Avenue and owes the City of Saint Paul Parks Department (“Parks”) a debt of \$50,000. On December 26, 2012, the HRA Board approved, by Resolution #12-2355, acquisition of the property from SACDC for \$1.00 in exchange for the \$50,000 payment owed to Parks. Subsequent to obtaining board approval, it was determined there were additional immediate costs required due to delinquent taxes as well as anticipated holding costs.

Budget Action

The HRA Budget amendment will allow for the transfer of Victoria Park clean-up funds held in Fund 118 to a separate project account to hold funds for payment of taxes, assessments and maintenance costs related to 940 Selby Avenue for an estimated 10 year period as shown in the Budget Amendment which is part of the Resolution at **Attachment 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

N/A

Historic Preservation

N/A

Public Purpose/Comprehensive Plan Conformance

The acquisition of this lot is consistent with the City's Comprehensive Plan. Selby is identified in the Saint Paul Comprehensive Plan as a mixed-use corridor and the acquisition of this property is consistent with Strategy 1: Target Growth in Unique Neighborhoods. In addition, in the Summit-University (District 8) Comprehensive Plan Summary, land use and zoning recommendations state that "priority will be given to commercial development on the vacant lots and buildings at Selby and Victoria as well as vacant commercial buildings on Selby Avenue west of Dale Street." Amendment of the budget will allow for holding costs related to the property.

Recommendation:

Executive Director for HRA recommends approval.

Sponsored by: Commissioner Melvin Carter

Staff: Al Carlson 266-6616

Attachments

- **Attachment A -- Resolution with Budget Amendment**