

Exhibit A

Staff Report to the Saint Paul Mayor and City Council Regarding the Proposed Disposal of a City Property to Macalester College

A. Property size and general location

Property address: No address

General location: Middle of the block bounded by Grand Avenue, Macalester Street, Summit Avenue and Cambridge Street in Saint Paul, Minnesota

Parcel ID Number: No number, as the City property was used as public right-of-way.

Legal Description: All that portion of land in Lot 4, Ecke's Addition, lying East of a line described as follows: Beginning at a point on the South line of Lot 4 in Ecke's Addition, 3 feet West from the Southeast corner of Lot 4 in Ecke's Addition; thence on a line to the Northeast corner of Lot 4 in Ecke's Addition.

Property size: About 100 sq ft, includes any vacated alley rights accruing.

B. Purpose for which the City Property was obtained

To develop a public alley.

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

The City Property was conveyed to the city in 1928 to re-align the public alley at the time. All alley rights in the block have since been vacated and no longer exist. The City Property is not needed for any other public use, it is surplus to the needs of the City.

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

The City Property is completely surrounded by Macalester-owned property and is not marketable. It is only usable for Macalester's purposes as they are the best position to benefit from the property.

E. Verification that the City Property could not be used differently

Staff in OFS/Real Estate have contacted staff from Public Works, and there is no interest in the property for another use.

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

Public Works and OFS/Real Estate staff recommend disposition of the City Property under the “sale to contiguous owner” method.

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

OFS/Real Estate staff do not recommend special covenants or restrictions on the City Property.

H. 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

Macalester would use the City Property to assemble land to develop a new welcome center for the school. Macalester would derive benefit of the use of the land for the welcome center for the college. The surrounding community would likely not enjoy direct economic or cultural benefits.

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

None

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

An appraisal of the City Property was performed by OFS/Real Estate staff and its appraised value is \$500.