

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

REPORT TO THE COMMISSIONERS

DATE: January 13, 2016

REGARDING:

AUTHORIZATION TO ACQUIRE VACATED PROPERTY OWNED BY THE CITY OF SAINT PAUL GENERALLY LOCATED BETWEEN MARYLAND AVENUE, AGATE STREET, JENKS AVENUE (EXTENDED), AND THE BNSF RAILWAY TRACKS, AND SUBSEQUENTLY CONVEY SAME TO JST PROPERTIES, LLC FOR TILSNER CARTON CO. TO USE AS PARKING LOT IN NORTH END DISTRICT 6, WARD 5 (PUBLIC HEARING).

Requested Board Action

The specific actions being requested of the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota (“HRA”) Board are as follows:

- Authorization to accept conveyance of a 5,700 square-foot portion of the park land known as Trout Brook Nature Sanctuary from the City of Saint Paul, located generally between Maryland Avenue, Agate Street, Jenks Avenue (extended), and the BNSF Railway tracks (“Disposal Property”) as shown on map **Attachment E**.
- Authorization to convey Disposal Property to JST Properties, LLC for Tilsner Carton Co. (“Tilsner”) for parking for tractor trailers and other vehicles adjacent to its business at 162 York Avenue East.

Background

The Parks & Recreation Department was requested by Tilsner to approve the parkland diversion of the Disposal Property. This was approved by the Parks Commission as Resolution 11-05 shown in **Attachment B**. Subsequent to the Parks Commission approval, the Saint Paul City Council granted their approval pursuant to RES PH 15-359 as shown in **Attachment C**. In addition to approval of the parkland diversion, RES PH 15-359 approved the conveyance to the HRA for pass-through to Tilsner. The terms of the pass-through are described in the three-party Sale and Purchase Agreement attached hereto as **Attachment D**.

Budget Action

No Budget Action is being requested. The Disposal Property will be acquired from the City and subsequently conveyed by HRA to Tilsner. The City and HRA's fees and costs will be paid by Tilsner or the City at closing.

Future Action

No future action is needed.

Financing Structure

N/A

PED Credit Committee Review

N/A

Compliance

No compliance issues apply. HRA is being used as a pass-through for City land.

Green/Sustainable Development

No green elements apply. HRA is being used as a pass-through for City land.

Environmental Impact Disclosure

N/A

Historic Preservation

N/A

Public Purpose

HRA is being used as a pass-through for City land conveyance. The Saint Paul City Council has approved this transaction pursuant to Res PH 15-359.

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 North End District 6 by the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota.

Notice of time, place, and purpose of this hearing was published in the Saint Paul Pioneer Press on Saturday, January 2, 2016. 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 North End District 6 area:

Property Description

All that part of Lot A, SOO LINE PLAT NUMBER 5, according to the recorded plat thereof described as follows:

Commencing at the northeast corner of Lot E, SOO LINE PLAT NUMBER 5; thence South 89 degrees 47 minutes 10 seconds East, an assumed bearing along the easterly extension of the northerly line of Lot E to the easterly line of said SOO LINE PLAT NUMBER 5 and the point of beginning of the land to be described; thence North 00 degrees 20 minutes 55 seconds West along the east line of said SOO LINE PLAT NUMBER 5, a distance of 46.45 feet; thence North 89 degrees 47 minutes 10 seconds West a distance of 100.00 feet to a westerly line of Lot A, said SOO LINE PLAT NUMBER 5; thence South 00 degrees 20 minutes 55 seconds East along said westerly line of LOT A, a distance of 46.45 feet to its intersection with the easterly extension of the northerly line of Lot E; thence South 89 degrees 47 minutes 10 seconds East, along said easterly extension a distance of 100.00 feet to the point of beginning.

Purchaser

JST Properties, LLC for Tilsner Carton Co.

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

Recommendation:

Staff recommends approval to acquire the Disposal Property from the City and convey the same to JST Properties, LLC for Tilsner Carton Co.

Sponsored by: Commissioner Brendmoen

Staff: Cynthia Carlson Heins (266-6608)

Attachments

- **Attachment B – Parks Commission Resolution**
- **Attachment C – City Council Resolution**
- **Attachment D – Real Property Sale and Purchase Agreement**
- **Attachment E - Map**
- **Attachment F – District 6 Profile**