

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

REPORT TO THE COMMISSIONERS

DATE: August 8, 2012

REGARDING: AUTHORIZATION TO CONVEY PROPERTY AT 404 ERIE STREET (WARD 2)
TO ANDREW LAWTON (PUBLIC HEARING)

Requested Board Action

- Authorization to convey the vacant lot at 404 Erie Street to Andrew Lawton (the Purchaser)

Resolution is **Attachment A**.

Background

In February, 2001, the HRA authorized acquisition of the vacant tax forfeited lot at 404 Erie Street (“the HRA property”) from Ramsey County with the stated purpose that the lot be combined with an adjacent substandard lot for residential use. 404 Erie is 30’ x 125’ (3751 sq ft). The adjacent property at 406 Erie, owned by the Purchaser, is also less than 40’ feet wide. Due to the small size of the lot at 406 Erie, the Purchaser offered to acquire the HRA property for side yard under the guidelines of the Splinter Parcel Policy.

According to the Splinter Parcel Policy, the HRA will sell the property “as-is”, will restrict future use of the parcel to use as side yard and accessory uses or expansion of purchaser’s residential property, will require that the splinter parcel be annexed to the purchaser’s lot, and will charge typical closing fees to the Purchaser.

District 9 has been advised of the conveyance of this property and is supportive.

Map showing the location of 404 Erie Street is **Attachment B**.

Budget Action

Funding for the HRA acquisition of this parcel and payment of Ramsey County's administrative fees came from the HRA General Fund for Property Acquisition #145-36609-0551. Proceeds of the sale of this parcel will be deposited in this same fund.

Future Action

None

Financing Structure

The sale price of the HRA Property is \$1,500.00 with \$500 cash down at closing and the remainder plus closing fees paid under Note and Mortgage by quarterly payments at 0% interest over a 2 year term. In accordance with the Splinter Parcel Guidelines, the sale is contingent upon agreement to restrictions on the HRA property.

PED Credit Committee Review

The Credit Committee reviewed this loan on July 16, 2012 and risk rated the loan Acceptable.

Compliance

N/A

Green/Sustainable Development

N/A

Environmental Impact Disclosure

N/A

Historic Preservation

N/A

Public Purpose/Comprehensive Plan Conformance

This transaction returns tax forfeited property to the tax rolls, and is consistent with the Citywide Redevelopment Plan.

Statement of Chairman (for Public Hearing)

“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 9 (West Seventh) 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 July 28th, 2012. 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 Planning District 9 (West Seventh):

Property Description:

Address: 404 Erie Street

Legal Description:

The South 10 feet of Lot 11, and the North ½ of Lot 12, Block 2, Stinson and Ramsey’s Subdivision of the West Half of Block 16, Stinson, Brown, and Ramsey’s Addition to Saint Paul, according to the recorded plat thereof, and situated in Ramsey County, Minnesota.

Purchaser/Developer: Andrew Lawton

Purchase Price: \$1,500.00

The property will be conveyed under the Splinter Parcel Guidelines for use as side yard. 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.

Sponsored by: Commissioner Dave Thune

Staff: Amy Filice 266-6568

Attachments

- **Attachment A -- Resolution**
- **Attachment B -- Map/Address of Project**
- **Attachment C -- Public Purpose Form**
- **Attachment D -- Census Facts**