

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

REPORT TO THE COMMISSIONERS

DATE: JUNE 12, 2013

REGARDING: Public Hearing and Resolution Authorizing and Approving: 1) conveyance of HRA Parcels to City of Saint Paul's Department of Parks and Recreation; 2) authorizing the Executive Director to finalize the land sale documents for execution by the appropriate HRA officials in connection with the Heritage Park Project, District 5, Ward 6

Requested Board Action

The HRA Board is requested to approve the following:

1. The conveyance of HRA parcels to City of Saint Paul's Department of Parks and Recreation.
2. Authorizing the Executive Director to finalize the land sale documents for execution by the appropriate HRA officials.

Background

Property

The HRA acquired the following properties:

- 864 Greenbrier Street, 689 Wadena Avenue, 691 Wadena Avenue, 695 Wadena Avenue, 684 Wells Street, 686 Wells Street, 694 Wells Street, and 702 Wells Street were acquired on January 30, 2001 from Franklin Hickman.
- 696 Wells Street on January 30, 2001 from the State of MN through the tax forfeit process.
- 680 Wells Street on November 29, 1999 from Terry & Becky Wood.
- 704-6 Wells Street on February 2, 2000 from Robert & Inez Warner.
- 710 Wells Street on February 4, 2000 from John Wollenberg.
- 712 Wells Street on January 30, 2001 from Mr. Eckert and Mr. Friendt.
- 722 Wells Street on December 3, 1999 from Biagini Bros.

All of these properties were acquired using CDBG Funds (Fund 100); the total purchase price for all the parcels was \$414,000. The total site measures approximately 62,205 square feet, and all properties are on a very steep slope. The parcels are zoned RT-2 (Townhouse District). Staff is not aware of any pollution on the site. The properties will be sold as is.

The HRA acquired some of the properties in response to the Saint Paul School District's request to resolve public right-of-way access to the new YMCA facility and the York Street Achievement Plus School. The other properties were acquired for a proposed new housing development which did not occur due to topography issues.

Because the properties were acquired with CDBG funds, the HRA is obligated to reimburse HUD unless another "national objective" guideline is met. The conveyance of these properties to the Parks Department for expansion of the Heritage Park (detailed under "Proposal" section of this report) meets HUD guidelines and thus HUD will not require the funds to be reimbursed.

Proposal

In March, PED staff discussed with Parks and Recreations staff the possibility of conveying the parcels detailed above to the Parks Department for the expansion of Heritage Park. As a result, Parks has now requested that the HRA convey these parcels to the Parks Department.

Disposition Policy

Upon receiving the Parks Department's proposal, PED staff, according to the City/HRA Disposition Policy, entered this request on the City web page for public notification and to request further proposals for this property. The request for additional proposals was on the City's web page from April 1, 2013 to May 15, 2013. On April 1, 2013, staff entered this request on the early notification system for public notification. No other request was submitted for these parcels during that time.

Wilder Planning District Demographic Profile

The demographic profile for the Payne/Phalen - District 5 is attached as **Attachment G**.

Budget Action

No Budget action required. The acquisition funds were previously approved.

Future Action

No further action will be required from the HRA Board. The City Council will have a companion resolution accepting these parcels on behalf of the Parks Department.

Financing Structure

N/A

PED Credit Committee Review

The Credit Committee did not review this request as it is a conveyance of property.

Compliance

N/A

Green/Sustainable Development

The project will comply with the Saint Paul/HRA Sustainability Initiative if and when it is developed.

Environmental Impact Disclosure

N/A

Historic Preservation

The project does not need to be reviewed by either HPC PED staff or the HPC Commission. No 106 review is required.

Public Purpose

Expansion of a City Park.

The following details how this project is consistent with the Comprehensive Plan and other plans:

- Land Use Strategy: 3.12 Preserve and support parks and open space as part of the natural eco-system and as critical elements in the public realm.

- Parks Strategy: 1.1. Ensure convenient and equitable access to parks and recreation facilities.
- Parks Strategy 2.9. Manage and protect parkland effectively and appropriately by working to reduce encroachments and pursuing strategic acquisitions to fill any existing gaps or changing needs in the parks system.
- Fits with the city policy for "no net loss of parks" by increasing parkland in the city.

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 District 5 (Payne/Phalen) 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 June 1, 2013. 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 District 5 (Payne Phalen):

Property Description

864 Greenbrier Street, 689 Wadena Avenue, 691 Wadena Avenue, 695 Wadena Avenue, 694 Wells Street, 696 Wells Street, 680 Wells Street, 684 Wells Street, 686 Wells Street, 702 Wells Street, 704-6 Wells Street, 710 Wells Street, 712 Wells Street, 722 Wells Street.

Purchaser/Developer

City of Saint Paul’s Department of Parks and Recreation

Purchase Price

\$0

Legal description

Lots 1 through 8 Block 37, Chas. Weide's Subdivision of Block 37 of Arlington Hills Addition and Lot 1 through 9, Block 38, Schurmeier's Subdivision of Block 38 of Arlington Hills Addition to St. Paul, Ramsey County, Minnesota.

The property will be conveyed for the expansion of parkland. Is there anyone who wishes to be heard on this sale? If not, the Chair will declare this Public Hearing adjourned."

Recommendation:

The Executive Director recommends approval of the attached resolutions which approve the following actions:

Resolution

1. The conveyance of HRA parcels to City of Saint Paul (Department of Parks and Recreation).
2. Authorizing the Executive Director to finalize the land sale documents for execution by the appropriate HRA officials.

Sponsored by: Commissioner Bostrom

Staff: Report prepared by: Daniel K. Bayers, (266-6685)

Attachments

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