

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

REPORT TO THE COMMISSIONERS

DATE: DECEMBER 14, 2016

REGARDING: RESOLUTION AUTHORIZING AND APPROVING THE CONVEYANCE OF THE NORTH HALF OF VACATED WOODWARD AVENUE AND PART OF EAST STREET TO LOMBARDO FAMILY LLLP AND ACCEPTANCE OF AN ACCESS EASEMENT OVER ENTIRE VACATED WOODWARD AVENUE AND PART OF EAST STREET, PAYNE-PHALEN DISTRICT 5, WARD 7.

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 convey the HRA owned portion of the vacated street to Lombardo Family LLLP.
- Authorization to accept an Access Easement over the entire vacated Woodward Avenue and part of East Street from Lombardo Family LLLP, the adjacent business owners.

Background

Pursuant to RES PH 16-119, the City of Saint Paul City Council has approved the petition of State Supply and Lombardo Bros., LLC for Lombardo Family LLLP (“Lombardo”) to vacate certain portions of right of way over Woodward Avenue and East Street abutting 597 7th Street East (“Vacated Woodward and East”) for the 7th/Payne Improvement Project. In exchange for Lombardo granting a portion of its property located at the Northeast corner of the intersection of Payne and East 7th Street to the City for Right-Of-Way, HRA and Lombardo have entered into a Real Property Agreement which would convey to Lombardo the north portion of vacated Woodward Ave. and East Street (“HRA Portion”) and HRA would take back an Access Easement over the entire Vacated Woodward and East.

Budget Action

No Budget Action is being requested.

Future Action

No future action is needed.

Financing Structure

N/A

PED Credit Committee Review

N/A

Compliance

No compliance issues apply.

Green/Sustainable Development

No green elements apply.

Environmental Impact Disclosure

N/A

Historic Preservation

N/A.

Public Purpose

The conveyance of the HRA portion of vacated Woodward and East and acceptance of the Access Easement is an exchange for Dedication of Easement for Right of Way Purposes granted to the City pursuant to RES PH 16-119.

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 Payne-Phalen District 5, Ward 5 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 Saturday, December 3, 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 Payne-Phalen District 5 area:

Property Description

That part of the north half of Woodward Ave, formerly known as Woodward Street, vacated, adjoining Blocks 7 and 12, BRUNSON'S ADDITION TO THE TOWN OF ST. PAUL, according to the recorded plat thereof, Ramsey County, Minnesota, lying easterly of a line drawn from the northwest corner of Lot 4, said Block 12, to the southwest corner of Lot 4, said Block 7, and that part of East Street lying between the south line of said north half of Woodward Street, vacated, and the south line of said Block 7 extended easterly and westerly of the westerly line of the Ramsey County Regional Railroad Authority, formerly Northern Pacific Railway, right-of-way.

Purchaser

Lombardo Family LLLP

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 convey HRA portion of Vacated Woodward and East to Lombardo Family LLLP and accept an Access Easement over entire Vacated Woodward and East.

Sponsored by: Commissioner Brendmoen

Staff: Cynthia Carlson Heins (266-6608)

Attachments

- **Attachment – Map of Access Easement Area**
- **Attachment – Map of Area Deeded to Lombardo**

TL Review/Approval:_____