

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

REPORT TO THE COMMISSIONERS

DATE: APRIL 26, 2017

REGARDING:

AUTHORIZATION TO ACQUIRE A VACATED PORTION OF JOHNSON PARKWAY AND SUBSEQUENTLY CONVEY SAME TO THE OWNERS OF HMONG VILLAGE FOR USE AS A PARKING LOT, DAYTON’S BLUFF, DISTRICT 4, WARD 6

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 vacated portion of Johnson Parkway (“Parkway Property” – see attached) from the City of Saint Paul, (“City”) for sale to the owner of 1001 Johnson Parkway.
- Authorization to convey the Parkway Property to Hmong Village (“Buyer”), as the owner of 1001 Johnson Parkway, to combine with the existing property to expand parking.

Background

Pursuant to RES PH 17-111, the City of Saint Paul City Council has approved the disposal of the Parkway Property for pass-through by the City to HRA and subsequently to Hmong Village. The terms of the pass-through are described in Real Property Sale and Purchase Agreement (attached).

The property is currently zoned IT – Transitional Industrial, and the proposed project is permitted in this district. See the attached District 4 Profile of Dayton’s Bluff, the Saint Paul planning district in which the Property is located. No existing businesses will be displaced or relocated as a result of the transfer of the Parkway Property.

Budget Action

No Budget Action is being requested. The property will be acquired from the City and the property will then be conveyed by HRA to Buyer. HRA's fees and costs will be paid by 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 17-111.

The proposed Hmong Village parking lot expansion is consistent with the Comprehensive Plan. The Land Use Chapter of the Comprehensive Plan, in Figures LU-B and LU-H Generalized 2030 Land Uses, designates Johnson Parkway right-of-way as Major Parks & Open Space, and the adjacent property to the west at this location as Industrial. Also, the Land Use Chapter calls for implementing the Economic Development Strategy, which supports efforts to retain and expand businesses.

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 Ward 6, Dayton’s Bluff District 4 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, April 15, 2017. 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 Dayton’s Bluff District 4 area:

Property Description

Commencing at the intersection of the westerly line of said Corning Avenue and the westerly extension of the northerly line of Stillwater Avenue (now Ames Avenue) as delineated and dedicated in said Corning's Addition to the City of St. Paul Ramsey Co Minn; thence on an assumed bearing of North 13 degrees 50 minutes 09 seconds West along said westerly line of Corning Avenue, a distance of 254.01 feet; thence South 69 degrees 55 minutes 31 seconds East 33.58 feet; thence North 14 degrees 42 minutes 02 seconds West 57.75 feet to the point of beginning of land to be described; thence continuing North 14 degrees 42 minutes 02 seconds West 96.41 feet; thence North 75 degrees 33 minutes 14 seconds East 36.92 feet; thence North 14 degrees 22 minutes 35 seconds West 305.46 feet; thence South 75 degrees 45 minutes 21 seconds West 59.58 feet to the northerly extension of said westerly line of Corning Avenue; thence North 13 degrees 50 minutes 09 seconds West along said northerly extension a distance of 163.94 feet; thence North 75 degrees 34 minutes 46 seconds East 85.08 feet; thence South 14 degrees 25 minutes 14 seconds East 27.00 feet; thence North 75 degrees 34 minutes 46 seconds East 20.00 feet; thence South 14 degrees 25 minutes 14 seconds East 472.00 feet; thence South 75 degrees 34 minutes 46 seconds West 20.00 feet; thence South 14 degrees 25 minutes 14

seconds East 45.42 feet; thence South 30 degrees 02 minutes 32 seconds West 30.24 feet; thence South 75 degrees 34 minutes 46 seconds West 42.68 feet to the point of beginning.

Purchasers

Hmong Village

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 a vacated portion of Johnson Parkway from the City and convey the same to Hmong Village.

Sponsored by: Commissioner Bostrom

Staff: Cynthia Carlson Heins (266-6608)

Attachments

- **Attachment -- Real Property Sale and Purchase Agreement**
- **Attachment – Map**
- **Attachment – District 4 Profile**