

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

REPORT TO THE COMMISSIONERS

DATE: MARCH 14, 2012

**REGARDING: AUTHORIZATION TO APPROVE SALE AND CONVEYANCE OF
LAND TO CITY OF SAINT PAUL FOR PROPERTIES LOCATED
WITHIN ISP/NSP NEIGHBORHOODS IDENTIFIED AS:**

1. PARCEL 670 ROSE AVENUE, PAYNE-PHALEN DISTRICT 5
2. PARCEL 676 ROSE AVENUE, PAYNE-PHALEN DISTRICT 5

Requested Board Action

The specific actions being requested of the HRA Board are as follows:

1. Authorization to Approve Sale and Conveyance of Land to City of Saint Paul of Parcel 670 Rose Avenue and Parcel 676 Rose Avenue in Payne-Phalen District 5 under Invest Saint Paul and Neighborhood Stabilization Program.
2. Authorization to convey Parcels at no cost.

Background

City Council, by Resolution 09-1095, approved a finance plan for the approximately 36,000 sf Payne Maryland Joint Recreation Center and Library (Payne Maryland Project). The adopted 2010-2011 CIB budget included \$14,000,000 for the Payne Maryland Project.

The Saint Paul Department of Parks and Recreation has been working together with many partners in developing the site at Payne and Maryland to house a new library and recreation center for the East Side. The site includes the existing Arlington Recreation Center, Sue's Park, Bradshaw Funeral Home and the remaining part of Kendall Hardware from the widening of Maryland Avenue by Ramsey County. Two vacant, foreclosed properties directly adjacent to Sue's park were acquired by the HRA under ISP and NSP for this project. These two properties will be combined with Sue's Park and the partial vacation of Rose Street for the construction of the new City facility.

- District 5 properties are zoned for the use intended.
- Parks and schools location related to development (see **Attachment C**)
- Wilder planning district demographic profile is attached (see **Attachment E**)

- Acquisition of 670 Rose was done under ISP
- Acquisition of 676 Rose was done under NSP
- Properties were all foreclosed and vacant.

Budget Action

The Department of Parks and Recreation has requested that the HRA convey Parcels 670 Rose Avenue and 676 Rose Avenue for \$1.00 and other good and valuable considerations as part of the Payne Maryland Project partnership.

Future Action

No future action will be required. Once the HRA takes action allowing the sale of the property to the City of Saint Paul, the properties will be conveyed.

Financing Structure

There will be no financing structure. The properties are being deeded for \$1.00 and other good and valuable considerations.

PED Credit Committee Review

N/A

Compliance

The development of the new City facility will be complying with the following requirements:

1. Affirmation Action/Equal Employment Opportunity
2. Vendor Outreach
3. Section 3
4. Limited English Proficiency

Green/Sustainable Development

The project will comply with the City's Sustainability Policy for City buildings.

Environmental Impact Disclosure

For the existing NSP program, the Tier 1 environmental review determined that all activities were either exempt or categorically excluded.

Historic Preservation

Each individual project, identified by the address of the property that was acquired, was subject to a Tier 2 environmental review, which included consultation with the State Historic Preservation Office. All properties have received the appropriate sign-offs.

Public Purpose

This action supports the strategies of the Parks and Recreation Chapter of the City's Comprehensive Plan: 1) Promote Active Lifestyles; 2.) Create Vibrant Places; 3.) Promote a Vital Environment; 4.) Respond Creatively to Change; 5.) Innovate with Every Decision.

The development also supports the goal of the ISP/NSP Program and Plan to strategically channel resources into neighborhoods being challenged by recent economic and social downturns and persistent disinvestment including: 1) creating working partnerships among private developers, CDCs, District Councils and neighborhood residents; 2) bring together resources, time, talent and funding in neighborhoods poised to prosper after a prolonged period of disinvestment; 3) reduce the number of vacant houses; 4) rehabilitate or address housing units to strengthen the housing stock; 5) improve stability and quality of life in neighborhoods; and 6) build on strengths in St. Paul's neighborhoods.

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 Parcels of land located in Payne-Phalen District 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, March 3, 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 properties in the Payne-Phalen District 5 area:

Property Description	Purchaser/Developer	Purchase Price
670 Rose Avenue	City of Saint Paul	\$1.00

This vacant property will be conveyed for the purpose of being combined with Sue's Park, portion of vacated Rose Street and Arlington Recreation Center for the construction of a new City Library and Recreation facility know as the Payne-Maryland Town Center.

Property Description	Purchaser/Developer	Purchase Price
676 Rose Avenue	City of Saint Paul	\$1.00

This vacant property will be conveyed for the purpose of being combined with Sue's Park, portion of vacated Rose Street and Arlington Recreation Center for the construction of a new City Library and Recreation facility know as the Payne-Maryland Town Center.

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 and staff recommend approval of sale in accordance with the attached resolution.

Sponsored by: Commissioner Bostrom

Staff: Sheri Pemberton-Hoiby (651-266-6615)

Attachments

- **Attachment A -- Resolution**
- **Attachment B -- Background Attachment**
- **Attachment C -- Map/Address of Project, should include libraries, parks, schools.**

- **Attachment D -- Public Purpose Form**
- **Attachment E -- Census Facts**