

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

**REPORT TO THE COMMISSIONERS**

**DATE: June 24, 2015**

**REGARDING: AUTHORIZATION TO ACQUIRE VACATED PROPERTY OWNED BY THE CITY OF SAINT PAUL IN THE AREA OF 1261 GRAND AVENUE AND SUBSEQUENTLY CONVEY SAME TO GRAND REALTY COMPANY, LLP TO USE TO FACILITATE EXPANSION OF THE EXISTING BUILDING AND OPERATIONS AT 1261 GRAND AVENUE (KOWALSKI'S). MACALESTER-GROVELAND DISTRICT 14, WARD 3.**

**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 the vacated surplus right-of-way portion of Ayd Mill Road adjacent to 1261 Grand Avenue ("vacated Ayd Mill Road") from the City of Saint Paul.
- Authorization to convey vacated Ayd Mill Road to Grand Realty Company LLP aka "Kowalski's" to facilitate expansion of its existing building and operations on the adjacent property at 1261 Grand Avenue.

**Background**

Pursuant to RES PH 15-132 as shown in **Attachment B**, the City of Saint Paul City Council has approved the petition of Grand Realty Company, LLP ("Petitioner") to vacate part of Ayd Mill Road adjacent to 1261 Grand Avenue. As part of RES PH 15-132, approval was granted to convey vacated Ayd Mill Road to HRA for pass thru and conveyance to Petitioner. The terms of the pass-through are described in the Real Property Sale and Purchase Agreement shown in **Attachment C**.

**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 Petitioner. The City and HRA's fees and costs will be paid by the Petitioner 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 being conveyed to Petitioner.

**Green/Sustainable Development**

No green elements apply. HRA is being used as a pass-through for City land being conveyed to Petitioner.

**Environmental Impact Disclosure**

N/A

**Historic Preservation**

N/A.

**Public Purpose**

HRA is being used as a pass-through for City land conveyance to facilitate expansion of an important Saint Paul retail business. The Saint Paul City Council has approved this transaction pursuant to Res PH 15-132.

### **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 Macalester-Groveland District 14 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, June 13, 2015. 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 Macalester-Groveland District 14 area:

### **Property Description**

Commencing at the southeast corner of Lot 16, Block 1, Stinson's Boulevard Addition to St. Paul, Ramsey County, Minnesota; thence North 00 degrees 11 minutes 09 seconds West, assumed bearing along the east line of said Lot 16, a distance of 2.37 feet to the point of beginning of the vacation to be described; thence North 00 degrees 11 minutes 09 seconds West, continuing along said east line, a distance of 195.95 feet; thence North 07 degrees 14 minutes 24 seconds West a distance of 7.41 feet; thence North 89 degrees 54 minutes 16 seconds East a distance of 12.90 feet; thence South 00 degrees 05 minutes 44 seconds East a distance of 195.30 feet; thence South 44 degrees 54 minutes 16 seconds West a distance of 11.31 feet; thence South 89 degrees 54 minutes 16 seconds West a distance of 3.67 feet to the point of beginning.

### **Purchaser**

Grand Realty, LLP

Is there anyone who wishes to be heard on this sale? If not, Chair will declare this Public Hearing adjourned.”

### **Recommendation:**

Staff recommends approval for the HRA to acquire the vacated portion of Ayd Mill Road from the City and convey the same to Grand Realty, LLP.

**Sponsored by:** Commissioner Tolbert

**Staff:** Cynthia Carlson Heins (266-6608)

**Attachments**

- **Attachment B – City Council Resolution**
- **Attachment C – Purchase and Sale Agreement**
- **Attachment D - Map**
- **Attachment E - Census Facts**