

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

REPORT TO THE COMMISSIONERS

DATE: NOVEMBER 28, 2012

REGARDING: AUTHORIZATION TO ACQUIRE VACATED PROPERTY OWNED BY THE CITY OF SAINT PAUL IN THE AREA OF CLARENCE STREET AND POINT DOUGLAS ROAD, AND SUBSEQUENTLY CONVEY SAME TO JAMES R. JOHNSEN DUE TO REALIGNMENT OF ROADWAYS AND THE CONSTRUCTION OF A PARKING LOT FOR OBB'S SPORTS BAR & GRILL, DAYTON'S BLUFF, DISTRICT 4, 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 accept conveyance of the vacated, City-owned property near Clarence Street and Point Douglas Road ("Vacated Part of Lot 8").
- Authorization to convey Vacated Part of Lot 8 to James R. Johnsen, for Obbs Sports Bar & Grill, the adjacent business owners.

Background

Pursuant to RES PH 12-186, the Saint Paul City Council has approved the petition of James R. Johnsen ("petitioner") to vacate certain portions of right of way and vacation of utilities and easements relating to realignment of roadways and construction of Obbs Bar and Grill parking lot. As part of RES PH 12-186, approval was also granted to convey a portion of Vacated Part of Lot 8 to HRA for pass thru and conveyance to Petitioner. The HRA will serve as a conduit for this City real estate sale transactions.

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. 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.

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 12-186.

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 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, November 17, 2012. The Affidavit of Publication of the Notice of Public Hearing will be made a part of these proceedings.

Property Description

The HRA proposes to convey the following property in the Dayton's Bluff District 4 area which is part of Lot 8, Block 1, Point Douglas Addition to the City of Saint Paul which lies southerly and easterly of the following described Line A:

Commencing at the southwest corner of Lot 14, Block 36, KAMNETZ ADDITION to Saint Paul, Ramsey County, Minnesota; thence North 00° 43' 38" East 132.58 feet along the easterly right of way line of Clarence Street as dedicated in said KAMNETZ ADDITION; thence South 89° 16' 22" West 60.00 feet; thence North 00° 43' 38" East 51.81 along the west right of way line of said Clarence Street to the point of beginning of the line to be described; thence South 49° 21' 27" West 63.51 feet; thence South 44° 52' 41" West 50.75 feet; thence 86.92 feet along a tangential curve to the left having a radius of 109.00 feet and a central angle of 45° 41' 25"; thence on a line tangent to the previously described curve South 00° 48' 45" East 19.49 feet; thence South 45° 40' 28" East 14.18 feet to a point on the northerly line of Burns Avenue as dedicated in said POINT DOUGLAS ADDITION, said point being 167.68 feet westerly of said southwest corner of Lot 14, Block 36, KAMNETZ ADDITION and said line there terminating.

Purchaser

James R. Johnsen

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 Vacated Part of Lot 8 to James R. Johnsen.

Sponsored by: Commissioner Lantry

Staff: Cynthia Carlson Heins (266-6608)

Attachments

- **Attachment A -- Resolution**
- **Attachment B -- Map**
- **Attachment C -- Census Facts**