

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

REPORT TO THE COMMISSIONERS

DATE: June 26, 2013

REGARDING: AUTHORIZATION TO ACQUIRE TAX FORFEITED PROPERTIES

Requested Board Action

Authorization to acquire the following tax forfeited parcels:

- 46 Stevens Street in Ward 2, West Side District 3
- 623 Wells Street in Ward 6, Payne Phalen District 5

Background

In 2012, the Ramsey County Tax Forfeit Department provided PED staff with the annual list of current tax forfeited properties available for acquisition from Ramsey County under Minnesota Statutes 282.01 and 469.201 Subd.10. Several tax forfeited parcels were identified and placed on hold by the City of St. Paul Resolution RES 13-7 adopted on January 9, 2013. Placing properties on hold provides staff with six months to fully investigate the properties and develop acquisition recommendations. This hold period will expire on July 9, 2013. Information regarding the 2 properties requested for acquisition and their intended uses are described more fully on **Attachment B**; a map showing the location of the separate properties is shown on **Attachment C**.

Budget Action

623 Wells Street has been identified for acquisition using ISP Parking Improvement and Implementation fund. Purchase price plus fees for 623 Wells Street is \$3851.90

46 E. Stevens Street has a purchase price of \$5245.85 including fees which we would pay for from Fund 117.

Future Action

1. Future consideration of development of the properties.

2. Public hearing for sale of the properties.

Financing Structure

N/A

PED Credit Committee Review

N/A

Compliance

The future development of these properties will have to comply with the following requirements depending on the final reuse:

1. Affirmation Action/Equal Employment Opportunity
2. Vendor Outreach
3. Section 3
4. Limited English Proficiency
5. NSP Affordability Covenants
6. Fair Housing Opportunities

Green/Sustainable Development

The properties are all currently vacant land and will comply with the appropriate policies at the time of redevelopment.

Environmental Impact Disclosure

The properties are all currently vacant land and, if applicable, at development will comply with the appropriate disclosure requirements.

Historic Preservation

N/A

Public Purpose/Comprehensive Plan Conformance

The property being acquired for housing use support all three strategies of the Housing Chapter of the City's Comprehensive Plan: 1) Build on Saint Paul's strengths in the evolving metropolitan housing market; 2) Preserve and promote established neighborhoods; and 3) Ensure the available of quality and affordable housing across the City.

623 Wells for the purpose of creating a parking lot meets a public purpose under economic and community development pursuant to the City of St. Paul Comprehensive Plan – Economic Development Strategy.

Recommendation:

The Executive Director recommends approval of the attached Resolution approving the acquisition of 2 tax forfeited properties described in **Attachment B**.

Sponsored by: Commissioner Dave Thune

Staff: Cynthia Carlson Heins, Project Services, 651-266-6608

Attachments

- **Attachment A – Resolution and Budget Amendment**
- **Attachment B - Background**
- **Attachment C- Map/Address of Properties**
- **Attachment D – Ramsey County Breakdown of Costs**
- **Attachment E – Public Purpose Summaries**
- **Attachment F- Census Facts**