

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

REPORT TO THE COMMISSIONERS

DATE: DECEMBER 14, 2022

REGARDING:

AUTHORIZATION TO ACQUIRE A VACANT LOT, CURRENTLY USED AS A PARKING LOT OWNED BY THE CITY OF SAINT PAUL LOCATED AT 410 GRIGGS AND CONVEY TO CONCORDIA UNIVERSITY, ST. PAUL, IN DISTRICT 13, WARD 1.

Requested Board Action

The specific action 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 vacant lot from the City of Saint Paul, (“City”) for sale to adjacent property owner, Concordia University, St. Paul (“Buyer”)

Background

The City of Saint Paul has asked the HRA to act as a pass through for its disposal of a vacant parcel used for parking to Concordia University, St. Paul. The parcel is currently owned by the City but is used primarily by Concordia for parking for its abutting property. The City proposes sale by limited warranty deed from the City to the HRA to Concordia subject to the terms and conditions in the attached Sale and Purchase Agreement.

The City has obtained an appraisal for the property. However, the value of the property is limited by an easement over the property which allows Concordia to use it for parking. The City is obligated to maintain the property including snow removal, but its use is limited to one parking spot as the rest of the property is used by Concordia for parking. Therefore, the price represents a negotiated price which takes the limiting easement into account.

The City of Saint Paul City Council is expected to approve the disposal of the vacant parcel by way of the Sale and Purchase Agreement at its January 4, 2023 Council Meeting. The HRA is

being asked to approve the pass-through sale at this meeting which approval will be subject to the City Council's approval.

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 Concordia University, St. Paul. The HRA's fees and cost will be paid by the buyers at closing.

Future Action

No future action is needed.

Financing Structure

N/A

PED Credit Committee Review

N/A

Compliance

No compliance issues apply. No development is proposed. The property will be used as a parking lot.

Green/Sustainable Development

The Sustainable Building Policy does not apply. No development is proposed. The property will be used as a parking lot.

Environmental Impact Disclosure

N/A

Historic Preservation

N/A

Public Purpose/Comprehensive Plan Conformance:

HRA would pass through excess City land to an adjacent property owner for use as a parking lot.

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 Parcel of land located in Ward 1, Union Park District 12 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, December 2, 2022. 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 Union Park District 13 area:

Those parts of Lots 4, 5 and 6, Block 2, and vacated Foster Street all in MIDWAY INDUSTRIAL DIVISION, according to the recorded plat thereof, Ramsey County, Minnesota, described as commencing at the southwest corner of said Block 2, thence North 00 degrees 10 minutes 21 seconds West, assumed bearing, along the west line of said Block 2, a distance of 200.00 feet to the north line of the south 200.00 feet of said Block 2, being the point of beginning of the parcel to be described; thence North 89 degrees 40 minutes 01 second East, along said north line of the south 200.00 feet of Block 2, a distance of 264.00 feet; thence North 00 degrees 10 minutes 21 seconds West, parallel with said west line of Block 2, a distance of 145.85 feet to the centerline of said vacated Foster Street; thence South 89 degrees 38 minutes 59 second West 264.00 feet along said centerline of vacated Foster Street to the northerly extension of said west line of Block 2; thence South 00 degrees 10 minutes 21 seconds East 145.77 feet along said west line of Block 2 and its northerly extension to the point of beginning.

Recommendation:

Staff recommends approval to acquire a vacant parcel at 410 Griggs Street N, from the City and convey the same to Concordia University, St. Paul.

Sponsored by: Commissioner Balenger

Staff: See J Yang

Attachments

- **Concordia Purchase Agreement**
- **Map**
- **D13 Union Park Neighborhood Profile**