

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

REPORT TO THE COMMISSIONERS

DATE: APRIL 23, 2014

**REGARDING: AUTHORIZATION TO ACQUIRE PROPERTY OWNED BY THE CITY OF SAINT PAUL AT SEVENTH STREET EAST AND KITTSON STREET AND SUBSEQUENTLY CONVEY SAME TO JAY MONTPETIT FOR PARKING LOT, DAYTON'S BLUFF DISTRICT 4, WARD 2 (PUBLIC HEARING)**

## **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 from the City of Saint Paul of the property at Seventh Street East and Kittson Street ("City Property").
- Authorization to convey City Property to Jay Montpetit ("Buyer") for use as an improved parking lot.

## **Background**

Jay Montpetit ("Buyer") owns the Downtowner Car Wash at 520 Seventh Street East. The Minnesota Department of Transportation acquired a portion of the Buyer's property for the Lafayette Bridge project. The sale of that property left Buyer without a parking lot for his business. The Buyer's business is adjacent to a large, City-owned parcel of land within which the 9,000 square feet City Property (portion to be conveyed) is contained. Pursuant to Resolution PH 14-56, the Saint Paul City Council authorized disposal of the City Property and subsequent conveyance to Buyer through the HRA, for the re-establishment of a parking lot for the Buyer's business. As approved by the City Council, the sale price of the City Property is \$27,000. The property is already improved as a parking lot and will be conveyed "as-is. Restrictive covenants will be imposed on the City Property to prohibit the installation of billboards or advertising signs, or using the site for storage or disposal of garbage. The HRA will serve as a conduit for this City real estate sale transaction pursuant to the conveyance process approved the HRA Board in RES 11-1810.

**Budget Action**

No Budget Action is being requested. HRA's fees and costs will be paid by the City at closing.

**Future Action**

No future action is needed.

**Financing Structure**

N/A

**PED Credit Committee Review**

N/A

**Compliance**

No compliance issues apply. The City Property will be acquired by the HRA from the City and subsequently conveyed by HRA to Buyer.

**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 14-56.

**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 at Seventh Street East and Kittson Street in Dayton’s Bluff District 4, Ward 2 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, April 12, 2014. 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 property in the Dayton’s Bluff District 4 area “generally” described as:

Part of Block 91, KITTSON'S ADDITION, together with the northeasterly half of vacated Brook Street lying southeasterly of the north line of said Block 91, KITTSON'S ADDITION, extended westerly and lying northwesterly of the northwesterly line of Seventh Street. Also together with that part of the southwesterly half of vacated Brook Street lying northwesterly of the northwesterly line of East Seventh Street and southeasterly of the northwesterly line of Lot 8, Block 21, said KITTSON'S ADDITION, extended northeasterly.

<b>Purchaser</b>	<b>Sales Price</b>
Jay Montpetit	\$27,000.00

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 accept and convey City property at Seventh Street East and Kittson Street.

**Sponsored by: Commissioner Thune**

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

**Attachments**

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