

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

REPORT TO THE COMMISSIONERS

DATE: JUNE 14, 2017

REGARDING: AUTHORIZATION TO ACQUIRE A TAX FORFEITED PROPERTY AT 0 MINNEHAHA AVENUE EAST AND SUBSEQUENTLY CONVEY SAME TO DAYTON'S BLUFF NEIGHBORHOOD HOUSING SERVICES FOR DEVELOPMENT AND USE AS A COMMUNITY SOLAR GARDEN IN THE AREA OF THE RIVOLI BLUFF DEVELOPMENT. PAYNE-PHALEN DISTRICT 5, WARD 5.

Requested Board Action

The specific actions being requested of the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota ("HRA") Board is authorization to acquire and authorization to convey the tax forfeited parcel described as follows:

0 Minnehaha Avenue East in Ward 5, Payne-Phalen District 5 ("Vacant Tax Forfeited Land") for conveyance to Dayton's Bluff Neighborhood Housing Services.

Background

Dayton's Bluff Neighborhood Housing Services ("DBNHS") has been in the process of developing the Rivoli Bluff site for housing. The Vacant Tax Forfeited Land is a nearly 2 acre parcel in the Northwestern portion of the site and for years was used as a street sweeping dump. The land is not suited for housing development and in the interest of enhancing the area, DBNHS has obtained an agreement with Xcel Energy to work with them on building a solar garden on the site. DBNHS is also in discussion with other potential partners including THOR Construction, which is the largest African American owned business in Minnesota.

Budget Action

No Budget Action is being requested. The property will be acquired by HRA from the State of Minnesota Trust Exempt with funds provided by DBNHS and subsequently conveyed to DBNHS at their expense. The vacant tax forfeited land is not eligible for discount under the Ramsey County Policy. Full purchase price plus fees is \$53,606.12.

Future Action

No future action is needed.

Financing Structure

NA

Compliance

No compliance issues apply. HRA is being used as a pass through for Tax Forfeited land to DBNHS. The property is not currently on hold for the HRA however the process to apply for the property and submit the funds for acquisition will be in line with current HRA Tax forfeit policy and Sales Procedure.

Green/Sustainable Development

The Property's intended use is a community solar garden.

Environmental Impact Disclosure

NA

Public Purpose

HRA is being used as a pass through for tax forfeited land which by development will enhance the community.

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 Ward 5, Payne-Phalen District 5 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 3, 2017. 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 Payne Phalen District 5 area:

Property Description

Lots 1 thru 6 and Lots 11 thru Lot 16, Block 2, Warren & Winslows Addition to the Town of Saint Paul

Purchaser

Dayton's Bluff Neighborhood Housing Services

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 acquire the vacant tax forfeited land and conveyance of same to Dayton's Bluff Neighborhood Housing Services, contingent upon Ramsey County approval of plans, and upon DBNHS submitting the funds required to acquire the property and pay all related costs.

Sponsored by: Commissioner Brendmoen

Staff: Cynthia Carlson Heins (266-6608)

Attachments

- **Attachment – Map and Site plan for Rivoli Bluff site**
- **Attachment – Ramsey County Calculation**
- **Attachment – District 5 Profile**
- **Attachment – Tax Forfeit Property Hold Policy and Sales Procedure**
- **Attachment – Additional Background and Scope of Work**