

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

REPORT TO THE COMMISSIONERS

DATE: JULY 25, 2018

**REGARDING: APPROVAL OF A STORMWATER EASEMENT ON HRA-OWNED
PROPERTY LOCATED AT 716 WILSON AVENUE AND
AUTHORIZATION TO EXECUTE AN EASEMENT AGREEMENT,
DISTRICT 4, WARD 7.**

Requested Board Action

Approval to locate a stormwater easement on an HRA-owned property at 716 Wilson Avenue and authorization to enter into an easement agreement.

Background

During the course of construction of the Homes for Learning affordable townhome building at 212 Bates Avenue, it was discovered that there was no stormwater infrastructure in Bates Avenue. To compensate for the lack of infrastructure, the developer installed an infiltration system to manage runoff and then drain into rip rap at the sidewalk. There is a 20 foot drop in elevation from the rear to the front property line. The stormwater system is undersized and, as a result, water is seeping into the units. The HRA subsidized the construction of this building, and it is in the public's interest for the HRA to assist in its long-term viability. The adjacent building, 208 Bates is in the process of being rehabilitated, through the Inspiring Communities program, into four low income rental units and will face similar stormwater challenges. The structure covers approximately 50% of the site and has the same grade as 212 Bates. Initial development plans for 208 Bates included the construction of a raingarden on the boulevard, which would require runoff to cross the sidewalk. 216 Bates Avenue is located at the corner of Bates and Wilson, and next to 212 Bates, and is being rehabilitated into a single-family dwelling. The structure at 216 covers approximately 87% of the site and has no stormwater management in place. The owner was considering a rain garden to manage stormwater.

There is an opportunity to address the stormwater issues at 208, 212 and 216 at the same time, by allowing for an easement for a pipe that will run behind all three properties and tie into existing

infrastructure in Wilson Avenue. The HRA owns a vacant single-family home at 716 Wilson Avenue. The most logical placement of the pipe is across 716 Wilson, which requires the requested easement. Approval of this action will not affect the existing structure. Dayton's Bluff Neighborhood Housing Services will manage the process, draft the easement agreement and coordinate with property owners.

Budget Action

There is no budget action needed for this approval.

Future Action

There will be no future action related to this approval.

Financing Structure

N/A

PED Credit Committee Review

Credit Committee review is not required for this action.

Compliance

Staff is working with compliance staff to determine applicable requirements. At a minimum, areas of compliance will include:

1. Affirmative Action
2. Section 3
3. Vendor Outreach
4. Living Wage

Green/Sustainable Development

N/A

Environmental Impact Disclosure

N/A

Historic Preservation

716 Wilson is located in the Dayton's Bluff Heritage Preservation District; however, this action is not subject to historic review or requirements.

Public Purpose/Comprehensive Plan Conformance

The ability to create this easement will protect public investments that the HRA has made in the creation and preservation of affordable housing units by addressing significant stormwater issues.

Statement of Chairman (for Public Hearing)

N/A

Recommendation:

The Executive Director of the HRA recommends approval of this action.

Sponsored by: Commissioner Prince

Staff: Sarah Zorn, 651-266-6570

Attachments

- **Map**
- **District Profile**