

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

## **REPORT TO THE COMMISSIONERS**

**DATE: JULY 10, 2019**

**REGARDING: RESOLUTION APPROVING AND AUTHORIZING TRANSFER AND  
CONVEYANCE OF HRA-OWNED LAND IN VICTORIA PARK TO THE  
CITY OF SAINT PAUL FOR PARK PURPOSES AND BUDGET  
AMENDMENT, DISTRICT 9, WARD 2**

### **Requested Board Action**

The purpose of this report is to request the Housing and Redevelopment Authority Board of Commissioners (the “HRA”) approve the attached resolution transferring remaining HRA-owned property consisting of approximately 37 acres (the “Property”) in Victoria Park to the Saint Paul Parks and Recreation Department (“Parks”) and a budget amendment to transfer the balance of Exxon/Mobil funds for the further development of the planned park.

### **Background**

Formerly known as the “Koch/Mobil” site, the Property being conveyed to the City of Saint Paul is part of a much larger site with a long redevelopment history (see additional background information attached). Once owned by both Koch Refineries and Mobil Oil Corporation, the site was used as a petroleum tank farm until 1996, when environmental clean-up of the site began. In 2004, the City acquired over 22 acres of the Koch site and proceeded to finish the environmental clean-up to allow for redevelopment. In 2009, the HRA was awarded the Exxon/Mobil site along with a settlement of clean-up funds.

In addition to on-going remediation on the site, the HRA proceeded with redevelopment work that included transporting in large amounts of clean buildable soil; completing a Master Plan to guide a new urban village; installing new streets, trails and other infrastructure; and over time completing the sale of individual parcels for several development projects. These projects consist of a wide mix of uses, including an affordable rental senior housing campus (Sholom Homes), a grocery store co-op (Mississippi Market), a charter school (Nova Classical Academy)

and several market-rate rental housing developments completed by Brighton Development and Chase Real Estate. Due to the deed restriction imposed early on by the former owners of the Exxon/Mobil property, the remainder of the site is to be transferred to Parks (see attached map) for use as parkland. This will complete the vision of Victoria Park Master Plan (see attached plan).

### **Budget Action**

The 2019 budget will be amended to transfer the Exxon fund balance of \$1,005,831 from the HRA Budget to the Parks Department Budget.

### **Future Action**

The will be City Council resolution to approve and accept the Property for parkland which will be considered at the July 17, 2019 City Council meeting.

### **PED Credit Committee Review**

No Credit Committee action is required to transfer the Property.

### **Compliance**

No compliance is required.

### **Green/Sustainable Development**

The project will comply with the Saint Paul / HRA Sustainability Initiative.

### **Environmental Impact Disclosure**

A letter from the Minnesota Pollution Control Agency (MPCA) dated March 27, 2017, confirms that they have closed the petroleum release site file and no further investigation or remediation is required on the site.

### **Historic Preservation**

Not Applicable.

**Public Purpose/Comprehensive Plan Conformance**

This Property will create a new City park. And this Property is consistent with the District 9 Area Plan Summary, which calls for the incorporation of green space and other public spaces in major redevelopments such as Victoria Park, as well as improved public access to parks, green areas and the Mississippi River throughout the neighborhood.

**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 Parcels of land located in West Seventh, District 9 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 29, 2019. 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 West Seventh, District 9:

**Property Description**

PIN 142823120011  
142823210033  
142823120038  
142823120019

**Conveyance to:**

City of Saint Paul, MN

Is there anyone who wishes to be heard on this conveyance? If not, the Chair will declare this Public Hearing adjourned.

**Recommendation:**

The Executive Director recommends and requests the HRA Board of Commissioners consider approval of the attached Resolution authorizing the conveyance of the remaining HRA owned land in Victoria Park along with a budget amendment to transfer the remaining Exxon funds to

the City of Saint Paul for use as parkland.

**Sponsored by:**

Commissioner Rebecca Noecker

Chair Chris Tolbert

**Staff:**

Diane Nordquist 651-266-6640

**Attachments**

- **Budget Amendment**
- **Victoria Park Master Plan**
- **Additional Background**
- **Map**
- **District 9 Profile**