

# Garden Site Sale Consideration

## STAFF REPORT

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The Garden Site (aka Ziittel Property) was originally purchased January 17, 2014:

- Purchase price \$2.5 million
- SPRWS was running out of room for possible expansion at the McCarron's Campus
- The property was purchased without a specific use in mind
- Demolition of a dilapidated single-family home and some greenhouses was completed spring of 2014 at the cost of \$180,000

Permit Agreement allowing community gardens approved March 2016

- SPRWS was approached with a request to lease portions of the property for a community garden operation controlled by the nearby Galilee Evangelical Lutheran Church
- No immediate use of the site was planned and upon consultation with the Board, SPRWS agreed to permit the use of the land through a General Manager's permit
- The community garden was an immediate success and was soon at full capacity
- The permit allowing the community garden has been extended each year since then and currently allows the garden through 2020

Rice-Larpenteur Vision Plan Announced

- Released to the public March 20, 2018
- Cooperative venture between Ramsey County and the Cities of Saint Paul, Roseville, and Maplewood
- Redevelopment of the Garden Site included in the plan
- Plan was developed by a committee of elected officials from each of the cities, County Staff, City Staff, and the Community Advisory Group (CAG), which included residents, business owners, and other stakeholders
- The Garden Site development concept focuses on creating a new mixed-income neighborhood with a community garden as the central feature

Plant Improvement Project

- This design-build project will reduce the footprint needed for water treatment at the McCarron's campus
- This reduction in footprint makes the Garden Site expendable

In 2019, PAK Properties approached SPRWS to inquire about a possible sale of the site

- PAK Properties proposal for redevelopment is within the scope envisioned by the Rice-Larpenteur Vision Plan
- PAK Properties paid for an appraisal which determined the value to be \$2.45 million
- PAK Properties presented SPRWS with an offer sheet at that price

- It was determined that marketing the property publicly was needed to best determine its value
- A listing agreement was executed in February 2020 with TaTonka Real Estate to market the property as is
- SPRWS has been advised that there are multiple interested parties which will submit their best offers by the end of June