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Title: Resolution Authorizing Acquisition of Tax Forfeited Properties; West Side District 3, Ward 2 and Payne Phalen District 5, Ward 6.

Sponsors: Dave Thune

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Attachments: 1. Acquisition of Tax Forfeited Properties; West Side District 3 and Payne Phalen District 5 Board Report, 2. Attachment A - Budget, 3. Attachment B - Background, 4. Attachment C - Map, 5. Attachment D - Ramsey County Breakdown of Costs, 6. Attachment E - Public Purpose 46 Stevens, 7. Attachment E - Public Purpose 623 Wells, 8. Attachment F - District Profile 3, 9. Attachment F - District Profile 5

Date	Ver.	Action By	Action	Result
6/26/2013	1	Housing & Redevelopment Authority	Adopted	Pass

Resolution Authorizing Acquisition of Tax Forfeited Properties; West Side District 3, Ward 2 and Payne Phalen District 5, Ward 6.

WHEREAS, the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota ("HRA") has duly adopted and there is now in legal effect a City-Wide Redevelopment Plan for the acquisition and rehabilitation and resale of properties which involve the West Side District 3 area and Payne Phalen District 5 area which are all part of the plans; and

WHEREAS, HRA recognizes the problems created by vacant lots and blighting properties in its neighborhoods not being maintained or being of value to the community, and also recognizes the need to take the initiative to convert these lots and dilapidated structures into safe, decent and affordable home ownership opportunities and/or improve neighborhood land use; and

WHEREAS, the City of Saint Paul supports increased volume in the treatment of vacant lots and dilapidated structures where possible by all developers, including for-profit and nonprofit entities, and with these objectives in mind, the City needs to assist other potential developers of properties and take full advantage of the opportunity to redevelop properties; and

WHEREAS, HRA has the power to engage in development or redevelopment activities under Chapter 469 of the Minnesota Statutes, Housing and Redevelopment Act, and by authority of said Act engages in activities relating to: 1) housing projects and development; 2) removal or prevention of the spread of conditions of blight or deteriorations; 3) bringing substandard buildings and improvements into compliance with public standards; 4) disposition of land for private development; and 5) improving the tax base and the financial stability of the community; and

WHEREAS, the HRA engages in the aforementioned activities when redevelopment or development needs cannot be met through reliance solely upon private initiative, and may engage in said activities in targeted communities; and

WHEREAS, the HRA was notified by the Taxation Department of Ramsey County of the availability of certain parcels of land located in the City of Saint Paul which have been forfeited to the county because of unpaid taxes; and

WHEREAS, both tax forfeited properties described in this resolution are located in targeted communities designated areas and both are being acquired for the prices determined by Ramsey County which is necessary to provide for the redevelopment of the land as productive taxable property and constitutes HRA public purposes.

NOW, THEREFORE BE IT RESOLVED by the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, that the public acquisition of the property identified as:

Tax Forfeit Parcel 46 Stevens Street E. (PIN 08.28.22.23.0070) West St. Paul, the East 1/3 of Lots 1 and 2, and the North ½ of East 1/3 of Lot 3, Block 107.

Tax Forfeit Parcel 623 Wells Street (PIN 29.29.22.42.0186) Chas. Weide's Subdivision of Block 35 of Arlington Hills Addition to St. Paul, Lot 27, Block 35.

which are located within Ward 2- West Side District 3 area and Ward 6 - Payne Phalen District 5 area and constitute blighting influences in their neighborhoods is hereby approved for public purposes in accordance with the following:

1. That said acquisition of Tax Forfeit Parcel 46 Stevens Street E. (PIN 08.28.22.23.0070) which is in a targeted community area is a vacant lot to be acquired for conveyance to the owners of the adjacent parcel at 44 Stevens Street E. The lot at 44 Stevens Street E is a substandard sized and the owners would like to build an addition to their home. Acquisition of this parcel is conditioned upon obtaining a signed Purchase Agreement from the owners of 44 Stevens St. E and collecting the purchase price plus fees (\$5,245.85) on or before **July 5, 2013**. This acquisition meets public purpose of Minnesota Statute 469.001 (2).
2. That said acquisition of Tax Forfeit Parcel 623 Wells Street (PIN 29.29.22.42.0186) is located within a targeted community area. This vacant lot sits between two existing HRA owned vacant lots and would be assembled with those lots for a combined parking site to leverage the redevelopment of the adjacent building expansion at 632 Wells and also encourage vacant building occupancy by providing parking for other businesses, particularly at 631 Wells which is currently for sale. HRA owns a number of properties in the area.
3. That funds for said costs and acquisition prices for 623 Wells Street in the amount of \$3851.90 shall come ISP Parking Improvement and Implementation fund.
4. That funds for said costs and acquisition prices for 46 Stevens Street E. would come from Fund 117 set forth in Budget amendment to Resolution.
5. The acquisition prices for each of the above parcels are set forth in the **Attachment D**.