



Legislation Details (With Text)

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Title: Authorization to Convey Property at 794 Capitol Heights to Leah Kwok, Owner of Adjacent Property at 792 Capitol Heights for Sideyard, Thomas Dale District 7, Ward 1.

Sponsors: Melvin Carter III

Indexes:

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Attachments: 1. 794CapitolHgtsBoardReport61213, 2. AttachmentB794CapitolHeightsMap, 3. District 7 Profile

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

Authorization to Convey Property at 794 Capitol Heights to Leah Kwok, Owner of Adjacent Property at 792 Capitol Heights for Sideyard, Thomas Dale District 7, Ward 1.

WHEREAS, the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota ("HRA") has duly adopted and there is now lawfully in effect in the City of Saint Paul, Minnesota, a City Wide Redevelopment Plan providing for the acquisition, clearance and resale of land for redevelopment and the Thomas Dale District 7 is part of this plan; and

WHEREAS, the HRA has also adopted guidelines for disposition of undevelopable parcels (Guidelines for Disposition of Splinter Parcels) by Res. 93-8/24-2 ("Guidelines") which allows for conveyance of small undevelopable properties to adjacent owners; and

WHEREAS, the HRA owns property that is a vacant lot at 794 Capitol Heights (the "Property") which is undevelopable due to the small size of the lot and as such can qualify for disposition under the Guidelines; and

WHEREAS, Leah Kwok owns the adjacent house and property at 792 Capitol Heights (also located on a substandard sized lot) and has requested conveyance to her of the Property, which will be combined with her property at 792 Capitol Heights to provide sideyard; and

WHEREAS, a public hearing notice was published in the Saint Paul Pioneer Press on Saturday, June 15, 2013 and a public hearing on said sale and conveyance was held on Wednesday, June 26, 2013 at 2:00 p.m., Central Daylight Time, Third floor City Hall, 15 West Kellogg Boulevard, in the City of Saint Paul, Minnesota; and

WHEREAS, the HRA, pursuant to the provisions of Minnesota Statutes, Section 469.032 agrees to sell the Property for use in accordance with the City Wide Redevelopment Plan,.

NOW THEREFORE BE IT RESOLVED by the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota as follows:

1. That the method of disposition of the Property is in accordance with the City Wide Redevelopment Plan and the Guidelines.
2. That the sum of FIVE HUNDRED AND NO/100 DOLLARS (\$500.00) for the Property is satisfactory for transfer of the Property to the Leah Kwok as it is substandard in size and restricted for use as sideyard.
3. That the conveyance of the Property to Leah Kwok is approved and that a Deed of Conveyance is authorized by the Board of Commissioners to be executed on its behalf by the Chairperson or his or her designated Commissioner of the HRA.
4. The HRA Executive Director and staff are hereby authorized and directed to take all further action needed to implement this Resolution and the Executive Director is authorized to execute all documents and agreements.