



Legislation Details (With Text)

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In control: Housing & Redevelopment Authority
Final action: 6/28/2017

Title:
1. Resolution Authorizing the Following: Authorization to Acquire 2 Tax Forfeited Properties at 1695 Bush Avenue in Ward 7, Greater East Side District 2 and 1333 Margaret Street in Ward 7, Dayton's Bluff District 4 and to Convey Same to Dayton's Bluff Neighborhood Housing Services.
2. Authorization to Acquire 3 Tax Forfeited Properties at 806 Thomas Avenue and 521 Edmund Avenue, Both in Ward 1, Thomas Dale District 7 and 1404 Barclay Street in Ward 6, Greater East Side District 2 and Authorization to Convey Same to Twin Cities Habitat for Humanity, Inc.

Sponsors: Jane L. Prince

Indexes:

Code sections:

Attachments: 1. Board Report, 2. Ramsey County Policy, 3. HRA Tax Forfeit Policy, 4. Map - 1695 Bush Avenue, 5. Map - 1333 Margaret Street, 6. Map - 806 Thomas Avenue, 7. Map - 521 Edmund Avenue, 8. Map - 1404 Barclay Street, 9. Ramsey Co. Costs -1695 Bush, 10. Ramsey Co. Costs - 1333 Margaret, 11. Ramsey Co. Costs - Thomas,Edmund,Barclay, 12. District 2 Profile, 13. District 4 Profile, 14. District 7 Profile

Date	Ver.	Action By	Action	Result
6/28/2017	1	Housing & Redevelopment Authority	Adopted	Pass

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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 Greater East Side District 2 area, the Dayton's Bluff District 4 area and the Thomas Dale District 7 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 HRA 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 HRA needs to assist other potential developers of properties and take full advantage of the opportunity to redevelop properties; and

WHEREAS, Ramsey County has approved a new policy to create incentives for development of affordable

housing; and

WHEREAS, HRA has approved a policy under RES 14-867 for properties acquired by HRA which is complementary to the Ramsey County policy and defines the process for holding and sale of Tax Forfeit 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, all tax forfeited properties described in this resolution are being acquired for the prices determined by Ramsey County based on the intended developer designation and use which is necessary to provide for the redevelopment of the land as productive taxable property and constitutes HRA public purposes; and

WHEREAS, a public hearing is a part of this resolution to authorize conveyance of the tax forfeited properties described herein.

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

- 1695 Bush Avenue** in District 2, Ward 7, (J.N. Roger's 4th Addition to St. Paul, Lot 25, Block 2) Purchaser: Dayton's Bluff Neighborhood Housing Services.
- 1333 Margaret Street** in District 4, Ward 7, (Knauff's Addition to the City of St. Paul, the South ½ of vacated alley adjacent & Lot 21, Block 2) Purchaser: Dayton's Bluff Neighborhood Housing Services
- 806 Thomas Avenue** in District 7, Ward 1, (Chute Brothers Division No. 14 Addition to the City of St. Paul, Minn., Lot 2) Purchaser: Twin Cities Habitat for Humanity, Inc.
- 521 Edmund Avenue** in District 7, Ward 1, (H.M. Ranney's Subdivision Block 11, Stinson's Division to St. Paul, Minn., Lot 25, Block 1) Purchaser: Twin Cities Habitat for Humanity, Inc.
- 1404 Barclay Street** in District 2, Ward 6, (Rogers and Hendricks Acre Lots No. 2, except the East 150 feet, the South 52 feet of Lot 8, Block 1) Purchaser: Twin Cities Habitat for Humanity, Inc.

which are all located within Greater East Side District 2, Dayton's Bluff District 4 and Thomas Dale District 7 and constitute blighting influences in their neighborhoods is authorized by applicable law, including Minnesota Statutes section 469.012, subdivision 1g, and is hereby approved for public purposes in accordance with the following:

1. That Tax Forfeit Parcel 1695 Bush Avenue would be acquired and conveyance to Dayton's Bluff

Neighborhood Housing Services for new construction of a house to be sold for affordable housing and for homeownership. The development would take place within 18 months from the date HRA acquires title to the property. The acquisition meets the public purpose of Minnesota Statute 469.001.

2. That Tax Forfeit Parcel 1333 Margaret Street would be acquired for conveyance to Dayton's Bluff Neighborhood Housing Services for new housing construction. The house would be sold for affordable housing and homeownership. The development would take place within 18 months from the date HRA acquires title to the property. The acquisition meets the public purpose of Minnesota Statute 469.001.

3. That Tax Forfeit Parcel 806 Thomas Avenue would be acquired for development and conveyance to Twin Cities Habitat for Humanity, Inc. for new construction of a house to be sold for affordable housing and for homeownership. It take place within 18 months of the date HRA acquires title to the property. The acquisition meets the public purpose of Minnesota Statute 469.001.

4. That Tax Forfeit Parcel 521 Edmund Avenue would be acquired for development and conveyance to Twin Cities Habitat for Humanity, Inc. for new construction of a house to be sold for affordable housing and homeownership. The development would take place within 24 months of the date HRA acquires title to the property. The acquisition meets the public purpose of Minnesota Statute 469.001.

5. That Tax Forfeit Parcel 1404 Barclay Street would be acquired for development and conveyance to Twin Cities Habitat for Humanity, Inc. for new construction of a house to be sold for affordable housing and homeownership. The development would take place within 18 months from the date HRA acquires title to the property. The acquisition meets the public purpose of Minnesota Statute 469.001.

6. That funds for said costs and acquisition prices for the properties will come from HRA General Fund for Developer Deposits.

7. The acquisition and sale prices for each of the above parcels are set forth in the **Attachment(s)** to this Resolution.

8. The HRA Executive Director, staff and attorneys are hereby authorized and directed to take all actions necessary to implement this Resolution. The HRA Executive Director is authorized to negotiate and execute all documents and instruments in connection with this Resolution.