



Legislation Text

File #: RES PH 23-368, **Version:** 1

Resolution approving and authorizing the sale and conveyance of a vacant lot under the Disposition Policy for the sale of splinter parcels for residential side yard by the Saint Paul Housing and Redevelopment Authority for a parcel at 126 Winnipeg Avenue in North End, District 6, Ward 1

WHEREAS, the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota (“HRA”) is a public body corporate and politic organized, existing, and operating under the laws of the State of Minnesota, Minn. Stat. Sec. 469.001, et seq. (the “Act”); and

WHEREAS, the HRA has the power to engage in development and redevelopment activities under the Act, and is authorized to create redevelopment projects as defined in the Act, and said activities include but are not limited to: (a) providing adequate, safe and sanitary dwellings, remedying housing shortages for low and moderate income residents, and providing housing for persons of all incomes through housing projects and development, (b) removing and preventing blight or deterioration, (c) bringing substandard buildings and improvements into compliance with public standards, (d) performing duties according to the comprehensive plan, (e) disposing of land for private redevelopment, and (f) improving the tax base and the financial stability of the community; and

WHEREAS, in 2010, the HRA acquired by donation, a vacant lot, namely: 126 Winnipeg Avenue (the “Property”), in Saint Paul, Minnesota, with the legal description of Lot 9, Block 6, Lewis’ Addition to St. Paul, Ramsey County, Minnesota; and

WHEREAS, the HRA proposes to sell and convey the Property, substantially as shown on the attached Map hereto, to the adjacent property owner Area 651, LLC pursuant to the terms and requirements of the Disposition Policy and Procedures for the Sale of Splinter Parcels for Residential Side Yards that was duly adopted by the Board of Commissioners of the HRA under RES 13-1592 (the “Splinter Parcel Policy”), and Area 651, LLC willing to accept the conveyance on the terms described in the staff report; and

WHEREAS, the Board of Commissioners of the HRA considered the proposal for the sale of the Property: (1) pursuant to the requirements contained in the Splinter Parcel Policy that was duly adopted under the HRA Board’s RES 13-1592; (2) after the notice of sale and notice of public hearing was published in the Saint Paul Pioneer Press on December 1, 2023; and (3) after a public hearing held on Wednesday, December 13, 2023 at 2:00 pm on the third floor of City Hall, 15 West Kellogg Boulevard, Saint Paul, Minnesota; and

WHEREAS, by this resolution the Board of Commissioners of the HRA finds a public purpose for the conveyance of the Property; now, therefore, be it

RESOLVED by the Board of Commissioners of the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota:

1. that the HRA hereby approves and authorizes the sale and conveyance of a vacant lot at 126 Winnipeg Avenue as a Splinter Parcel to Area 651, LLC according to the terms in the staff report.

2. that the HRA hereby approves and authorizes entering into a Purchase Agreement with Area 651, LLC consistent with applicable requirements and terms herein. The splinter parcel will be combined with Area 651, LLC’s existing property. Area 651, LLC will be required to use the splinter parcel as a residential side yard. Area 651, LLC will be responsible for property taxes levied on the splinter parcel.

3. that the HRA hereby approves and authorizes staff, under the direction of the Executive Director, to take all actions necessary to carry out the activities authorized by this Resolution, including finalizing all documents and agreements necessary to effectuate the activities to be undertaken by this Resolution, subject to approval by the City Attorney's Office.

4. subject to approval by the City Attorney's Office and pursuant to applicable ordinances and bylaws, the only signature that shall be required on documents in connection with this Resolution is that of the Executive Director who is hereby approved and authorized to execute all said documents and instruments, which shall be sufficient to bind the HRA to any legal obligations therein.

5. that this Resolution does not constitute a binding legal agreement; rather, the action taken herein shall not be effective until said documents are executed by the appropriate official(s) of the HRA.