



Legislation Text

File #: RES PH 17-167, **Version:** 1

Resolution Approving and Authoring the Sale and Conveyance of Parcel 1654 Minnehaha Avenue East Under the Inspiring Communities Program and Authorization to Enter into a Development Agreement, Eastview - Conway - Battle Creek - Highwood Hills, District 1, Ward 7

WHEREAS, the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota (the "HRA") is a public body corporate and politic established pursuant to the provisions of Minnesota Statutes section 469.001, et seq. (the "Act"); and

WHEREAS, the HRA has the power to engage in development or redevelopment activities under Minnesota law and the HRA is authorized to engage in activities relating to (a) housing projects and development, (b) removal and prevention of the spread of conditions of blight or deterioration, (c) bringing substandard buildings and improvements into compliance with public standards, (d) disposition of land for private redevelopment, and (e) improving the tax base and the financial stability of the community, and to engage in the aforementioned activities when these needs cannot be met through reliance solely upon private initiative and which can also be undertaken in targeted neighborhoods; and is authorized to create redevelopment projects as defined in Minnesota Statutes section 469.002, subdivision 14; and

WHEREAS, on July 24, 2013, by Resolution 13-1097 the HRA Board accepted and approved the HRA Disposition Strategy Work Plan and Budget ("Plan") to address the disposition of certain parcels of real property owned by the HRA; and

WHEREAS, the property at 1654 Minnehaha Avenue East (the "Property") was categorized as a Lot for Sale without Subsidy and subject to both the Disposition Policy and Procedure for the Sale of Vacant Lots for Market Value by the Saint Paul Housing and Redevelopment Authority, and the HRA Property Valuation Policy (collectively the "VLS Program"), which were approved on August 13, 2014 via Resolution 14-1331; and

WHEREAS, through the VLS Program, the Property was offered for sale in three application cycles and received no interest; and

WHEREAS, to continue the momentum under the Inspiring Communities program, staff wishes to convey the Property and requests a waiver of the VLS Program requirement to again list the property for sale on the city website and advertise the opportunity through the ENS; and

WHEREAS, the HRA acquired the Property in January of 2010 in Saint Paul, Minnesota, as described in the Staff Report submitted to the HRA Board with this resolution, and the Property is currently valued at \$20,000; and

WHEREAS, the legal description of the Property is as follows: Lot 1 and Lot 2, Block 1, Weed and Halle's Addition, Ramsey County, Minnesota; and

WHEREAS, the HRA proposes to sell and convey the Property to Dayton's Bluff Neighborhood Housing Services for \$1 and enter into a development agreement for the purpose of constructing a new single family home, as further described in the Staff Report; and

WHEREAS, the Board of Commissioners of the HRA considered the Property sale pursuant to due notice thereof that was published in the Saint Paul Pioneer Press on June 3, 2017, after a public hearing held on

Wednesday, June 14, 2017 at 2:00 pm, central daylight time, 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 that:

1. The HRA Board of Commissioners hereby approves the sale and conveyance of 1654 Minnehaha Avenue East pursuant to the terms described in the staff report.
2. The HRA Board of Commissioners hereby approves the land write down from \$20,000 to \$1.
3. The HRA Board of Commissioners hereby authorizes the entrance into a development agreement with Dayton's Bluff Neighborhood Housing Services.
4. The HRA Board of Commissioners hereby waives the requirements for notification under the VLS Program.
5. The HRA Executive Director is authorized and directed to finalize all documents and agreements necessary to effectuate the conveyance of the Property.

The HRA Executive Director, staff and legal counsel for the HRA are further directed and authorized to take all actions necessary to implement this Resolution. The HRA's Executive Director is authorized to execute any documents and instruments in connection with this Resolution except that the HRA Chair/Commissioner shall execute the deed of conveyance.