



Legislation Text

File #: RES PH 22-9, **Version:** 1

Authorization to Accept Conveyance from the City of Saint Paul of 745 Square Feet of Nathan Hale Park Parkland Diversion Property Located on Portland Avenue near its Intersection with Summit Avenue and Subsequently Convey the Same to Adjacent Property Owners, Julie M. Carlson and Arne H. Carlson, Jr. at 420 Portland Avenue to use for Landscaping, Fencing, and an Irrigation System, District 8, Ward 1 WHEREAS, the City owns parkland located at 0 Summit Avenue, Saint Paul, MN 55102 (Parcel ID No. 01.28.23.24.0224) commonly known as Nathan Hale Park (“City Property”); and

WHEREAS, Julie M. Carlson and Arne H. Carlson, Jr. (“Buyers”), own residential real property located at 420 Portland Avenue, Saint Paul, Minnesota 55102 (Parcel ID No. 01.28.23.24.0204) (“Buyer’s Property”) which adjoins the City Property along the western border; and

WHEREAS, the Buyers negotiated the purchase of a portion of the City Property, namely 745 square feet of land, to use for landscaping, fencing and an irrigation system (“Disposal Property”); and

WHEREAS, The Saint Paul Parks and Recreation Commission, by Resolution #18-20 adopted October 11, 2018, and the City of Saint Paul, by Resolution RES PH 19-387 adopted November 20, 2019, authorized the disposal of the Disposal Property to Buyers in a manner that meets all requirements of the Saint Paul City Charter relating to disposal or diversion of parkland; and

WHEREAS, the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota (“HRA”) is empowered to act as a conduit to acquire property from the City and subsequently convey title of the Disposal Property to Buyers; and

WHEREAS, the HRA finds that the conveyance of the Disposal Property serves a public purpose as identified by the Saint Paul Parks and Recreation Commission and the City Council; and

WHEREAS, a public hearing on the acquisition and sale of the Disposal Property was held on January 12, 2022.

NOW, THEREFORE, BE IT RESOLVED by the HRA, that:

1. The Board of Commissioners accept and authorize the conveyance of the Disposal Property from the City, pursuant to the terms and conditions of the HRA Disposition Policy and a three-way purchase and sale agreement with the City and the Buyers (“Acquisition Agreement”), said Disposal Property being legally described as follows:

That part of Lot 7, Auditor’s Subdivision No. 38, St. Paul, Minn. Described as follows:
Commencing at the most southerly corner of said Lot 7; thence North 37 degrees 18 minutes 50 seconds West (bearing based on the Ramsey County Coordinate System, NAD83 1996 adjustment), along the southwesterly line of said Lot 7, a distance of 132.80 feet to the Point of Beginning of the parcel of land to be described; thence continuing North 37 degrees 18 minutes 50 seconds West along the southwesterly line of said Lot 7, a distance of 55.65 feet to the north line of said Lot 7, also being the southerly right of way line of Portland Avenue; thence North 89 degrees 48 minutes 45 seconds East, along said north line of Lot 7, a distance of 33.59 feet; thence at a right angle South 00 degrees of 44.37 feet to the Point of Beginning. Said parcel contains 745.0 square feet or 0.0171 acres.

2. Subject to the conveyance of the Disposal Property from the City to the HRA, the Board of Commissioners approve conveyance by quit claim deed of the Disposal Property to the Buyers to use for landscaping, fencing and an irrigation system and to accept from the Buyers just compensation in the form of cash and all fees required by the City and the HRA to comply with the parkland diversion and HRA Disposition Policy requirements.
3. The Board of Commissioners authorize and direct the Chairperson, or Chairperson's designated Commissioner, the Executive Director and any other required staff to execute on behalf of the HRA an Acquisition Agreement that is substantially in form and content as set forth in the document attached to the Board Report as Revised Acquisition Agreement.
4. The Board of Commissioners authorize and direct the Chairperson, or Chairperson's designated Commissioner, the Executive Director and any other required staff to prepare and execute all documents and instruments approved by the City Attorney's Office that are necessary to facilitate the transactions from the City to the HRA and from the HRA to the Buyer and take any and all other actions needed to implement this Resolution.