



Legislation Text

File #: RES PH 24-108, **Version:** 1

Authorizing the conveyance of city-owned property at 1199 Rice Street to Ramsey County in connection with the County's Rice Street roadway improvement program.

WHEREAS, various arterial and commercial streets within the city of Saint Paul are designated as County roads that are under the jurisdiction of Ramsey County ("County") and require the County to improve the streets and partner with the City of Saint Paul ("City") in the design and funding of such improvement projects; and

WHEREAS, in 2009 the County implemented a left-turn-lane signalization project along Maryland Avenue at its intersection with Rice Street to improve the safety and efficiency of eastbound and westbound traffic and pedestrians ("Maryland Avenue Project"); and

WHEREAS, the City participated in the project by acquiring necessary permanent right-of-way easements and temporary construction easements in the vicinity of the intersection, including the direct purchase of 1199 Rice Street ("1199 Property"), a former sports bar at the southwest corner of Rice Street and Maryland Avenue; and

WHEREAS, the expectation at that time was that the City would convey the 1199 Property to the County because: 1) much of the north portion of the property would be needed for right-of-way for the widened and reconfigured Maryland Avenue; 2) much of the east portion of the property would eventually be needed for right-of-way for the future widening and reconfiguration of Rice Street; and 3) the remainder of the 1199 Property would be needed for stormwater ponding purposes for the 2009 project and a future signalization project; and

WHEREAS, in 2023 the County commenced with design and property acquisition for the Rice Street left-turn-lane signalization and roadway project ("Rice Street Project"), including the County's acquisition of additional property rights; and

WHEREAS, the County now desires to complete the transaction contemplated under the Maryland Avenue project by purchasing the 1199 Property from the City in connection with the Rice Street Project; and

WHEREAS, in accordance with Sec. 51.01 A. (1) of the Disposition of City Property Ordinance, Chapter 51 of the Saint Paul Administrative Code ("Ordinance"), the City's director of public works, whose department has jurisdiction over the 1199 Property, has requested the office of financial services real estate section to prepare a report ("Staff Report") to the Mayor and the City Council with information regarding the proposed disposition of the 1199 Property to the County, as provided in Exhibit A attached hereto; and

WHEREAS, in accordance with Sec. 51.01 A. (2) of the Ordinance, the resolution to dispose of the 1199 Property shall include the following information:

1. Reason for disposing of the property - To assemble property rights needed for right-of-way and stormwater ponding for the County's Rice Street Project;
2. Whether a public purpose remains - There is no longer a public purpose for the City to continue to own the 1199 Property; and
3. Method of disposition - In accordance with Sec. 51.01 B (3), the 1199 Property is proposed to be

disposed of via "sale to contiguous owner," as the County possesses property rights on land contiguous to the 1199 Property.

; and

WHEREAS, the 1199 Property has been appraised by an independent appraiser for \$240,000, and under the County's project cost participation policy the City and County share property acquisition costs 50/50; therefore, the County will pay the City \$120,000 for the parcel, which will be reflected as a credit within a City/County cost participation agreement that includes other project costs attributable to the City; now, therefore, be it

RESOLVED, that the Mayor and City Council hereby authorize and direct the property city officials to convey the 1199 Property to the County via Quit Claim Deed in accordance with the terms and conditions provided in the Staff Report; and to prepare and execute any documents necessary to complete the transaction.