



Legislation Text

File #: RES PH 15-30, **Version:** 1

Resolution Approving and Authorizing the Sale and Conveyance of Property Under the Saint Paul Housing and Redevelopment Authority's (HRA) Disposition Strategy and Work Plan in Saint Paul Districts 4, 5, 6, 8, and 9.

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, the HRA acquired at different times the following properties, namely: 290 Bates Avenue, 1065 Desoto Street, 948 Duchess Street, 828 Cook Avenue East, 857 Jenks Avenue, 950 Jessamine Avenue East, 84 Hatch Avenue, 970 Concordia Avenue, 283 Forbes Avenue, and 310 Harrison Avenue (collectively the "Properties"), in Saint Paul, Minnesota, as described in the staff report submitted to the HRA Board with this resolution; and

WHEREAS, the legal description of 290 Bates Avenue is as follows: Lot 13, Block 37, Lyman Dayton's Addition; and

WHEREAS, the legal description of 1065 Desoto Street is as follows: Lot 4, Godfrey's Rearrangement, Ramsey County, Minnesota; and

WHEREAS, the legal description of 948 Duchess Street is as follows: Lot 4, Block 15, Eastville Heights, Ramsey County, Minnesota; and

WHEREAS, the legal description of 828 Cook Avenue East is as follows: Lot 13, Block 3, Lockwood's Addition to the City of St. Paul; and

WHEREAS, the legal description of 857 Jenks Avenue is as follows: Lot 25, Block 1, E.M. Mackubin's 2nd Addition to the City of St. Paul; and

WHEREAS, the legal description of 950 Jessamine Avenue East is as follows: Lot 12, Block 14, Eastville Heights, Ramsey County, Minnesota; and

WHEREAS, the legal description of 84 Hatch Avenue is as follows: Lot 6, Block 2, Lanpher Addition to St. Paul, and Lot 1, Block 2, Ransom's Subdivision "A", Ramsey County, Minnesota; and

WHEREAS, the legal description of 970 Concordia Avenue is as follows: Lot 6, Block 2, Donnelly's

Addition to St. Paul; and

WHEREAS, the legal description of 283 Forbes Avenue is as follows: West Half of Lot 44 in Whitacre, Brisbine & Mullen's Subdivision of Lots 1 and 2 of Leech's Addition of Outlots to the Town of Saint Paul, Ramsey County, Minnesota; and

WHEREAS, the legal description of 310 Harrison Avenue is as follows: The East 30 feet of the West 110 feet of Lots 4 and 5, Samuel Leech's Addition to Out Lots to Saint Paul, being subdivision of Northwest Quarter of Lot 4 in Leech's Addition of Out Lots to Saint Paul, Ramsey County, Minnesota; and

WHEREAS, the HRA proposes to sell and convey 290 Bates Avenue to Mike DeVilliers for \$500.00 and Mike DeVilliers is willing to accept the conveyance for such purposes on the terms described in the staff report ("Bates Proposal"); and

WHEREAS, the HRA proposes to convey 1065 Desoto Street to Kenneth VenOsdel for \$11,817.00 and Kenneth VenOsdel is willing to accept the conveyance for such purposes on the terms described in the staff report ("Desoto Proposal"); and

WHEREAS, the HRA proposes to sell and convey 948 Duchess Street to Cal Xiong for \$17,271.00 and Cal Xiong is willing to accept the conveyance for such purposes on the terms described in the staff report ("Duchess Proposal"); and

WHEREAS, the HRA proposes to sell and convey 828 Cook Avenue East (\$10,000.00), 857 Jenks Avenue (\$9,090.00), and 950 Jessamine Avenue East (\$10,000.00) to James Falvey Homes, Inc. ("JFH") for a total of \$29,090.00 and JFH is willing to accept the conveyance for such purposes on the terms described in the staff report (JFH Proposal); and

WHEREAS, the HRA proposes to sell and convey 84 Hatch Avenue to Shannon Eckman for \$12,729.00 and Shannon Eckman is willing to accept the conveyance for such purposes on the terms described in the staff report ("Hatch Proposal"); and

WHEREAS, the HRA proposes to sell and convey 970 Concordia Avenue to Allen Nye for \$9,000.00 and Allen Nye is willing to accept the conveyance for such purposes on the terms described in the staff report ("Concordia Proposal"); and

WHEREAS, the HRA proposes to sell and 283 Forbes Avenue to Holly Arnst and Aaron Adkins ("Arnst and Adkins") for \$500.00 and Arnst and Adkins are willing to accept the conveyance for such purposes on the terms described in the staff report ("Forbes Proposal"); and

WHEREAS, the HRA proposes to sell and convey the Eastern Half of 310 Harrison Avenue to Jessica Lowe for \$500.00 and Jessica Lowe is willing to accept the conveyance for such purposes on the terms described in the staff report ("Harrison Proposal"); and

WHEREAS, the Board of Commissioners of the HRA considered the Bates Proposal, Desoto Proposal, Duchess Proposal, JFH Proposal, Hatch Proposal, Concordia Proposal, Forbes Proposal, and Harrison Proposal pursuant to due notice thereof that was published in the Saint Paul Pioneer Press on January 17, 2015, after a public hearing held on Wednesday, January 28, 2015 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 Properties, and finds that because of the individual characteristics of the Properties the conveyances should be made on the terms described herein and in the staff report, notwithstanding

any HRA policy that would include different or additional terms for the conveyances,

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 Bates Proposal for sale and conveyance of 290 Bates Avenue to Mike DeVilliers on the terms described in the staff report.

2. The HRA Board of Commissioners hereby approves the Desoto Proposal for conveyance of 1065 Desoto Street to Kenneth VenOsdel on the terms described in the staff report.

3. The HRA Board of Commissioners hereby approves the Duchess Proposal for sale and conveyance of 948 Duchess Street to Cal Xiong on the terms described in the staff report.

4. The HRA Board of Commissioners hereby approves the JFH Proposal for sale and conveyance of 828 Cook Avenue East, 857 Jenks Avenue, and 950 Jessamine Avenue East to James Falvey Homes, Inc. on the terms described in the staff report.

5. The HRA Board of Commissioners hereby approves the Hatch Proposal for sale and conveyance of 84 Hatch Avenue to Shannon Eckman on the terms described in the staff report.

6. The HRA Board of Commissioners hereby approves the Concordia Proposal for sale and conveyance 970 Concordia Avenue to Allen Nye on the terms described in the staff report.

7. The HRA Board of Commissioners hereby approves the Forbes Proposal for sale and conveyance of 283 Forbes Avenue to Holly Arnst and Aaron Adkins on the terms described in the staff report.

8. The HRA Board of Commissioners hereby approves the Harrison Proposal for sale and conveyance of the Eastern Half of 310 Harrison Avenue to Jessica Lowe on the terms described in the staff report.

9. The HRA Executive Director is authorized and directed to finalize all documents and agreements necessary to effectuate the conveyance of the Properties to each corresponding party.

10. 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 deeds of conveyance.