



Legislation Text

File #: RES PH 16-183, **Version:** 1

Resolution Authorizing and Approving the Following: 1. Authorization to Acquire 3 Tax Forfeited Properties in Ward 6, Payne Phalen District 5 and Ward 7, Dayton's Bluff District 4 and to Convey Same to Dayton's Bluff Neighborhood Housing Services. 2. Authorizatoion to Acquire 2 Tax Forfeited Properties Both in Ward 1, Summit-University District 8 and Authorization to Convey Same to Twin Cities Habitat for Humanity, Inc. 3. Authorization to Acquire 2 Tax Forfeited Properties in Ward 1, Thomase Dale District 7 and Ward 1, Summit-University District 8 and Authorization to Convey Same to Greater Frogtown Community Development Corporation. 4. Authorization to Acquire 7 Tax Forfeited Properties in Ward 6, Payne Phalen District 5 and Authorization to Convey Same to East Side Neighborhood Development Company, Inc.

WHEREAS, the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota ("HRA") has duly adopted and there is now in legal effect a City-Wide Redevelopment Plan for the acquisition and rehabilitation and resale of properties which involve the Dayton's Bluff District 4 area, Payne Phalen District 5 area, Thomas Dale District 7 area and Summit-University District 8 area which are all part of the plans; and

WHEREAS, HRA recognizes the problems created by vacant lots and blighting properties in its neighborhoods not being maintained or being of value to the community, and also recognizes the need to take the initiative to convert these lots and dilapidated structures into safe, decent and affordable home ownership opportunities and/or improve neighborhood land use; and

WHEREAS, the HRA supports increased volume in the treatment of vacant lots and dilapidated structures where possible by all developers, including for-profit and nonprofit entities, and with these objectives in mind, the HRA needs to assist other potential developers of properties and take full advantage of the opportunity to redevelop properties; and

WHEREAS, Ramsey County has approved a new policy to create incentives for development and sale of affordable housing which is defined as persons with household incomes less than 115% of area median income as determined by the United States Department of Housing and Urban Development; and

WHEREAS, HRA has approved a policy under RES 14-867 for properties acquired by HRA which is complementary to the Ramsey County policy and defines the process for holding and sale of tax forfeit properties; and

WHEREAS, HRA has the power to engage in development or redevelopment activities under Chapter 469 of the Minnesota Statutes, Housing and Redevelopment Act, and by authority of said Act engages in activities relating to: 1) housing projects and development; 2) removal or prevention of the spread of conditions of blight or deteriorations; 3) bringing substandard buildings and improvements into compliance with public standards; 4) disposition of land for private development; and 5) improving the tax base and the financial stability of the community; and

WHEREAS, the HRA engages in the aforementioned activities when redevelopment or development needs cannot be met through reliance solely upon private initiative, and may engage in said activities in targeted communities; and

WHEREAS, the HRA was notified by the Taxation Department of Ramsey County of the availability of certain parcels of land located in the City of Saint Paul which have been forfeited to the county because of unpaid taxes; and

WHEREAS, all tax forfeited properties described in this resolution are being acquired for the prices determined by Ramsey County based on the intended developer designation and use which is necessary to provide for the redevelopment of the land as productive taxable property and constitutes HRA public purposes; and

WHEREAS, a public hearing was held on June 8, 2016 to consider this resolution to authorize conveyance of the tax forfeited properties described herein.

NOW, THEREFORE BE IT RESOLVED by the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, that the public acquisition of the properties identified as:

Tax Forfeit parcel **807 Magnolia Avenue East** (PIN 29.29.22.11.0205) in District 5, Ward 6, (Oak Ville Park, Lot 16, Block 24)

Tax Forfeit parcel **921 Wells Street** (PIN 28.29.22.32.0178) in District 5, Ward 6, (Charles Weide's Rearrangement of Block 6 of Nelson's Addition to the City of St. Paul, Lots 34 & 35, Block 6)

Tax Forfeit parcel **705 East 7th Street** (PIN 32.29.22.13.0020) in District 4, Ward 7, (Subdivision of Block 5, Lyman and Dayton's Addition, Lots 1 & 2, Block 5)

Tax Forfeit parcel **779 Central Avenue West** (PIN 35.29.23.42.0162) in District 8, Ward 1, (Butterfield Syndicate Addition No. 1, Lot 12, Block 8)

Tax Forfeit parcel **930 Fuller Avenue** (PIN 35.29.23.31.0052) in District 8, Ward 1, (Milton Addition, Block 5, to the City of St. Paul, Ramsey Co., Minn., Lot 3, Block 5)

Tax Forfeit parcel **826 Charles Avenue** (PIN 35.29.23.13.0156) in District 7, Ward 1, (Chute Brothers Division No. 15 Addition to the City of St. Paul, Minn., Lot 7)

Tax Forfeit parcel **979 Iglehart Avenue** (PIN 35.29.23.34.0110) in District 8, Ward 1, (L.K. Stone's Addition, Lot 16)

Tax Forfeit parcel **906 Jessamine Avenue East** (PIN 28.29.22.22.0069) in District 5, Ward 6, (Eastville Heights, Lot 8, Block 15)

Tax Forfeit parcel **957 Rose Avenue East** (PIN 28.29.22.21.0125) in District 5, Ward 6, (Eastville Heights, Lot 21, Block 3)

Tax Forfeit parcel **736 Case Avenue** (PIN 29.29.22.41.0039) in District 5, Ward 6 (Arlington Hills Addition to St. Paul, Lot 1, Block 23)

Tax Forfeit parcel **671 Cook Avenue East** (PIN 29.29.22.13.0026) in District 5, Ward 6, (Arlington Hills Addition to St. Paul, Lot 24, Block 4)

Tax Forfeit parcel **654 Jessamine Avenue East** (PIN 29.29.22.12.0059) in District 5, Ward 6 (Evans Addition to the City of St. Paul, Lot 11, Block 4)

Tax Forfeit parcel **1025 Lawson Avenue** (PIN 28.29.22.24.0045) in District 5, Ward 6 (Douglas Addition to

Saint Paul, Lot 22, Block 2)

Tax Forfeit parcel **600 Wells Street** (PIN 29.29.22.42.0198) in District 5, Ward 6 (Stinson's Subdivision of Block 36 of Arlington Hills Addition to St. Paul, Lot 10, Block 36)

which are all located within Dayton's Bluff District 4, Payne Phalen District 5, Thomas Dale District 7 and Summit-University District 8 and constitute blighting influences in their neighborhoods is authorized by applicable law, including Minnesota Statutes section 469.012, subdivision 1g, and is hereby approved for public purposes in accordance with the following:

1. That Tax Forfeit Parcel 807 Magnolia Avenue E. (PIN 29.29.22.11.0205) would be acquired for development and conveyance to Dayton's Bluff Neighborhood Housing Services for new construction of a house to be sold for affordable housing and for homeownership. The development would take place within 18 months from the date HRA acquires title to the property. The acquisition meets the public purpose of Minnesota Statute 469.001.
2. That Tax Forfeit Parcel 921 Wells Street (PIN 28.29.22.32.0178) would be acquired for conveyance to Dayton's Bluff Neighborhood Housing Services for new housing construction. The house would be sold for affordable housing and homeownership. The development would take place within 18 months from the date HRA acquires title to the property. The acquisition meets the public purpose of Minnesota Statute 469.001.
3. That Tax Forfeit Parcel 705 E. 7th Street (PIN 32.29.22.13.0020) would be acquired for conveyance to Dayton's Bluff Neighborhood Housing Services for new multi unit construction for rental housing. The development would take place potentially up to 3 years from the date HRA acquires title to the property. The acquisition meets the public purpose of Minnesota Statute 469.001.
4. That Tax Forfeit Parcel 779 Central Avenue West (PIN 35.29.23.42.0162) would be acquired for development and conveyance to Twin Cities Habitat for Humanity, Inc. for new construction of a house to be sold for affordable housing and for homeownership. The development would take place within 24 months of the date HRA acquires title to the property. The acquisition meets the public purpose of Minnesota Statute 469.001.
5. That Tax Forfeit Parcel 930 Fuller Ave. (PIN 35.29.23.31.0052) would be acquired for development and conveyance to Twin Cities Habitat for Humanity, Inc. for new construction of a house to be sold for affordable housing and homeownership. The development would take place within 24 months of the date HRA acquires title to the property. The acquisition meets the public purpose of Minnesota Statute 469.001.
6. That Tax Forfeit Property 826 Charles Ave. (PIN 35.29.23.13.0156) is a vacant house which would be acquired for conveyance to Greater Frogtown Community Development Corporation for rehabilitation and sale for affordable housing and homeownership. The rehab would take place within 18 months from the date HRA acquires title to the property. The acquisition meets the public purpose of Minnesota Statute 469.001.
7. That Tax Forfeit Property 979 Iglehart Ave. (PIN 35.29.23.34.0110) is a vacant house which would be acquired for conveyance to Greater Frogtown Community Development Corporation for rehab and sale for affordable housing and homeownership. The rehab would take place within 18 months from the date HRA acquires title to the property. The acquisition meets the public purpose of Minnesota Statute 469.001.
8. That Tax Forfeit Property 906 Jessamine Ave. E. (PIN 28.29.22.22.0069) is a vacant house which would be acquired for conveyance to East Side Neighborhood Development Company, Inc. for rehab and sale for affordable housing and homeownership. The rehab would take place within 18 months from the date HRA

acquires title to the property. The acquisition meets the public purpose of Minnesota Statute 469.001.

9. That Tax Forfeit Property 957 Rose Ave. E. (PIN 28.29.22.21.0125) is a vacant house which would be acquired for conveyance to East Side Neighborhood Development Company, Inc. for rehab and sale for affordable housing and homeownership. The rehab would take place within 18 months from the date HRA acquires title to the property. The acquisition meets the public purpose of Minnesota Statute 469.001.

10. That Tax Forfeit Parcel 736 Case Avenue (PIN 29.29.22.41.0039) would be acquired for development and conveyance to East Side Neighborhood Development Company for new construction of a house to be sold for affordable housing and homeownership. The development would take place within 18 months from the date HRA acquires title to the property. The acquisition meets the public purpose of Minnesota Statute 469.001.

11. That Tax Forfeit Parcel 671 Cook Avenue E. (PIN 29.29.22.13.0026) would be acquired for development and conveyance to East Side Neighborhood Development Company for new construction of a house to be sold for affordable housing and homeownership. The development would take place within 18 months from the date HRA acquires title to the property. The acquisition meets the public purpose of Minnesota Statute 469.001.

12. That Tax Forfeit Parcel 654 Jessamine Avenue E. (PIN 29.29.22.12.0059) would be acquired for development and conveyance to East Side Neighborhood Development Company for new construction of a house to be sold for affordable housing and homeownership. The development would take place within 18 months from the date HRA acquires title to the property. The acquisition meets the public purpose of Minnesota Statute 469.001.

13. That Tax Forfeit Parcel 1025 Lawson Avenue (PIN 28.29.22.24.0045) would be acquired for development and conveyance to East Side Neighborhood Development Company, Inc. for new construction of a house to be sold for affordable housing and homeownership. The development would take place within 18 months from the date HRA acquires title to the property. The acquisition meets the public purpose of Minnesota Statute 469.001.

14. That Tax Forfeit Parcel 600 Wells Street (PIN 29.29.22.42.0198) would be acquired for development and conveyance to East Side Neighborhood Development Company, Inc. for new construction of a house to be sold for affordable housing and homeownership. The development would take place within 18 months from the date HRA acquires title to the property. The acquisition meets the public purpose of Minnesota Statute 469.001.

15. That funds for said costs and acquisition prices for the properties would come from HRA General Fund for Developer Deposits.

16. The acquisition and sale prices for each of the above properties are set forth in the staff report accompanying this resolution.