



Legislation Text

File #: RES PH 14-26, **Version:** 1

Resolution Approving and Authorizing the Sale and Conveyance of Twenty Seven Properties under the Inspiring Communities Program; Authorization to Enter into Development Agreements; and Authorization of Expenditures for Redevelopment under the Saint Paul Housing and Redevelopment Authority's Disposition Strategy. Citywide.

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 Minn Stat Section 469.002, Subd. 14; and

WHEREAS, the HRA has duly adopted and there is now lawfully in effect in the City of Saint Paul, Minnesota, a City Wide Comprehensive/Redevelopment Plan ("Plan") providing for the acquisition, clearance and resale of land for redevelopment and a City Consolidated Five-Year Plan; and

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

WHEREAS, the HRA staff has researched best practices nationally for implementation of the DWPB, including the structure of request for proposals ("RFP"); and

WHEREAS, on October 9, 2013, by Resolution 13-1592 the HRA Board accepted and approved key terms of the Inspiring Communities Homeowner Program Manual and Rental Program Manual, and the scoring criteria for the Inspiring Communities RFP; and

WHEREAS, HRA staff released an RFP to solicit proposals for redevelopment of HRA owned real property in accordance with the DWPB, and analyzed proposals received, and based on that work staff is hereby making recommendations for award of twenty seven properties ("Properties") as set forth in Attachment B (same document as Attachment B to the staff report) ("Recommendations") which includes the description of the real property, the identity of the purchaser/developer, subsidy award, purchase price and value gap assistance amount; and

WHEREAS, the legal descriptions of the Properties are as follows:

The East 45 feet of Lot 9, Block 12, Terry's Addition to the City of Saint Paul, Ramsey County. (1016 Bush Avenue)

Lot 7, Block 2, Dawson's Subdivision of Block No 2 of Terry's Addition to Saint Paul, Minnesota. (1148 Bush Avenue)

Lot 16, Block 2, J. N. Rogers 4th Addition, Ramsey County, Minnesota. (1661 Bush Avenue)

Lot 27 and 28 of Stinson's Subdivision of Block 83 of Lyman Dayton's Addition to St. Paul, Ramsey County, Minnesota. (487 Mendota Street)

Lot 10, Block 5, Arlington Hills Addition to Saint Paul, Ramsey County, Minnesota. (600 Magnolia Avenue)

Lot 8, Block 3, Evans Addition, Ramsey County, Minnesota. (670 Geranium Avenue)

Lot 10 and the West ½ of Lot 11, Block 12, Oak Ville Park, Ramsey County, Minnesota. (783 Maryland Avenue)

Lot 23, Block 4, Evans Addition, Ramsey County, Minnesota. (667 Magnolia Avenue)

Lot 1, Block 14, Oak Ville Park, Ramsey County, Minnesota. (776 Maryland Avenue)

Lot 4, Block 2, Joseph R. Weide's 4th Addition to St. Paul, Ramsey County, Minnesota. (596 Geranium Avenue)

Lot 10, Block 10, Oak Ville Park, Ramsey County, Minnesota. (701 Maryland Avenue)

Lot 12, Joseph R. Weide's Subdivision of Block 24, Arlington Hills Addition to the City of Saint Paul, Ramsey County, Minnesota.(660 Case Avenue)

Lot 11, Lot 1, Fawcett's Addition to Saint Paul, Ramsey County, Minnesota. (63 Hatch Avenue)

Lot 14, except the North 7 feet of the West 20 feet of Lot 13, except the North 7 feet, all in Block 1, Lewis' Addition to Saint Paul, Ramsey County, Minnesota. (91 Manitoba Avenue)

Lot 8, Block 8, of Smith's Subdivision of Blocks 2, 6, 7 and 8, Stinson's Division, Ramsey County, Minnesota. (411 Thomas Avenue)

Lots 16 and 17, Chute Bothers Division No. 11 Addition to the City of St. Paul, Ramsey County, Minnesota. (795 Edmund Avenue)

Lot 23, Block 1, Michels Subdivision of Block 5, of Stinson's Division, Ramsey County, Minnesota. (591 Lafond Avenue)

Lot 29, Chute Brother's Division No. 6 Addition to the City of St. Paul, Minnesota. (687 Edmund Avenue)

Lot 27, Block 2, Syndicate No. 3 Addition, Ramsey County, Minnesota. (695 Lafond Avenue)

Lot 7, Chute Brother's Division No. 6, Addition to the City of Saint Paul, Ramsey County, Minnesota. (706 Thomas Avenue)

Lot 6, Chute Brother's Division No. 12 Addition to the City of Saint Paul, Ramsey County, Minnesota. (762

Lafond Avenue)

Lot 28, Block 1, Syndicate No. 3, Ramsey County, Minnesota. (629 Lafond Avenue)

Lot 7, Chute Brothers Division No. 7 Addition to the City of Saint Paul, Ramsey County, Minnesota. (706 Charles Avenue)

Lot 42, Block 6, Smith's Subdivision of Blocks 2, 6, 7 and 8 of Stinson's Division of the NW ¼, Sec. 36, Town 29 N, Range 23 West, Ramsey County, Minnesota. (515 Lafond Avenue)

Lot 20, Block 1, H.M. Ranney's Subdivision Block 11, Stinson's Division to St. Paul, Minnesota. (543 Edmund Avenue)

Lot 50, Block 16, Smith's Subdivision of Stinson's Division of the Northwest ¼ of Section 36, Town 29, Range 23. (422 Charles Avenue)

Lot 17, Block 1, Syndicate No. 3, Ramsey County, Minnesota. (675 Lafond Avenue)

WHEREAS, the Recommendations were considered by the HRA Board pursuant to due notice thereof that was published in the Saint Paul Pioneer Press on January 11, 2014 and after a public hearing that was held on Wednesday, January 22, 2014 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 HRA finds a public purpose for the sale and conveyance of the Properties.

NOW THEREFORE BE IT RESOLVED that the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, hereby approves as follows:

1. The HRA Board hereby approves the Recommendations and authorizes the sale and conveyance of the Properties to the purchasers/developers on the terms and conditions described in the staff report and Recommendations.
2. The HRA Board approves the execution of development agreements with the purchasers/developers consistent with the approvals contained in this Resolution and DWPB and Program Manuals and will contain applicable compliance requirements. The Executive Director is authorized to negotiate development agreements that are consistent with the intent of this Resolution and are approved by the City Attorney Office.
3. That subsidy expenditures from the DWPB budget in the amount of \$2,465,352 for the Properties are hereby approved and authorized.
4. The HRA Board hereby authorizes and directs staff to take all actions necessary to carry out the activities authorized by this Resolution, and the Executive Director is hereby authorized and directed to execute all documents and instruments necessary to effectuate the activities to be undertaken by this Resolution except that the HRA Chair/Commissioner shall execute the deeds of conveyance to the purchasers/developers.

