



Legislation Text

File #: RES PH 19-350, **Version:** 1

Authorization to acquire the tax forfeited parcel located at 1785 Van Buren, Saint Paul, Minnesota and then to convey such parcel to Greater Frogtown Community Development Corporation, an affiliate of NeighborWorks Home Partners for rehabilitation of current structure for affordable housing, District 11, Ward 4

WHEREAS, the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota ("HRA") recognizes the problems created by vacant lots and blighted properties not being maintained or being of value to the community, and it also recognizes the need to take the initiative to convert these lots and dilapidated structures into decent, safe, and sanitary housing for persons of low and moderate income; 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 into housing for persons of low and moderate income; and

WHEREAS, Ramsey County has approved a policy by Resolution B2017-274, amended as B2019-202, to create incentives for development of affordable housing; and

WHEREAS, HRA has approved a policy under the HRA Resolution 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 housing projects development activities under Chapter 469 of the Minnesota Statutes, Housing and Redevelopment Act; and

WHEREAS, the HRA engages in the aforementioned activities when housing projects 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 a certain parcel of land located in the City of Saint Paul which has been forfeited to Ramsey County because of unpaid taxes, such parcel being located at 1785 Van Buren Ave, Saint Paul, Minnesota and legally described as Lot Seven (7), Searl's Place Number Two according to the recorded plat thereof on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota ("Parcel"); and

WHEREAS, the Parcel described in this resolution is being acquired for the price determined by Ramsey County based on the intended developer designation and use which is necessary to provide for the redevelopment of the Parcel for affordable housing and constitutes HRA public purposes; and

WHEREAS, the developer Greater Frogtown Community Development Corporation, an affiliate of NeighborWorks Home Partners ("Developer") has and will provide funds for the acquisition and development and has agreed to the terms and conditions of the Ramsey County Policy; and

WHEREAS, a public hearing was held on October 9, 2019 to authorize conveyance of the Parcel to the Developer.

NOW, THEREFORE, BE IT RESOLVED by the Housing and Redevelopment Authority of the City of Saint

Paul, Minnesota, that the acquisition from Ramsey County and subsequent conveyance to the Developer of the Parcel which is within the Hamline-Midway District 4 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 the Parcel is being acquired for conveyance to Greater Frogtown Community Development Corporation, an affiliate of NeighborWorks Home Partners, for rehabilitation of a house to be sold for affordable housing and for homeownership. The development will take place within 18 months from the date HRA acquires title to the Parcel. The acquisition meets the public purposes of Minnesota Statute Chapter 469.
2. That funds for the redevelopment costs and acquisition price for the Parcel will come from Greater Frogtown Community Development Corporation, an affiliate of NeighborWorks Home Partners.
3. The HRA Executive Director and staff are hereby authorized and directed to take all actions needed to implement this Resolution, including without limitation the preparation of documents, and the HRA Executive Director is authorized to execute all documents, instruments and agreements as are necessary and proper, are approved by the City Attorney, and do not substantially and adversely affect the rights and obligations of the HRA except that the deed of conveyance from the HRA to the Developer shall be executed by the HRA Chair.