Legislation Text

File #: RES 20-1017, **Version:** 1

Resolution to authorize and approve acquiring a tax-forfeited property at 705 E. 7th Street from Ramsey County and to convey same to Dayton's Bluff Neighborhood Housing Services, District 4, Ward 7

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, 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 80% 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, the tax forfeited property 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 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 and there was no testimony or comment given; and

WHEREAS, on June 8, 2016, the HRA Board of Commissioners authorized and approved acquiring the tax forfeit parcel of 705 East 7th Street but that Ramsey County did not ultimately approve the application of Dayton's Bluff Neighborhood Housing Services (DBNHS) to develop the property because DBNHS's application was incomplete and did not include enough information about development of the property; and

WHEREAS, due to the passage of four (4) years, Ramsey County requires a new Resolution by the HRA

Board of Commissioners authorizing and approving the purchase of tax forfeit parcel 705 East 7th Street; and

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

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)

which is located within Dayton's Bluff District 4 and constitutes blighting influence in its neighborhood, and 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 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.

2. That funds for said costs and acquisition price for the property would come from HRA General Fund for Developer Deposits.

3. The acquisition and sale price for the above property is set forth in the staff report accompanying this resolution.

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