



## Legislation Details (With Text)

**File #:** RES PH 15- 134 **Version:** 1

**Type:** Resolution-Public Hearing **Status:** Passed

**In control:** Housing & Redevelopment Authority

**Final action:** 5/13/2015

**Title:** Resolution Authorizing the following: 1. Acquisition of Tax Forfeited Properties at 1268 Desoto Street in Ward 5, Payne Phalen District 5, 658 Hawthorne Avenue East in Ward 6, Payne Phalen District 5, 2216 Reaney Avenue in Ward 7, Greater East Side District 2 and 1102 Geranium Avenue East in Ward 6, Payne Phalen District 5, and Authorization to Convey Same to Dayton's Bluff Neighborhood Housing Services; and 2. Acquisition of Tax Forfeited Properties at 715 Cook Avenue East, 717 Geranium Avenue East and 831 Jessamine Avenue East, All in Ward 6, Payne Phalen District 5 and Authorization to Convey Same to Twin Cities Habitat for Humanity, Inc.; and 3. Acquisition of a Tax Forfeited Property at 774 Minnehaha Avenue West in Ward 1, Thomas Dale District 7 and Authorization to Convey Same to Frogtown Community Development Corporation.

**Sponsors:** Dan Bostrom

**Indexes:**

**Code sections:**

**Attachments:** 1. Board Report, 2. Attachment B - Ramsey County Policy, 3. Attachment C - TFHSP, 4. Attachment D - Applications, 5. Attachment E - Maps, 6. Attachment F - Breakdown of Costs, 7. Attachment G - District 2 Profile, 8. Attachment G - District 5 Profile, 9. Attachment G - District 7 Profile

Date	Ver.	Action By	Action	Result
5/13/2015	1	Housing & Redevelopment Authority	Adopted	Pass

Resolution Authorizing the following: 1. Acquisition of Tax Forfeited Properties at 1268 Desoto Street in Ward 5, Payne Phalen District 5, 658 Hawthorne Avenue East in Ward 6, Payne Phalen District 5, 2216 Reaney Avenue in Ward 7, Greater East Side District 2 and 1102 Geranium Avenue East in Ward 6, Payne Phalen District 5, and Authorization to Convey Same to Dayton's Bluff Neighborhood Housing Services; and 2. Acquisition of Tax Forfeited Properties at 715 Cook Avenue East, 717 Geranium Avenue East and 831 Jessamine Avenue East, All in Ward 6, Payne Phalen District 5 and Authorization to Convey Same to Twin Cities Habitat for Humanity, Inc.; and 3. Acquisition of a Tax Forfeited Property at 774 Minnehaha Avenue West in Ward 1, Thomas Dale District 7 and Authorization to Convey Same to Frogtown Community Development Corporation.

**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 Greater East Side District 2 area, Payne Phalen District 5 area and Thomas Dale District 7 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 of affordable housing; 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 is a part of 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 property identified as:

Tax Forfeit Parcel 1268 Desoto Street (PIN 20.29.22.34.0010) Legally described as "Stone & Morton's 2<sup>nd</sup> Addition to the City of St. Paul, Lot 23, Block 3".

Tax Forfeit Parcel 1102 Geranium Avenue East (PIN 28.29.22.12.0173) Legally described as "Cloverdale, St. Paul, Minn., the West ½ of Lot 4 and all of Lot 5, Block 6".

Tax Forfeit Parcel 658 Hawthorne Avenue East (PIN 20.29.22.43.0196) Legally described as "Stone & Morton's Addition to the City of St. Paul, Lot 10, Block 4".

Tax Forfeit Parcel 2216 Reaney Avenue (PIN 26.29.22.44.0077) Legally described as "Watts Park, St. Paul, Minn., Lots 12 & 13, Block 8".

Tax Forfeit Parcel 715 Cook Avenue East (PIN 29.29.22.14.0045) Legally described as "Arlington Hills Addition to St. Paul, Lot 13, Block 3".

Tax Forfeit Parcel 717 Geranium Avenue East (PIN 29.29.22.11.0066) Legally described as "Oak Ville Park, Lot 14, Block 16".

Tax forfeit Parcel 831 Jessamine Avenue East (PIN 28.29.22.22.0152) Legally described as “Eastville Heights, Lot 19, Block 9.”

Tax forfeit Parcel 774 Minnehaha Avenue West (PIN 35.29.23.12.0007) Legally described as “Syndicate No. 4 Addition, Lot 9, Block 3”.

which are all located within Greater East Side District 2, Payne Phalen District 5 and Thomas Dale District 7 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 1268 Desoto Street (PIN 20.29.22.34.0010) 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 1102 Geranium Avenue East (PIN 28.29.22.12.0173) which has an existing vacant house would be acquired for rehabilitation and conveyance to Dayton’s Bluff Neighborhood Housing Services. The rehabilitated 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 658 Hawthorne Avenue East (PIN 20.29.22.43.0196) 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 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.
4. That Tax Forfeit Parcel 2216 Reaney Avenue (PIN 26.29.22.44.0077) 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.
5. That Tax Forfeit Parcel 715 Cook Avenue East (PIN 29.29.22.14.0045) 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 18 months from the date HRA acquires title to the property. The acquisition meets the public purpose of Minnesota Statute 469.001.
6. That Tax Forfeit Parcel 717 Geranium Avenue East (PIN 29.29.22.11.0066) 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 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 Parcel 831 Jessamine Avenue East (PIN 28.29.22.22.0152) 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 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 Parcel 774 Minnehaha Avenue West (PIN 35.29.23.12.0007) would be acquired for development and conveyance to Greater Frogtown Community Development Corporation 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.

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

10. The acquisition and sale prices for each of the above parcels are set forth in the **Attachment F** to this resolution.