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Title:	Resolution Approving And Authorizing The Sale And Conveyance Of Property Under The Saint Paul Housing And Redevelopment Authority's (HRA) Disposition Strategy And Work Plan In Payne Phalen, District 5, Ward 5.		
Sponsors:	Amy Brendmoen		
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Attachments:	1. Board Report, 2. Attachment B - Map, 3. Attachment C - District 5 Profile, 4. Attachment D - Public Purpose, 5. Attachment E - Comprehensive Plan Applicability		

Date	Ver.	Action By	Action	Result
11/12/2015	1	Housing & Redevelopment Authority	Adopted	Pass

Resolution Approving And Authorizing The Sale And Conveyance Of Property Under The Saint Paul Housing And Redevelopment Authority's (HRA) Disposition Strategy And Work Plan In Payne Phalen, District 5, Ward 5.

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 Minnesota Statutes section 469.002, subdivision 14; and

WHEREAS, the HRA acquired at different times the following properties, namely: 655 Desoto Street and 0/668 Otsego Street (collectively the "Properties"), in Saint Paul, Minnesota, as described in the staff report submitted to the HRA Board with this resolution; and

WHEREAS, the legal description of 655 Desoto Street is as follows: North 35 feet of Lot 5 and the South 5 feet of East ½ of Lot 6, Block 10, Warren & Winslow's Addition to the Town of Saint Paul; and

WHEREAS, the legal description of 0/668 Otsego Street is as follows: The South 29.2 feet of West 62 Feet of Lot 7, Block 10, Warren & Winslows Addition to the Town of St. Paul; and

WHEREAS, such descriptions may be amended to conform to a survey, proposed lot splits, or by agreement of the parties hereto; and

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WHEREAS, the HRA proposes to sell and convey the Eastern Half of 655 Desoto Street , substantially as shown on the map in Attachment B hereto, to Dionicio Vega Puente, Jr. and Jacqueline Ann Puente for nominal consideration and Dionicio Vega Puente, Jr. and Jacqueline Ann Puente are willing to accept the conveyance on the terms described in the staff report ("Desoto Proposal"); and

WHEREAS, the HRA proposes to sell and convey the Western Half of 655 Desoto Street and all of 0/668 Otsego Street, substantially as shown on the map in Attachment B hereto, to Michael Pennig for nominal consideration and Michael Pennig is willing to accept the conveyance on the terms described in the staff report ("Otsego Proposal"); and

WHEREAS, the Board of Commissioners of the HRA considered the Desoto Proposal and Otsego Proposal, pursuant to due notice thereof that was published in the Saint Paul Pioneer Press on October 31, 2015, after a public hearing held on Thursday, November 12, 2015 at 2:00 pm, Central Standard Time, on the third floor of City Hall, 15 West Kellogg Boulevard, Saint Paul, Minnesota; and

WHEREAS, by this resolution the Board of Commissioners of the HRA finds a public purpose for the conveyance of the Properties, and finds that because of the individual characteristics of the Properties the conveyances should be made on the terms described herein and in the staff report, notwithstanding any HRA policy that would include different or additional terms for the conveyances,

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota that:

1. The HRA Board of Commissioners hereby approves the Desoto Proposal for sale and conveyance of the Eastern Half of 655 Desoto Street to Dionicio Vega Puente, Jr. and Jacqueline Ann Puente on the terms described in the staff report, and approves such adjustments to the legal description of the land to be conveyed as may be required to conform to a survey or by agreement of the buyers and the Executive Director, provided that such adjustments are approved by the City Attorney.

2. The HRA Board of Commissioners hereby approves the Otsego Proposal for sale and conveyance of the Western Half of 655 Desoto Street and all of 0/668 Otsego Street on the terms described in the staff report, and approves such adjustments to the legal description of the land to be conveyed as may be required to conform to a survey or by agreement of the buyers and the Executive Director, provided that such adjustments are approved by the City Attorney.

3. The HRA Executive Director is authorized and directed to finalize all documents and agreements necessary to effectuate the conveyance of the Properties to each corresponding party.

4. The HRA Executive Director, staff and legal counsel for the HRA are further directed and authorized to take all actions necessary to implement this Resolution. The HRA's Executive Director is authorized to execute any documents and instruments in connection with this Resolution except that the HRA Chair/Commissioner shall execute the deeds of conveyance.

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