



Legislation Details (With Text)

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Title:	Authorization to acquire the southerly half of a vacated alley abutting 519 Payne Avenue from the City of Saint Paul and subsequently convey the same to adjacent property owner, DNZ LLC District 5, Ward 2		
Sponsors:	Rebecca Noecker		
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Attachments:	1. Board Report, 2. City Council Resolution RES PH 22-320, 3. City Council Approved Acquisition Agreement, 4. Revised Acquisition Agreement, 5. Map of Vacated Property, 6. D5 Payne Phalen Neighborhood Profile		

Date	Ver.	Action By	Action	Result
4/12/2023	1	Housing & Redevelopment Authority	Adopted	Pass

Authorization to acquire the southerly half of a vacated alley abutting 519 Payne Avenue from the City of Saint Paul and subsequently convey the same to adjacent property owner, DNZ LLC District 5, Ward 2
WHEREAS, the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota ("HRA") is a public body corporate and politic organized, existing, and operating under the laws of the State of Minnesota, Minn. Stat. Sec. 469.001, et seq. (the "Act"); and

WHEREAS, the HRA has the power to engage in development and redevelopment activities under the Act, and is authorized to create redevelopment projects as defined in the Act, and said activities include but are not limited to: (a) providing adequate, safe and sanitary dwellings, remedying housing shortages for low and moderate income residents, and providing housing for persons of all incomes through housing projects and development, (b) removing and preventing blight or deterioration, (c) bringing substandard buildings and improvements into compliance with public standards, (d) performing duties according to the comprehensive plan, (e) disposing of land for private redevelopment, and (f) improving the tax base and the financial stability of the community; and

WHEREAS, the City of Saint Paul owns a parcel of land over which an alley was established; and

WHEREAS, the City has caused the alley to be vacated, with the northern half of the alley automatically accruing to the property owner of 519 Payne Avenue and the southern half accruing to the City which City half is legally described below ("City Property"); and

WHEREAS, DNZ LLC ("Buyer"), owns 519 Payne Avenue abutting the City Property; and

WHEREAS, the Buyer has negotiated the purchase of the City Property; and

WHEREAS, the City of Saint Paul City Council has approved the disposal of the City Property to DNZ LLC using the HRA as a pass through; and

WHEREAS, the HRA is empowered to act as a conduit to acquire property from the City and subsequently convey title of the City Property to Buyer; and

WHEREAS, the HRA finds that the conveyance of the City Property serves a public purpose as identified by the City Council; and

WHEREAS, due to the public purpose of the conveyance and the HRA's involvement only as a conduit the HRA finds it appropriate to waive certain portions of the "Policy and Procedure for Disposition of HRA Owned Real Estate" ("HRA Disposition Policy"); and

WHEREAS, a public hearing on the acquisition and sale of the City Property was held on April 12, 2023; now, therefore, be it

RESOLVED by the Board of Commissioners of the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota:

1. That the conveyance of the City Property from the City to the HRA, pursuant to the terms and conditions of the HRA Disposition Policy and a three-way purchase and sale agreement with the City and the Buyer ("Acquisition Agreement"), is authorized and approved, said City Property being legally described as follows:

The southerly half of the alley in Block 8, Brunson's Addition to St. Paul, in Ramsey County, MN.; Subject to an easement for right of way purposes over and across the East 20 feet thereof.

2. That, subject to the conveyance of the City Property from the City to the HRA, the conveyance by Quit Claim Deed of the City Property to the Buyer to use for parking as set forth in the Acquisition Agreement is authorized and approved.

3. That the following requirements of the HRA Disposition Policy are hereby waived: the RFP/RFQ and proposal procedures including specifically the development requirements, the application fee; the appraisal requirement and the reversion of the property to the HRA.

4. That the Chairperson, or Chairperson's designated Commissioner, the Executive Director and any other required staff are directed to prepare and execute all documents and instruments approved by the City Attorney's Office that are necessary to facilitate the transactions from the City to the HRA and from the HRA to the Buyer and take any and all other actions needed to implement this Resolution.

5. that this Resolution does not constitute a binding legal agreement; rather, the action taken herein shall not be effective until said documents are executed by the appropriate official(s) of the HRA.