



Legislation Text

File #: RES 11-1931, **Version:** 1

Resolution Authorizing Acquisition of Tax Forfeited Properties; Dayton's Bluff District 4; Payne Phalen District 5; North End District 6; Thomas Dale District 7; and Summit University District 8.

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 Dayton's Bluff District 4 area, Payne Phalen District 5 area, North End District 6 area, Thomas Dale District 7 area and the Summit-University District 8 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 City of Saint Paul 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 City needs to assist other potential developers of properties and take full advantage of the opportunity to redevelop 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 14 tax forfeited properties described in this resolution are located in targeted communities designated areas and are all being acquired for the prices determined by Ramsey County which is necessary to provide for the redevelopment of the land as productive taxable property and constitutes HRA public purposes.

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 694 4th Street E. (PIN 32.29.22.41.0006) Lot 17, Block 33, Lyman Dayton Addition, Ramsey

County, Minnesota

Tax Forfeit Parcel 683 North Street (PIN 32.29.22.12.0014) Lot 10 and the West 15 feet of the South 77.4 feet of Lot 9, all in Block 10, Irvine's Second Addition to Saint Paul, Ramsey County, Minnesota

Tax Forfeit Parcel 901 Conway Street (PIN 33.29.22.23.0116) Lot 25, Adam Gotzians Subdivision of Block 84, Lyman Dayton's Addition to Saint Paul, Ramsey County

Tax Forfeit Parcel 963 Burr Street (PIN 29.29.22.24.0142) Lot 1, except the West 42 feet thereof, Block 13, Fairview Addition to the City of St. Paul, Ramsey County, Minnesota

Tax Forfeit Parcel 655 Reaney Avenue (PIN 29.29.22.43.0063) The East 33.75 of Lot 18, Block 1, Borup and Payne's Addition to St. Paul, Ramsey County, Mn, except that taken for RR right of way

Tax Forfeit Parcel 614 Wells Street (PIN 29.29.22.42.0194) West ½ of Lot 6, Block 36, Stinson's Subdivision of Block 36 of Arlington Hills Addition

Tax Forfeit Parcel 501 Whitall Street (PIN 29.29.22.31.0102) Lot 4, Block 3, Edmund Rice's First Addition to St. Paul, except the North 40 feet thereof

Tax Forfeit Parcel 667 Sims Avenue (PIN 29.29.22.42.0026) East 37 feet of Lot 28, Block 24, Joseph R. Weide's Subdivision of Block 24, Arlington Hills Addition to St. Paul, Minnesota

Tax Forfeit Parcel 754 Case Avenue (PIN 29.29.22.41.0025) L7, B 22, Arlington Hills Addition to Saint Paul

Tax Forfeit Parcel 617 Virginia Street (PIN 36.29.23.12.0143) Lot 9, Block 3, Forest Lawn Addition to Saint Paul

Tax Forfeit Parcel 547 Charles Avenue (PIN 29.29.22.41.0025) Lot 19, Block 2, H.M. Ranney's Subdivision of Block 11, Stinson's Division

Tax Forfeit Parcel 766 Fuller Avenue (PIN 35.29.23.42.0158) Lot 8, Block 8, Butterfield Syndicate Addition No. 1.

Tax Forfeit Parcel 1187 Payne Avenue (PIN 29.29.22.12.0085) Lot 6, Block 1, Joseph R. Weide's Addition to the City of St. Paul, Minn.

Tax Forfeit Parcel 123 Atwater (PIN 30.29.22.32.0168) Lot Seventeen (17) and the West Twenty nine (29) feet of Lot Eighteen (18), Block Six (6), Lewis Addition to Saint Paul, Ramsey County, Mn

which are all located within Dayton's Bluff District 4 area, Payne Phalen District 5 area, North End District 6 area, Thomas Dale District 7 area and Summit-University District 8 area and constitute blighting influences in their neighborhoods is hereby approved for public purposes in accordance with the following:

1. That said acquisition of 694 E. 4th Street (32.29.22.41.0006) - Daytons Bluff District 4. Vacant Duplex is located within the 4th Street Preservation Project area. The HRA owns 8 properties in the block where this property is located and this property has long been anticipated to be part of this project. Two of the adjacent properties have been bid and work should commence in October. It is expected that this property will be rehabilitated as a duplex starting in 2012. Located in Targeted Communities Designation area 34500. This acquisition meets public purpose of Minnesota Statute 469.001(1) (3) (4) (5),

2. That said acquisition of 683 North Street (32.29.22.12.0014) - Daytons Bluff District 4. Vacant 5,850 sq. ft. lot located directly behind the Swede Hollow Cafe building on East 7th . House was demolished by DSI. The lot is to be developed to provide 14-20 off-street parking for the businesses and tenants located in the Swede Hollow Cafe building. Community is very supportive of this acquisition and HRA/City has provided financial investment in the Swede Hollow Café building. Completion of the parking lot is anticipated for 2013 after rezoning is completed. Located in Targeted Communities Designation 33100. This acquisition meets public purpose of Minnesota Statute 469.001 (2) (3).
3. That said acquisition of 901 Conway Street (33.29.22.23.0116)- Daytons Bluff District 4. Vacant single family house located one block east of the Dayton's Bluff Elementary School; located within the ISP/NSP 1 & 2 area; HRA owns a significant number of properties surrounding the school in an effort to address deteriorated properties and have a larger impact on improving homeownership and stability to families around the school. It is expected that the house will be rehabilitated if there are no major structural issues starting in 2012. Located in Targeted Communities Designation 34500. This acquisition meets public purpose of Minnesota Statute 469.001 (1) (3) (4) (5).
4. That said acquisition of 963 Burr Street (29.29.22.24.0142) - Payne Phalen District 5. HRA acquired a small vacant lot at 477 Case in 2009 under NSP/ISP (which was the back part of this lot). It was anticipated that this property would go tax forfeit in 2010 and staff expected to acquire and combine the 2 parcels to create a buildable lot. Property is one block from the Bruce Vento Elementary School and located within the area that Habitat for Humanity has focused on to build or rehab - completing six houses in 2010. Habitat will also be building two new homes this year in adjacent blocks and Hmong American Partnership will be rehabilitating two duplex structures in adjacent blocks. Habitat also addresses Brush with Kindness activities in this area. We anticipate building on the site in 2013. Located in Targeted Communities Designation 30900. This acquisition meets public purpose of Minnesota Statute 469.001 (1) (2) (3) (4) (5)
5. That said acquisition of 655 Reaney Avenue (29.29.22.43.0063)- Daytons Bluff District 4. Vacant lot located directly behind two properties 648 Bush and 656 Bush purchased by HRA under NSP 2. House was demolished by DSI. Site is also part of the Phalen Blvd/Railroad Island Mainstreet Redevelopment Plan which encompasses all four corners at the intersection of Payne and Phalen Blvd. This property allows for continued site assembly for housing or mixed use development anticipated to be in 2013. It is also located near HRA owned Cornerstone Project at 754 Payne Avenue. Located in Targeted Communities Designation 31500. This acquisition meets public purpose of Minnesota Statute 469.001 (1) (2) (3) (4) (5).
6. That said acquisition of 614 Wells Street (29.29.22.42.0194) - Payne Phalen District 5. Vacant lot located directly behind the Whitall Townhome Project. Demolition of house on site was encouraged by District 5 District Council. Site is part of the Phalen Blvd/Railroad Island Mainstreet Redevelopment Plan which encompasses all four corners at the intersection of Payne and Phalen Blvd. The Whitall Townhome Project was planned to encompass the total block between Whitall and Wells except the commercial property on Payne. HRA acquired $\frac{3}{4}$ of the site initially and expected to address the remaining properties over time as they became available. Another house was torn down next to this property and lot is also vacant. The property by its self is unbuildable - HRA could acquire other adjacent parcels with housing construction in 2013. Located in Targeted Communities Designation 31500. This acquisition meets public purpose of Minnesota Statute 469.001 (1) (2) (3) (4) (5).
7. That said acquisition of 501 Whitall Street (29.29.22.31.0102)- Payne Phalen District 5. Vacant lot located within the Jimmy Carter Habitat work area. Property is located around the corner from the duplex that Hmong American Partnership will be rehabilitating this year. Habitat recently completed and sold a house at 433 Whitall. Site for new housing development in 2013. Area of significant ISP/NSP investment. Located in Targeted Communities Designation 31500. This acquisition meets public purpose of Minnesota Statute 469.001 (1) (2) (3) (4) (5).

8. That said acquisition of 667 Sims Avenue (29.29.22.42.0026)- Payne Phalen District 5. Vacant lot located within the ISP/NSP and NSP 3 designated areas. Located across the street from 652 Sims which is a vacant lot owned by HRA. Both lots offer potential for new single family homes to be built anticipated to be 2013. Community has expressed high interest. Located in Targeted Communities Designation 31000. This acquisition meets public purpose of Minnesota Statute 469.001 (1) (2) (3) (4) (5).

9. That said acquisition of 754 Case Avenue (29.29.22.41.0025) - Payne Phalen District 5. Vacant single family house with reuse to be rehabilitated with anticipated development in 2012 located on a buildable lot with off-street parking. Located within the designated NSP 3 area which is also within the ISP, NSP 1 & 2 areas. Addressing the issues with the house will help the adjacent residents. It is located 1 block from J. A. Johnson Elementary and 1 block from Cleveland Jr. High. Located in Targeted Communities Designation 31000. This acquisition meets public purpose of Minnesota Statute 469.001 (1) (3) (4) (5).

10. That said acquisition of 617 Virginia Street (36.29.23.12.0143) - Thomas Dale District 7. Vacant duplex located within the Promise Neighborhood area. One block east of Jackson School. Located on a large lot of 43' x 139' with off-street parking. We anticipate rehabilitation of the structure if there are no major structural issues in 2012. This area has been identified by Commissioner Carter for site control to improve neighborhood conditions. Located in Targeted Communities Designation 32600. This acquisition meets public purpose of Minnesota Statute 469.001 (1) (3) (4) (5).

11. That said acquisition of 547 Charles Avenue (36.29.23.23.0053)- Thomas Dale District 7. Vacant lot located within the Promise Neighborhood area two blocks to the west of Jackson Elementary School. This property is a buildable lot to be developed for future single family home in 2013. HRA owns 4 other properties in the adjacent blocks. Area identified by Commissioner Carter for site control to improve neighborhood conditions. Located in Targeted Communities Designation 32600. This acquisition meets public purpose of Minnesota Statute 469.001 (1) (2) (3) (4) (5).

12. That said acquisition of 766 Fuller Avenue (35.29.23.42.0158) - Summit University District 8. Buildable vacant lot with off-street parking located within the Promise Neighborhood area and one block from Maxfield Elementary school. This lot would be used for future single family home construction in 2013. Commissioner Carter has indicated the need to improve neighborhood opportunities both in rehabilitation and new construction housing. Located in Targeted Communities Designation 33500. This acquisition meets public purpose of Minnesota Statute 469.001 (1) (2) (3) (4) (5).

13. That said acquisition of 1187 Payne Avenue (29.29.22.12.0085)- Payne Phalen District 5. Vacant lot with intended use for site assembly development to provide parking for area buildings. This is located in NSP 1, 2 and 3 area with local new library investment, County and City investment in the Maryland Street widening and significant investment in infrastructure of sidewalks and lighting. Development expected to be part of site assembly with timeframe to be approximately 2014. Located in Targeted Communities Designation 30900. This acquisition meets public purpose of Minnesota Statute 469.001 (2) (3).

14. That said acquisition of 123 Atwater Street. (30.29.22.32.0168) - North End District 6. 123 Atwater Street is a vacant lot that is located across the alley from the Caron Fabre Building (842 Rice Street). The City of Saint Paul has been encouraging the redevelopment of the Caron Fabre Building as the building is a larger historical building that the neighborhood would like to see renovated and occupied. Developers have looked at this building but their redevelopment plans are centered on the need for additional off-street parking. The acquisition of 123 Atwater along with the HRA owned property located at 126 Winnipeg Avenue would help in the development of needed off-street parking which is critical for the development of the Caron Fabre Building. This estimated timeline for this development would be about two to three years. Located within Targeted Communities Designation 31400. This acquisition meets public purpose of Minnesota Statute 469.001 (2) (3).

15. That funds for said costs and acquisition prices for 683 North Street, 1187 Payne Avenue and 123 Atwater Street shall come ISP funds of which \$18,095.84 plus closing cost fees will be funded through ISP Parking Improvement and Implementation fund; 1 property (614 Wells Street) for site assembly to the Whittall Townhome site shall come from ISP funding in the amount of \$3,112.10 under District 5 Strategic Acquisition.

16. That funds for said costs and acquisition prices for 10 properties eligible under NSP funding totals \$135,545.87 plus some additional closing fees and shall come from NSP funding previously approved.

17. The acquisition prices for each of the above 14 parcels are set forth in the **Attachment B** to this resolution.

18. The budget amendment set forth in **Attachment A** is hereby approved.