



## Legislation Text

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**File #:** RES 12-861, **Version:** 1

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Adopting the findings of fact related to the demolition of a building located in the Beacon Bluff Business Center.

WHEREAS, the City of Saint Paul (the "City") has been advised that the Port Authority of the City of Saint Paul (the "Port Authority") is considering the establishment of a redevelopment tax increment financing district encompassing the land generally known as the former 3M campus (the "District"); and

WHEREAS, prior to certification of the District, the City Council of the City of Saint Paul (the "City Council") is required to make the findings required by Minnesota Statutes Section 469.175, Subd. 3, including the reasons and facts supporting the determination that the District meets the statutory requirements for a redevelopment district; and

WHEREAS, the City has been further advised that, prior to certification of the District, and for health and safety reasons, the Port Authority intends to demolish the building commonly known as Building 20 (the "Building") located on property to be included in the District; and

WHEREAS, as set forth in a resolution adopted by the Port Authority on April 24, 2012, a copy of which is attached hereto as Exhibit A (the "Port Authority Resolution"), the Port Authority has determined that the Building is "structurally substandard" and that the parcel located at 881 Bush Avenue meets the 15% coverage test, all within the meaning of Minnesota Statutes, Section 469.174, subdivision 10, all as described in greater detail in the Port Authority Resolution, and in the Compass Rose Report, attached thereto; and

WHEREAS, the City has made its own independent investigation of the condition of the Building, and a staff report sets forth the findings of the investigation ("City Report"); and

WHEREAS, the City Council, in reliance on the information provided to it by the Port Authority, including but not limited to the Compass Rose Report attached to the Port Authority Resolution, and its own investigation and the City Report, concurs with the Port Authority's determination that the Building is "structurally substandard" and that the parcel located at 860 East Bush Avenue meets the 15% coverage test, all within the meaning of Minnesota Statutes, Section 469.174, subdivision 10; and

WHEREAS, the purpose of this action is to set forth the factual findings of the City Council before the Building is demolished, which factual findings may then be relied on by the City Council at such time as the City Council considers whether the proposed District, as a whole, meets the statutory requirements of a redevelopment district;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Saint Paul that, on the basis of information provided to it by the Port Authority, including the Compass Rose Report, the City Council finds that the Building is "structurally substandard" and that the parcel located 881 Bush Avenue meets the 15% coverage test, all within the meaning of Minnesota Statutes, Section 469.174, subdivision 10, for the reasons set forth in the City Report, Compass Rose Report and the Port Authority Resolution.