



## Legislation Text

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**File #:** RES PH 14-105, **Version:** 1

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Authorization to Acquire Tax Forfeit Property at 820-822 Concordia and Subsequently Convey Same to Rondo Avenue, Inc. for Development as an African American Museum and Community Center, District 8, Ward 1. 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 Minn Stat Section 469.002, Subd. 14; and

WHEREAS, the HRA has duly adopted and there is now in legal effect a City-Wide Redevelopment Plan ("Plan") for the acquisition, rehabilitation and resale of vacant lots and blighting properties; and

WHEREAS, the real property located at 820-822 Concordia, Saint Paul, Mn and legally described as Lot 1, Block 5, Edwin Deans Second Addition to St. Paul, Ramsey County, Minnesota ("Property"), has been tax forfeited and is now owned by State of Minnesota and administered by Ramsey County; and

WHEREAS, under Minn Stat 282.01, subd. 1b the Property may be acquired by the HRA from the State of Minnesota for any public purpose under the Act; and

WHEREAS, Rondo Avenue, Inc. ("Rondo") has submitted a proposal to acquire the Property and construct a community center on the Property which is a purpose recognized under the Act; and

WHEREAS, staff of the HRA has negotiated a real property acquisition agreement with Rondo ("Acquisition Agreement") whereby the HRA will agree to request that the State of Minnesota convey the Property to the HRA and upon approval and conveyance to the HRA, the HRA will convey the Property to Rondo, and Rondo will pay all the costs and purchase price associated with this transaction; and

WHEREAS, pursuant to due notice thereof that was published in the Saint Paul Pioneer Press on April 12, 2014, a public hearing on this acquisition and conveyance of the Property was held on April 23, 2014 at 2:00 pm, central daylight time, on the third floor of City Hall, 15 West Kellogg Boulevard, Saint Paul, Minnesota; and

WHEREAS, by this resolution the HRA finds a public purpose for the acquisition and conveyance of the Property to Rondo.

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

1. That the HRA acquisition of the Property from the State of Minnesota is approved and authorized

under the Plan, Act and Minn Stat 282.01, subd.1b for the redevelopment of the land as productive property.

2. That the Acquisition Agreement is hereby approved and the Chair/Commissioner and Director, Office of Financial Services are authorized and directed to execute such Acquisition Agreement on behalf of the HRA.

3. The conveyance of the Property to Rondo is approved and that a Deed of Conveyance to Rondo is authorized by the Board of Commissioners to be executed on its behalf by the Chairperson or his or her designated Commissioner of the HRA.

4. The HRA Executive Director, staff and legal counsel are authorized and directed to take all actions needed to implement this Resolution.