Legislation Text

File #: RES 14-1251, **Version:** 1

Resolution Authorizing Acquisition of Tax Forfeited Properties at 667 Lafond Avenue and 632 Edmund Avenue in Ward 1, Thomas Dale District 7, 675 Aurora Avenue in Ward 1, Summit-University District 8, 77 Congress Street West in Ward 2, West side District 3, 674 Rivoli Street and 978 Desoto Street in Ward 5, Payne Phalen District 5, 1863 Montana Avenue East in Ward 6, Greater East Side District 2, 1000 Jessamine Avenue East in Ward 6, Payne Phalen District 5, 1644 Reaney Avenue in Ward 7, Sunray-Battlecreek-Highwood District 1 and 983 Minnehaha Avenue East, 1111 McLean Avenue and 1372 McLean Avenue in Ward 7, Dayton's Bluff District 4

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 Thomas Dale District 7 area, Summit-University District 8, Greater East Side District 2, Sunray-Battlecreek-Highwood District 1, Dayton's Bluff District 4, West Side District 3 area and Payne Phalen District 5 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, Ramsey County has approved a new policy to create incentives for development of affordable housing; and

WHEREAS, HRA has approved a policy under RES 14-867 for properties acquired by HRA which is complementary to the Ramsey County policy and defines the process for holding and sale of Tax Forfeit 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 tax forfeited properties described in this resolution are located in targeted communities designated areas except 1863 Montana Avenue East and 1372 McLean Avenue and are all being acquired for the prices determined by Ramsey County based on the intended developer designation and use 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 667 Lafond Avenue (PIN 35.29.23.11.0129) Syndicate No. 3 Addition, Lot 19, Block 1

Tax Forfeit Parcel 632 Edmund Avenue(PIN 35.29.23.14.0097) Syndicate No. 2 Addition, Lot 4, Block 1

Tax Forfeit Parcel 675 Aurora (PIN 35.29.23.41.0048) Chute Brothers Division No. 1 Addition to the City of St. Paul, Minn., Lot 17

Tax Forfeit Parcel 77 Congress Street West (PIN 08.28.22.22.0059) West St. Paul, commencing at a point on the South line of Lot 4, 100 feet from the Southeast corner thereof; thence West 42 feet; thence North at radius to the North line of said lot; thence East along said North line to the intersection thereof with a line running from a point on the Northeasterly line of Block 53, 100 feet from Southeast corner to point of beginning of this description; thence to beginning being part of Lot 4, also that part West of Livingston Avenue of the following: Commencing at the Southeast corner of Block 53; thence West 100 feet; thence Northerly to a Point on the Southerly line of Concord Street, 100 feet from the place of beginning; thence North to beginning being that part of Lots 3 & 4, Block 53.

Tax Forfeit Parcel 983 Minnehaha Avenue East (PIN 28.29.22.34.0103) Terry's Addition to the City of St. Paul, County of Ramsey, State of Minnesota, Lot 21, Block 21

Tax Forfeit Parcel 674 Rivoli Street (PIN 32.29.22.22.0065)Warren & Winslow's Addition to the Town of St. Paul, the North 2/3 of Lot 24, Block 9

Tax Forfeit Parcel 1863 Montana Avenue East (PIN 23.29.22.23.0034) Hayden Heights, Lot 57, Block 1

Tax Forfeit Parcel 1644 Reaney Avenue (PIN 27.29.22.43.0078) Denslow's Rearrangement of Lots 5, 6, 7, 8, 9, 10, 11, 12, Block 2, Lots 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, Block 3, and Lot 11, Block 4, Cruickshank's Garden Lots, Lot 4, Block 9

Tax Forfeit Parcel 1000 Jessamine Avenue East (PIN 28.29.22.21.0093)Eastville Heights, Lot 15, Block 13

Tax Forfeit Parcel 978 Desoto Street (PIN 29.29.22.24.0151) Fairview Addition, Lot 10, Block 13

Tax Forfeit Parcel 1111 McLean Avenue (PIN 33.29.22.43.0094) Drake's Rearrangement of Blks 2, 8, 9, 10, & Lots 1 to 11 of Blk 11, all being Part of McLean's Reservation to Saint Paul, Lots 29 & 30, Block 8

Tax Forfeit Parcel 1372 McLean Avenue (PIN 34.29.22.33.0126) Auditor's Subdivision No. 62 St. Paul, Minn., the West 12.04 feet of Lot 8 and all of Lots 9, 10, and 11, Block 29

which are all located within Thomas Dale District 7, Summit-University District 8, Greater East Side District 2, Sunray-Battlecreek-Highwood District 1, Dayton's Bluff District 4, West Side District 3 and Payne Phalen

powered by Legistar™

District 5 and constitute blighting influences in their neighborhoods is authorized by applicable law, including Minnesota Statutes section 469.012, subdivision 1g, and is hereby approved for public purposes in accordance with the following:

1. That Tax Forfeit Parcel 667 Lafond Avenue(PIN 35.29.23.11.0129) would be acquired for development and conveyance to Twin Cities Habitat for Humanity Inc. for new construction of a house to be sold for affordable housing and for homeownership. The development would take place within 18 months from the date HRA acquires title to the property. The acquisition meets the public purpose of Minnesota Statute 469.001.

2. That Tax Forfeit Parcel 632 Edmund Avenue (PIN 35.29.23.14.0097) would be acquired for development and conveyance to Twin Cities Habitat for Humanity Inc. for new construction of a house to be sold for affordable housing and for homeownership. The development would take place within 18 months from the date HRA acquires title to the property. The acquisition meets the public purpose of Minnesota Statute 469.001.

3. That Tax Forfeit Parcel 675 Aurora Avenue (35.29.23.41.0048), which has an existing vacant house, would be acquired for rehabilitation and conveyance to Model Cities Community Development Corporation. The rehabilitated house would be sold for affordable housing and homeownership. The development would take place within 18 months from the date HRA acquires title to the property. The acquisition meets the public purpose of Minnesota Statute 469.001.

4. That Tax Forfeit Parcel 983 Minnehaha Avenue (PIN 28.29.22.34.0103) would be acquired for development and conveyance to Dayton's Bluff Neighborhood Housing Services for new construction of a house to be sold for affordable housing and for homeownership. The development would take place within 18 months from the date HRA acquires title to the property. The acquisition meets the public purpose of Minnesota Statute 469.001.

5. That Tax Forfeit Parcel 674 Rivoli (PIN 32.29.22.22.0065) would be acquired for development and conveyance to Dayton's Bluff Neighborhood Housing Services for new construction of a garage to combine with and support the sale of the adjacent home under development by Dayton's Bluff Neighborhood Housing Services. The adjacent house will be sold for affordable housing and for homeownership and acquisition and development of this site for construction of a garage will enhance the housing development. The development would take place within 18 months from the date HRA acquires title to the property. The acquisition meets the public purpose of Minnesota Statute 469.001.

6. That Tax Forfeit Parcel 1863 Montana (PIN 23.29.22.23.0034) would be acquired for development and conveyance to Dayton's Bluff Neighborhood Housing Services for new construction of a house to be sold for affordable housing and for homeownership. The development would take place within 18 months from the date HRA acquires title to the property. The acquisition meets the public purpose of Minnesota Statute 469.001.

7. That Tax Forfeit Parcel 1644 Reaney Avenue (27.29.22.43.0078) would be acquired for development and conveyance to Dayton's Bluff Neighborhood Housing Services for new construction of a house to be sold for affordable housing and for homeownership. The development would take place within 18 months from the date HRA acquires title to the property. The acquisition meets the public purpose of Minnesota Statute 469.001.

8. That Tax Forfeit Parcel 1000 Jessamine Avenue East (PIN 28.29.22.21.0093) would be acquired for development and conveyance to Dayton's Bluff Neighborhood Housing Services for new construction of a house to be sold for affordable housing and for homeownership. The development would take place within 18 months from the date HRA acquires title to the property. The acquisition meets the public purpose of Minnesota Statute 469.001.

9. That Tax Forfeit Parcel 978 Desoto Street (PIN 29.29.22.24.0151) would be acquired for development

powered by Legistar™

and conveyance to Dayton's Bluff Neighborhood Housing Services for new construction of a house to be sold for affordable housing and for homeownership. The development would take place within 18 months from the date HRA acquires title to the property. The acquisition meets the public purpose of Minnesota Statute 469.001.

10. That Tax Forfeit Parcel 1111 McLean Avenue (PIN 33.29.22.43.0094) would be acquired for development and conveyance to Dayton's Bluff Neighborhood Housing Services for new construction of a house to be sold for affordable housing and for homeownership. The development would take place within 18 months from the date HRA acquires title to the property. The acquisition meets the public purpose of Minnesota Statute 469.001.

11. That Tax Forfeit Parcel 1372 McLean Avenue (PIN 34.29.22.33.0126) would be acquired for development and conveyance to Dayton's Bluff Neighborhood Housing Services for new construction of a house to be sold for affordable housing and for homeownership. The development would take place within 18 months from the date HRA acquires title to the property. The acquisition meets the public purpose of Minnesota Statute 469.001.

12. That Tax Forfeit Parcel 77 Congress Street West (PIN 08.28.22.22.0059) would be acquired for development of a parking lot and amenities related to the development by Neighborhood Development Alliance of a mixed-use building at 72 Cesar Chavez. The mixed use building would include affordable housing, retail/art/gallery space. The development would take place between 18 and 24 months from the date HRA acquires title to the property. The acquisition meets the public purpose of Minnesota Statute 469.001.

13. That funds for said costs and acquisition prices for 77 Congress Street West shall come from ISP Parking fund.

14. That funds for said costs and acquisition prices for the remaining properties would come from HRA General Fund for Developer Deposits.

15. The acquisition prices for each of the above parcels are set forth in the **Attachment F** to this resolution.

powered by Legistar™