



Legislation Text

File #: RES PH 15-109, **Version:** 1

Approving the Sale and Conveyance of 76 Baker Street East, West Side, District 3, Ward 2.

WHEREAS, the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota ("the HRA"), has duly adopted and there is now lawfully in effect in the City of Saint Paul, Minnesota, a City Wide Comprehensive/Redevelopment Plan ("the Plan") providing for the acquisition, clearance and resale of land for redevelopment which includes the West Side District 3 area within the Plan and the City Consolidated Five-Year Plan; and

WHEREAS, on August 8, 2007 the HRA approved by Resolution 07-08/08-3 the Invest Saint Paul ("ISP") Work Plan; and

WHEREAS, on January 23, 2008 the HRA approved by Resolution 08-01/23-9 strategic acquisition activities under the ISP Initiative including within West Side, District 3; and

WHEREAS, the property at 76 Baker Street East, St. Paul, MN ("the Property") was acquired under the ISP Initiative on June 24, 2010, and the structures on the Property were demolished under the ISP Initiative in 2012; and

WHEREAS, the Property is legally described as: Lots 1, 2 and 3, Block 128, West St. Paul Proper, Ramsey County, Minnesota; and

WHEREAS, on July 24, 2013, the HRA approved by Resolution 13-1097 the HRA Land Disposition Strategy and Work Plan ("the Inspiring Communities Program")

WHEREAS, on August 13, 2014, the HRA approved by Resolution 14-1331 the Property Valuation Policy, under the Inspiring Communities Program; and

WHEREAS, on August 13, 2014, the HRA approved by Resolution 14-1331 the Disposition Policy and Procedure for Sale of Vacant Lots for Market Value, under the Inspiring Communities Program; and

WHEREAS, West Side Community Organization wishes to purchase the Property for \$8,000 for use as a community garden and an agricultural and environmental learning space ("the Proposal"); and

WHEREAS, due notice of said Proposal was published in the Saint Paul Pioneer Press on Saturday, April 11, 2015 and a public hearing on said Proposal and proposed sale and provisions thereof, was held on Wednesday, April 22, 2015 at 2:00 p.m., Central Standard Time, third floor City Hall, 15 West Kellogg Boulevard, in the City of Saint Paul, Minnesota; and

WHEREAS, the HRA, pursuant to the provisions of Minnesota Statutes, Section 469.029 and 469.032, has authority to sell the Property for use in accordance with the Inspiring Communities Program, which meets the activities identified in the City Wide Redevelopment Plan and City Consolidated Plan; and

WHEREAS, the disposal price of the Property is not in accordance with the Property Valuation Policy, and the process by which the Proposal was received and analyzed is not in accordance with the Disposition Policy and Procedure for Sale of Vacant Lots for Market Value; and

WHEREAS, the HRA wishes to assure that the Purchaser only use the Property in the manner proposed.

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

1. That the Executive Director of the HRA is hereby authorized to negotiate and to conclude the sale and conveyance of this Property consistent with this Resolution and the accompanying Board Report, and together with HRA staff is authorized to take such further action necessary to implement this Resolution. The Executive Director is further authorized to execute such other documents and instruments needed to close the sale of the Property.
2. That the sale of the Property be executed in a manner that assures the Purchaser only uses the Property in the manner proposed, with an opportunity for the HRA to re-vest the Property if this condition is not met.
3. That the Property Valuation Policy approved by the HRA by Resolution 14-1331 on August 13, 2014 is waived for the sale of this Property.
4. That the Disposition Policy and Procedure for Sale of Vacant Lots for Market Value approved by the HRA by Resolution 14-1331 on August 13, 2014 is waived for the sale of this Property.

That the execution and delivery of the Deed of Conveyance to West Side Community Organization for the Property is hereby authorized by the Board of Commissioners to be executed on its behalf by the Chairperson or his/her designated Commissioner of the HRA.