



Legislation Text

File #: RES PH 15-255, **Version:** 1

Resolution Approving And Authorizing Action Related To The Saint Paul Housing And Redevelopment Authority's (HRA) Disposition Strategy And Work Plan: 1) Sale And Conveyance Of Parcel 953 Wilson Avenue, Dayton's Bluff, District 4, Ward 7; And 2) Sale And Conveyance Of Parcel 950 Jessamine Avenue East, Payne Phalen, District 5, Ward 6; And 3) Sale And Conveyance Of Parcel 690 Jenks Avenue, Payne Phalen, District 5, Ward 6.

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 Minnesota Statutes section 469.002, subdivision 14; and

WHEREAS, the HRA acquired at different times the following properties, namely: 953 Wilson Avenue, 950 Jessamine Avenue East, and 690 Jenks Avenue (collectively the "Properties"), in Saint Paul, Minnesota, as described in the staff report submitted to the HRA Board with this resolution; and

WHEREAS, on January 28, 2015, by Resolution PH 15-30, the HRA approved a sale of parcel 950 Jessamine Avenue East to James Falvey Homes, Inc. ("JFH"), but prior to closing, JFH decided not to go through with the purchase of that property; and

WHEREAS, the legal description of 953 Wilson Avenue is as follows: Lot 4, Adam Gotzian's Subdivision of Block 77, Lyman Dayton's Addition, Ramsey County, Minnesota; and

WHEREAS, the legal description of 950 Jessamine Avenue East is as follows: Lot 12, Block 14, Eastville Heights, Ramsey County, Minnesota; and

WHEREAS, the legal description of 690 Jenks Avenue is as follows: Lot 3, Block 17, Arlington Hills Addition to St. Paul, according to the recorded plat thereof, and situate in Ramsey County, Minnesota.

WHEREAS, the HRA proposes to sell and convey 953 Wilson Avenue and 950 Jessamine Avenue East to A Ly Bliatia for \$10,000.00 per property, totaling \$20,000.00; and A Ly Bliatia is willing to accept the conveyance for such purposes on the terms described in the staff report ("Bliatia Proposal"); and

WHEREAS, the HRA proposes to convey 690 Jenks Avenue to Jenks Properties, LLC for \$5,000.00 and Jenks Properties, LLC is willing to accept the conveyance for such purposes on the terms described in the staff report ("Jenks Proposal"); and

WHEREAS, the Board of Commissioners of the HRA considered the Bliatia Proposal and Jenks Proposal pursuant to due notice thereof that was published in the Saint Paul Pioneer Press on August 15, 2015, after a

public hearing held on Wednesday, August 26, 2015 at 2:00 pm, central standard time, on the third floor of City Hall, 15 West Kellogg Boulevard, Saint Paul, Minnesota; and

WHEREAS, by this resolution the Board of Commissioners of the HRA finds a public purpose for the conveyance of the Properties,

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

1. The approval of the sale of parcel 950 Jessamine Avenue East to James Falvey Homes, Inc., contained in Resolution PH 15-30 approved on January 28, 2015, is hereby revoked.
2. The HRA Board of Commissioners hereby approves the Bliatia Proposal for sale and conveyance of 953 Wilson Avenue and 950 Jessamine Avenue East to A Ly Bliatia on the terms described in the staff report.
3. The HRA Board of Commissioners hereby approves the Jenks Proposal for conveyance of 690 Jenks Avenue to Jenks Properties, LLC on the terms described in the staff report.
4. The HRA Executive Director is authorized and directed to finalize all documents and agreements necessary to effectuate the conveyance of the Properties to each corresponding party.
5. The HRA Executive Director, staff and legal counsel for the HRA are further directed and authorized to take all actions necessary to implement this Resolution. The HRA's Executive Director is authorized to execute any documents and instruments in connection with this Resolution except that the HRA Chair/Commissioner shall execute the deeds of conveyance.