



Legislation Text

File #: RES 17-1351, **Version:** 1

Approving the conveyance of the city-owned "Ryan Lot" to the HRA for future development.

WHEREAS, the City of Saint Paul ("City") owns 1.31 acres of land located at 217 Chestnut Street and situated adjacent to Eagle Parkway and west of the Science Museum grounds (the "Ryan Lot"), as depicted in Exhibit A attached hereto; and

WHEREAS, the Ryan Lot is currently being used as a public parking lot administered by the Housing and Redevelopment Authority of the City of Saint Paul ("HRA"); and

WHEREAS, on September 14, 2016 the HRA Board of Commissioners adopted a resolution (RES PH 16-303) authorizing the HRA to execute a contingent purchase agreement with Schafer Richardson, Inc. and its related entity SR Development, LLC (the "Developer") for the Developer's purchase of the Ryan Lot to develop as a 175-unit market rate apartment building with 168 enclosed parking spaces; and

WHEREAS, said resolution authorized the HRA to accept the Ryan Lot from the City and subsequently convey it to the Developer; and

WHEREAS, on July 12, 2017 the City Council adopted RES 17-1012 to memorialize action taken on June 21, 2017 to approve the "Kellogg Center" plat, which dedicated right-of-way, clarified property boundaries, and established four new parcels, including a parcel comprising the Ryan Lot; and

WHEREAS, conveyance of the Ryan Lot from the HRA to the Developer is conditioned on the City approving the Kellogg Center plat and conveying the Ryan Lot to the HRA; and

WHEREAS, the City finds a public purpose for the conveyance of the Ryan Lot to the HRA, understanding it will be conveyed to the Developer to construct market rate apartments, return tax-exempt property to the tax rolls, create construction jobs and provide sales proceeds to the HRA that can be reinvested in other city and HRA projects; now, therefore be it

RESOLVED, that the City Council hereby authorizes and directs the proper city officials to convey the Ryan Lot to the HRA by quitclaim deed, and to take all actions necessary to implement this Resolution and complete the conveyance, including execution of any related documents and instruments.