



Legislation Text

File #: RES PH 18-179, **Version:** 1

Authorization to acquire tax forfeited parcel 53 Geranium Avenue W. and convey to Greater Frogtown Community Development Corporation; to acquire 722 Lafond Avenue, 762 Thomas Avenue, 1025 Seminary Avenue W. and 466 Iglehart Avenue and convey to Twin Cities Habitat for Humanity, Inc.; to acquire 995 Rose Avenue E., 615 Maryland Avenue E. and 486 Victoria Avenue S. and convey to Singular Development Resources Inc. Districts 5, 6, 7, 8 and 9, Wards 1, 2, 5, and 6

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 Payne-Phalen District 5 area, the North End District 6 area, the Thomas Dale District 7 area, the Summit University District 8 area and the West Seventh District 9 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 HRA 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 HRA 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 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; and

WHEREAS, the developer has provided funds for the acquisition and development and has agreed to the terms and conditions of the Ramsey County Policy; and

WHEREAS, a public hearing was held on June 27, 2018 to authorize conveyance of the tax forfeited properties described herein.

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:

- **53 Geranium Avenue W.** in District 6, Ward 5, (Stinson's Rice Street Addition to the City of St. Paul, Minn., Lots 22 & 23, Block 4) Purchaser: Greater Frogtown Community Development Corporation.
- **722 Lafond Avenue** in District 7, Ward 1, (Chute Brothers Division No. 5 Addition to the City of St. Paul, Minn., Lot 11, Block 5) Purchaser: Twin Cities Habitat for Humanity, Inc.
- **762 Thomas Avenue** in District 7, Ward 1, (Chute Brothers Division No. 11 Addition to the City of St. Paul, Minn., Lot 6) Purchaser: Twin Cities Habitat for Humanity, Inc.
- **1025 Seminary Avenue W.** in District 7, Ward 1, (Winters Addition to St. Paul, except the alley, the West ½ of Lot 11 and all of Lot 12, Block 17) Purchaser: Twin Cities Habitat for Humanity, Inc.
- **466 Iglehart Avenue** in District 8, Ward 1, (Mackubin and Marshall's Addition to St. Paul, Lot 7 and the East 19.34 feet of Lot 8, Block 21) Purchaser: Twin Cities Habitat for Humanity, Inc.
- **995 Rose Avenue E.** in District 5, Ward 6, (Eastville Heights, Lot 30, Block 3) Purchaser: Singular Development Resources Inc.
- **486 Victoria Street S.** in District 9, Ward 2 (Lakeview Addition No. 1, except the South 15 feet; Lot 42 & all of Lot 43 & the South 20 feet of Lot 44, Block 3) Purchaser: Singular Development Resources Inc.
- **615 Maryland Avenue E.** in District 5, Ward 6 (Joseph R. Weide's 2nd Addition to the City of St. Paul, Lot 21, Block 1) Purchaser: Singular Development Resources Inc.

which are all located within Payne-Phalen District 5, North End District 6, Thomas Dale District 7 Summit University District 8 and West Seventh District 9 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 53 Geranium Avenue W. would be acquired and conveyed to Greater Frogtown Community Development Corporation for rehabilitation of the 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 722 Lafond Avenue would be acquired for conveyance to Twin Cities Habitat for

Humanity Inc. for new housing construction. The 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.

3. That Tax Forfeit Parcel 762 Thomas Avenue 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 of the date HRA acquires title to the property. The acquisition meets the public purpose of Minnesota Statute 469.001.

4. That Tax Forfeit Parcel 1025 Seminary Avenue W. 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 homeownership. The development would take place within 18 months of the date HRA acquires title to the property. The acquisition meets the public purpose of Minnesota Statute 469.001.

5. That Tax Forfeit Parcel 466 Iglehart Avenue 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 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.

6. That Tax Forfeit Parcel 995 Rose Avenue E. would be acquired and conveyed to Singular Development Resources Inc. for rehabilitation of the 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 486 Victoria Street S. would be acquired and conveyed to Singular Development Resources Inc. for rehabilitation of the 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 615 Maryland Avenue E. would be acquired and conveyed to Singular Development Resources Inc. for rehabilitation of the duplex to be sold for affordable housing and for owner occupied 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 funds for said costs and acquisition prices for the properties would come from HRA General Fund for Developer Deposits.

11. The HRA Executive Director and staff are hereby authorized and directed to take all actions needed to implement this resolution and the HRA Executive Director is authorized to execute all documents and instruments in connection therewith.