



## Legislation Text

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**File #:** RES PH 19-135, **Version:** 1

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Resolution approving and authorizing the sale and conveyance of property under the Saint Paul Housing and Redevelopment Authority's (HRA) guidelines for disposition of a splinter parcel located at the northeast corner of West 7<sup>th</sup> Street and Western Avenue South, and approval of purchase agreement, District 9, Ward 2

**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 legal description of the real property described in this resolution is set forth in Exhibit A attached to this resolution ("Property"); and

**WHEREAS**, the HRA proposes to sell and convey the Property, to Bigos-WC Acquisition, LLC ("Bigos") for a transfer fee of \$675 and on the terms set forth in a purchase agreement ("Purchase Agreement") submitted with the staff report and Bigos is willing to accept the conveyance on the terms described in the Purchase Agreement; and

**WHEREAS**, by this resolution the Board of Commissioners of the HRA finds a public purpose for the conveyance of the Property; and

**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 HRA Board of Commissioners hereby approves the Purchase Agreement and the sale and conveyance of this Property to Bigos.
2. The HRA Executive Director is authorized and directed to finalize all documents and agreements necessary to effectuate the conveyance of the Property to Bigos.
3. 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 the Purchase Agreement and any other documents and instruments in connection with this Resolution except that the HRA Chair/Commissioner shall execute the deed of conveyance of the Property to Bigos.

### EXHIBIT A

Legal Description

Lot 6, Block 10, Winslow's Addition to Saint Paul, Minnesota,

Less that part of Lot 6, Block 10 Conveyed in that Certain  
Warranty Deed Filed on October 16, 1998, as Document No. 3094532  
(Parcel ID: 012823430123)