



Legislation Text

File #: RES PH 19-210, **Version:** 2

Authorization to acquire tax forfeited parcels 870 Fuller Avenue, 720 Jenks Avenue, and 1297 Woodbridge Street ~~and 1698 Lafond Avenue~~ to convey to Twin Cities Habitat for Humanity, Inc. for new construction consistent with Ramsey County HRA Resolution B2017-274 and the City of St. Paul HRA Resolution 14-867, Districts 5, 6 and 8, ~~and~~ 11 Wards 1, 4, 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-South Como District 6 area, and the Summit-University District 8 area, ~~and the Hamline-Midway District 11 area~~, which are all part of the redevelopment plan; and

WHEREAS, HRA recognizes the problems created by vacant lots and blighted properties not being maintained or being of value to the community, and it also recognizes the need to take the initiative to convert these lots and dilapidated structures into decent, safe, and sanitary housing for persons of low and moderate income and/or to 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 the City of St. Paul HRA Resolution 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 Twin Cities Habitat for Humanity, Inc. has and will 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 26, 2019 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 acquisition of the properties identified as:

- 870 Fuller Avenue in District 8, Ward 1, (Lot 3, Block 3, Milton Addition to the City of St. Paul, MN)
Purchaser: Twin Cities Habitat for Humanity, Inc.
- 720 Jenks Avenue in District 5, Ward 6, (Lot 5, Block 18, Arlington Hills Addition to St. Paul, Minn.)
Purchaser: Twin Cities Habitat for Humanity, Inc.
- 1297 Woodbridge Street in District 6, Ward 5, (Lot 6, Block 1, Norton's Addition to the City of St. Paul, Minn.) Purchaser: Twin Cities Habitat for Humanity, Inc.
- ~~1698 Lafond Avenue W. in District 11, Ward 4, (Lot 6, Block 3, George Bros. Addition to St. Paul, Minn.)~~
~~Purchaser: Twin Cities Habitat for Humanity, Inc.~~

which are respectively located within the Payne-Phalen District 5, the North End-South Como District 6, and the Summit University District 8 ~~and the Hamline-Midway District 11~~ areas, as applicable, and which 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 870 Fuller Avenue would be acquired for 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 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 720 Jenks Avenue would be acquired for 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 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 1297 Woodbridge Street 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 1698 Lafond 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.~~
- 5.4. That funds for said costs and acquisition prices for the properties would come from Twin Cities Habitat for Humanity, Inc.
- 6.5. The HRA Executive Director and staff are hereby authorized and directed to take all actions needed to implement this Resolution, including without limitation the preparation of documents, and the HRA Executive

Director is authorized to execute all documents, instruments and agreements as are necessary and proper, are approved by the City Attorney, and do not substantially and adversely affect the rights and obligations of the HRA.