



Legislation Text

File #: RES PH 20-109, **Version:** 1

Resolution approving and authorizing the sale and conveyance of 716 Wilson Avenue, District 4, Ward 7 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.; 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 has duly adopted and there is now lawfully in effect in the City of Saint Paul, Minnesota, a City Wide Comprehensive/Redevelopment Plan providing for the acquisition, clearance and resale of land for redevelopment; and the City Consolidated Five-Year Plan; and

WHEREAS, on July 24, 2013, by Resolution 13-1097 the HRA Board accepted and approved the HRA Disposition Strategy Work Plan and Budget ("Plan") to address the disposition of certain parcels of real property owned by the HRA; and

WHEREAS, on October 9, 2013, by Resolution 13-1592 the HRA Board accepted and approved key terms of the Plan's Inspiring Communities Program ("Program"); and

WHEREAS, one of the defined goals of the Plan and Program is to dispose of vacant lots that are considered difficult to redevelop through sale to adjacent residential property owners for use as side yard; and

WHEREAS, the legal description of the property described in this Resolution (the "Property") is as follows:

The Northeasterly 70.4 Feet of Lots 5 and 6, Auditor's Subdivision No. 20, St. Paul, Ramsey County, Minnesota; and

WHEREAS, the Property is included in the aforementioned approved Plan and Program; and

WHEREAS, the Property was purchased, demolished, and/or maintained using Federal Community Development Block Grant ("CDBG") funds, and was therefore required to follow CDBG regulations to meet a national objective; and

WHEREAS, the HRA has met a CDBG national objective under Spot Slum Blight, through demolition of the building on the Property, thus eliminating conditions that were detrimental to public health and safety; and

WHEREAS, the Property is now a vacant lot and the current condition of the lot, as affected by the location of an underground storm water management infrastructure system, makes redevelopment of the Property difficult; and

WHEREAS, HRA Staff determined that an unsolicited proposal submitted to the HRA by Cory Vandenberghe and Tia Vandenberghe, spouses married to each other, ("the Vandenberghes"), to acquire the Property for its estimated market value as established by the Ramsey County Assessor, for use as residential side yard and structural landscaping purposes, is consistent with goals of the Plan and Program and therefore recommends proceeding with a land sale to the Vandenberghes (the "Recommendation"); and

WHEREAS, consistent with the HRA's land disposition policy, HRA Staff publicized HRA's consideration of the Vandenberghes' proposal through the City's Early Notification System, and no other interest in the Property or offers for the Property were received during the required 45-day period; and

WHEREAS, the Recommendation was considered by the HRA Board pursuant to due notice thereof that was published in the Legal Ledger on April 9, 2020 and the public was given an opportunity to comment on the Recommendation ; and

WHEREAS, by this Resolution the HRA finds a public purpose for the sale and conveyance of the Property, for the following reasons: the sale proceeds can be re-invested in other CDBG-eligible activities; the current condition of the Property, as affected by the location of the storm water system, makes future redevelopment difficult; and, this sale will enhance and stabilize the HRA's recent investment in the rehabilitation of 216 Bates Avenue; and

WHEREAS, because the newly-installed underground storm water management infrastructure system requires a joint easement and maintenance agreement to establish an easement related to the system and set forth the maintenance obligations of the benefiting property owners, the HRA's sale of 716 Wilson Avenue to the Vandenberghes is contingent on the Vandenberghes and the owners of 216/218 Bates Avenue and 208/210 Bates Avenue entering into a joint easement and maintenance agreement which shall be recorded at the time of closing.

NOW THEREFORE BE IT RESOLVED by the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, as follows:

The HRA Board hereby approves the Recommendation and authorizes the sale and conveyance of the Property to the Vandenberghes on the terms and conditions described in the staff report and this Resolution.

The HRA Board hereby authorizes and directs Staff to take all actions necessary to carry out the activities authorized by this Resolution, and the Executive Director is hereby authorized and directed to execute all documents and instruments necessary to effectuate the activities to be undertaken by this Resolution except that the HRA Chair shall execute the deed of conveyance of the Property to the Vandenberghes.