



Legislation Text

File #: RES PH 20-202, **Version:** 1

Authorization to acquire the tax forfeited parcel located at 612 Wells Street and convey such parcel to Dayton's Bluff Neighborhood Housing Services; to acquire the tax forfeited parcel located at 390 Fry Street and convey to Next 7th Properties, LLC; to acquire the tax forfeited parcel located at 1179 Seminary Avenue and convey to Community Action Partnership of Ramsey and Washington Counties, all for the development of affordable housing, Districts 5, 13 and 11, Wards 6 and 4

WHEREAS, the 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

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 into housing for persons of low and moderate income; and

WHEREAS, Ramsey County approved a policy by Resolution B2017-274, as amended B2019-202, to create incentives for development of affordable housing ("Ramsey County Resolution"); and

WHEREAS, HRA approved a policy under HRA Resolution 14-867 ("HRA Resolution") for properties acquired by HRA which is complementary to the Ramsey County Resolution and defines the process for holding and sale of Tax Forfeit properties; and

WHEREAS, HRA has the power to engage in housing projects development 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 in 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 housing projects 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 a certain parcel of land located in the City of Saint Paul which has been forfeited to Ramsey County because of unpaid taxes, such parcel being located at 612 Wells Street, Saint Paul, Minnesota and legally described as Lot 7, Stinson's Subdivision of Block 36 of Arlington Hills Addition to St. Paul and 390 Fry Street, Saint Paul, Minnesota and legally described as Lot 21, Block 2, Milham Park and 1179 Seminary Avenue, Saint Paul, Minnesota and legally described as Lot 26, Block 3, Gilbert's Addition (individually referred to as the "Parcel" and collectively as the "Parcels"); and

WHEREAS, the Parcels described in this resolution are being acquired for the price determined by Ramsey County based on the intended developer designation and use which is necessary to provide for the redevelopment of the Parcels for affordable housing and constitutes HRA public purposes; and

WHEREAS, the developers Dayton's Bluff Neighborhood Housing Services, Next 7th Properties, LLC and Community Action Partnership of Ramsey and Washington Counties ("Developers") will provide funds for the acquisition and development of the Parcels and have agreed to the terms and conditions of the Ramsey County Policy; and

WHEREAS, a public hearing was held on September 23, 2020 to authorize conveyance of the Parcels to the Developers.

NOW, THEREFORE, BE IT RESOLVED by the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, that the public acquisition from Ramsey County and subsequent conveyance to the Developers of the Parcels identified as:

- **612 Wells Street** in District 5, Ward 6, (Lot 7, Stinson's Subdivision of Block 36 of Arlington Hills Addition to St. Paul); Purchaser: Dayton's Bluff Neighborhood Housing Services
- **390 Fry Street** in District 13, Ward 4 (Lot 21, Block 2, Milham Park); Purchaser: Next 7th Properties, LLC
- **1179 Seminary Avenue** in District 11, Ward 4, Lot 26, Block 3, Gilbert's Addition; Purchaser: Community Action Partnership of Ramsey and Washington Counties

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 the Tax Forfeited Parcel 612 Wells Street Parcel is being acquired for conveyance to Dayton's Bluff Neighborhood Housing Services for new construction to be sold or rented for affordable housing and for homeownership consistent with the Ramsey County Resolution and HRA Resolution. The development will take place within 18 months from the date HRA acquires title to the Parcel. The acquisition meets the public purposes of Minnesota Statute Chapter 469.

2. That the Tax Forfeited Parcel 390 Fry Street Parcel is being acquired for conveyance to Next 7th Properties, LLC for new construction to be sold or rented for affordable housing and for homeownership consistent with the Ramsey County Resolution and HRA Resolution. The development will take place within 18 months from the date HRA acquires title to the Parcel. The acquisition meets the public purposes of Minnesota Statute Chapter 469.

3. That the Tax Forfeited Parcel 1179 Seminary Avenue Parcel is being acquired for conveyance to Community Action Partnership of Ramsey and Washington Counties for new construction to be sold or rented for affordable housing and for homeownership consistent with the Ramsey County Resolution and HRA Resolution. The development will take place within 18 months from the date HRA acquires title to the Parcel. The acquisition meets the public purposes of Minnesota Statute Chapter 469.

4. That funds for the redevelopment costs and acquisition price for the Parcels will come from Dayton's Bluff Neighborhood Housing Services, Next 7th Properties, LLC and Community Action Partnership of Ramsey and Washington Counties for the respective Parcels.

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 except that the deed of conveyance from the HRA to the Developer shall be executed by the HRA Chair.