



Legislation Text

File #: RES PH 22-381, **Version:** 1

Authorization to Acquire a Vacant Lot Currently Used as a Parking Lot from the City of Saint Paul located at 410 Griggs and Subsequently Convey the Same to Adjacent Property Owner, Concordia University, St. Paul, District 13, Ward 1

WHEREAS, the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota ("HRA") is a public body corporate and politic organized, existing, and operating under the laws of the State of Minnesota, Minn. Stat. Sec. 469.001, et seq. (the "Act"); and

WHEREAS, the HRA has the power to engage in development and redevelopment activities under the Act, and is authorized to create redevelopment projects as defined in the Act, and said activities include but are not limited to: (a) providing adequate, safe and sanitary dwellings, remedying housing shortages for low and moderate income residents, and providing housing for persons of all incomes through housing projects and development, (b) removing and preventing blight or deterioration, (c) bringing substandard buildings and improvements into compliance with public standards, (d) performing duties according to the comprehensive plan, (e) disposing of land for private redevelopment, and (f) improving the tax base and the financial stability of the community; and

WHEREAS, the City of Saint Paul owns a parcel of land (Parcel ID No. 34-29-23-41-0058) containing approximately 5.328 acres; and

WHEREAS, the City has caused the parcel to be divided into separate parcels with one parcel being identified as 410 Griggs Street North and legally described below ("City Property"); and

WHEREAS, Concordia University, St. Paul ("Buyer"), owns property abutting the City Property; and

WHEREAS, the Buyer has negotiated the purchase of the City Property; and

WHEREAS, the City of Saint Paul City of Council has approved the disposal of the City Property to Concordia University, St. Paul using the HRA as a pass through; and

WHEREAS, the HRA is empowered to act as a conduit to acquire property from the City and subsequently convey title of the City Property to Buyer; and

WHEREAS, the HRA finds that the conveyance of the City Property serves a public purpose as identified by the City Council; and

WHEREAS, due to the public purpose of the conveyance and the HRA's involvement only as a conduit the HRA finds it appropriate to waive certain portions of the "Policy and Procedure for Disposition of HRA Owned Real Estate" ("HRA Disposition Policy"); and

WHEREAS, a public hearing on the acquisition and sale of the City Property was held on December 14, 2022; now, therefore, be it

RESOLVED by the Board of Commissioners of the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota:

1. That the conveyance of the City Property from the City to the HRA, pursuant to the terms and conditions of the HRA Disposition Policy and a three-way purchase and sale agreement with the City and the Buyer ("Acquisition Agreement"), is authorized and approved, said City Property being legally described as follows:

Those parts of Lots 4, 5 and 6, Block 2, and vacated Foster Street all in MIDWAY INDUSTRIAL DIVISION, according to the recorded plat thereof, Ramsey County, Minnesota, described as commencing at the southwest corner of said Block 2, thence North 00 degrees 10 minutes 21 seconds West, assumed bearing, along the west line of said Block 2, a distance of 200.00 feet to the north line of the south 200.00 feet of said Block 2, being the point of beginning of the parcel to be described; thence North 89 degrees 40 minutes 01 second East, along said north line of the south 200.00 feet of Block 2, a distance of 264.00 feet; thence North 00 degrees 10 minutes 21 seconds West, parallel with said west line of Block 2, a distance of 145.85 feet to the centerline of said vacated Foster Street; thence South 89 degrees 38 minutes 59 second West 264.00 feet along said centerline of vacated Foster Street to the northerly extension of said west line of Block 2; thence South 00 degrees 10 minutes 21 seconds East 145.77 feet along said west line of Block 2 and its northerly extension to the point of beginning.

2. That, subject to the conveyance of the City Property from the City to the HRA, the conveyance by limited warranty deed of the City Property to the Buyer to use for parking as set forth in the Acquisition Agreement is authorized and approved.

3. That the following requirements of the HRA Disposition Policy are hereby waived: the RFP/RFQ and proposal procedures including specifically the development requirements, the application fee; the quit claim deed and environmental indemnity requirement; and the reversion of the property to the HRA.

4. That the Chairperson, or Chairperson's designated Commissioner, the Executive Director and any other required staff are directed to prepare and execute all documents and instruments approved by the City Attorney's Office that are necessary to facilitate the transactions from the City to the HRA and from the HRA to the Buyer and take any and all other actions needed to implement this Resolution.

5. that this Resolution does not constitute a binding legal agreement; rather, the action taken herein shall not be effective until said documents are executed by the appropriate official(s) of the HRA.