

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA

REPORT TO THE COMMISSIONERS

DATE: DECEMBER 10, 2025

**REGARDING: RESOLUTION APPROVING AND AUTHORIZING THE CONVEYANCE OF
THREE PARCELS LOCATED IN CHESTNUT PLAZA AND ALONG THE
RIVERFRONT TO THE CITY OF SAINT PAUL, DISTRICT 9, WARD 2.**

Requested Board Action

Authorize and approve conveyance of three HRA-owned parcels used for right of way and trail purposes in and along Chestnut Plaza and the riverfront to the City of Saint Paul.

Background

In 2001, the HRA entered into a development agreement for the Upper Landing development project which generally included an area between Chestnut Street/Eagle Parkway, Washington Street, Shepard Road, and Pilot House (also known as City House, Public House, and Head House). Three parcels adjacent to Pilot House identified by parcel IDs 062822310018, 062822310019, and 062822310020 (the “Property”) are owned by the HRA and are considered remnants of the overall development. The Property is undevelopable and is currently used for right of way and trail purposes which the City Parks department maintains.

Staff have been working to identify remnant parcels within the HRA owned properties portfolio that could be transferred to City ownership and staff continues to work with City departments to accomplish these transfers. The Property came to the forefront for priority transfer due to the City’s Chestnut Plaza revitalization project that started this summer. To not delay the City’s project, the HRA Executive Director executed a right of entry permit for an initial term of 30 days while staff work through the steps required for conveyance.

As this is a conveyance of HRA owned property, staff published a notice of public hearing relating to the proposed conveyance of certain real property in the Saint Paul Pioneer Press on November 29, 2025, and a public hearing will need to be conducted.

Budget Action - N/A

Future Action

There will be no further Board action required by the HRA. Upon approval, staff will proceed with the drafting and securing of signatures on the necessary conveyance documents. Note, that City Council may need to formally accept the Property which the City's real estate department will bring to City Council for action.

Financing Structure

There is no financing involved. The Property will be conveyed to the City at no cost.

PED Credit Committee Review - N/A

Compliance - N/A

Green/Sustainable Development - N/A

Environmental Impact Disclosure - N/A

Historic Preservation - N/A

Public Purpose/Comprehensive Plan Conformance

Conveyance of the Property is consistent with existing and future use of the area. Specifically, pursuant to the Parks, Recreation, and Open Space Chapter, as the Property is already being used for trail and right of way purposes, it meets the goal of a strong and accessible connection. Policy PR-1 aims to ensure equitable access to Parks and Recreation amenities and PR-2 intends to reduce physical barriers to facilities. Conveyance of the Property also aligns with Policy PR-15 and 16 providing for innovation and safety in existing parks through design and maintenance. As the Property has been a part of the trail and park system for some time, it is better suited to be owned by the City to continue maintenance and best practices operations for the area. The proposed conveyance further supports Goal 5 of the Parks, Recreation, and Open Space Chapter for strong and accessible connections.

Statement of Chair (for Public Hearing)

Being duly authorized by the Board of Commissioners to conduct this Public Hearing, the hearing is now open. This is a Public Hearing called for the purpose of conveyance of certain real estate located in District 9, Ward 2, by the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota (HRA). Notice of time, place, and purpose of this hearing was published in the Saint Paul Pioneer Press on November 29, 2025. The Affidavit of Publication of the Notice of

Public Hearing will be made a part of these proceedings. The HRA proposes to convey the following property as follows:

<u>Property Description</u>	<u>Buyer</u>	<u>Purchase Price</u>
PID 062822310018	City of Saint Paul	\$0.00
PID 062822310019	City of Saint Paul	\$0.00
PID 062822310020	City of Saint Paul	\$0.00

The above property will be sold by the HRA by a quit claim deed. Is there anyone who wishes to be heard on this sale? If not, the Chair will declare this Public Hearing closed.

Recommendation:

The Executive Director recommends approval of the conveyance in accordance with the resolution.

Sponsored by: Rebecca Noecker

Staff: Jenn Dull, 651-266-8498

Attachments

- **Map**