

# 259 University Ave W

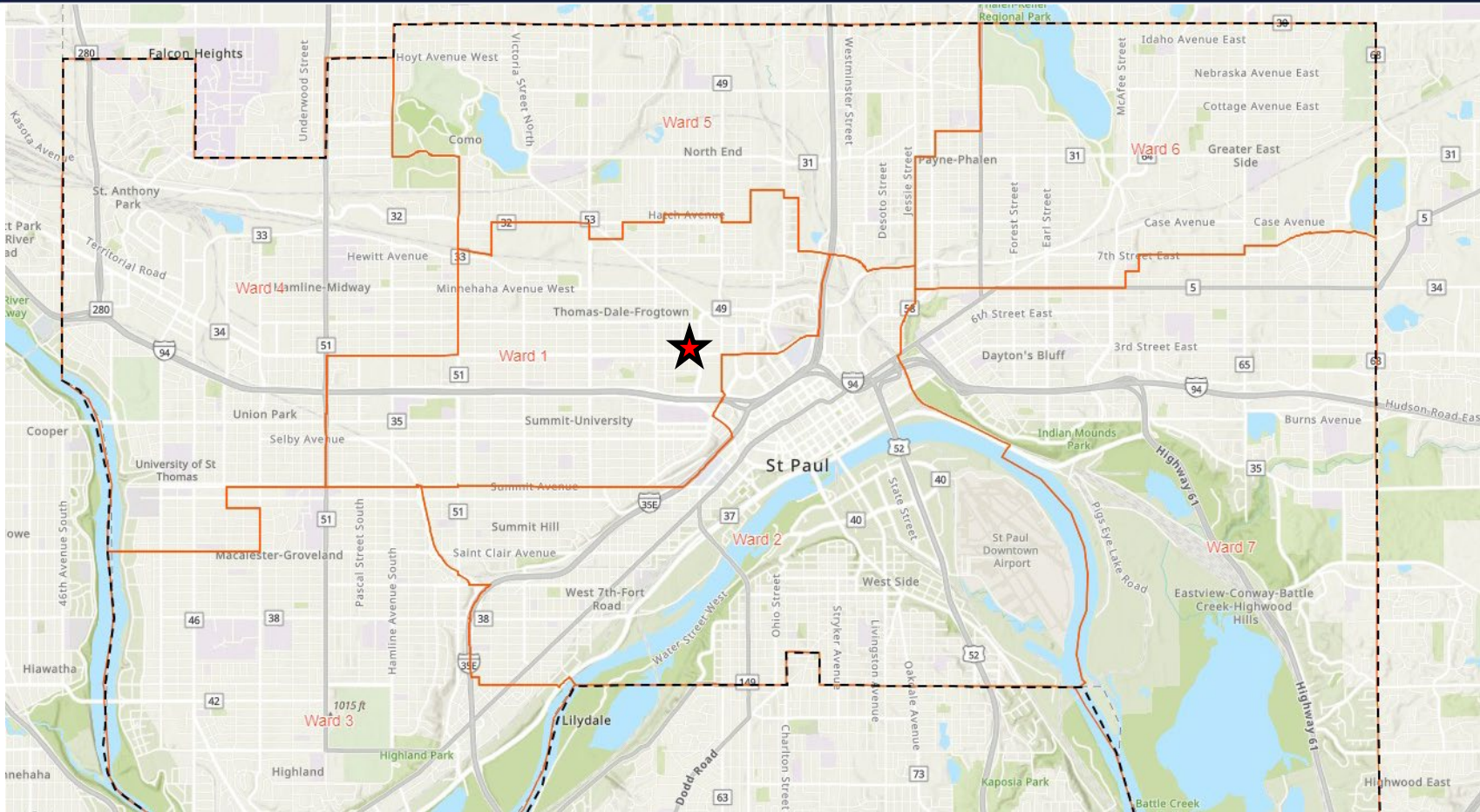
Intro to the Resolution Approving  
the Acquisition of Property

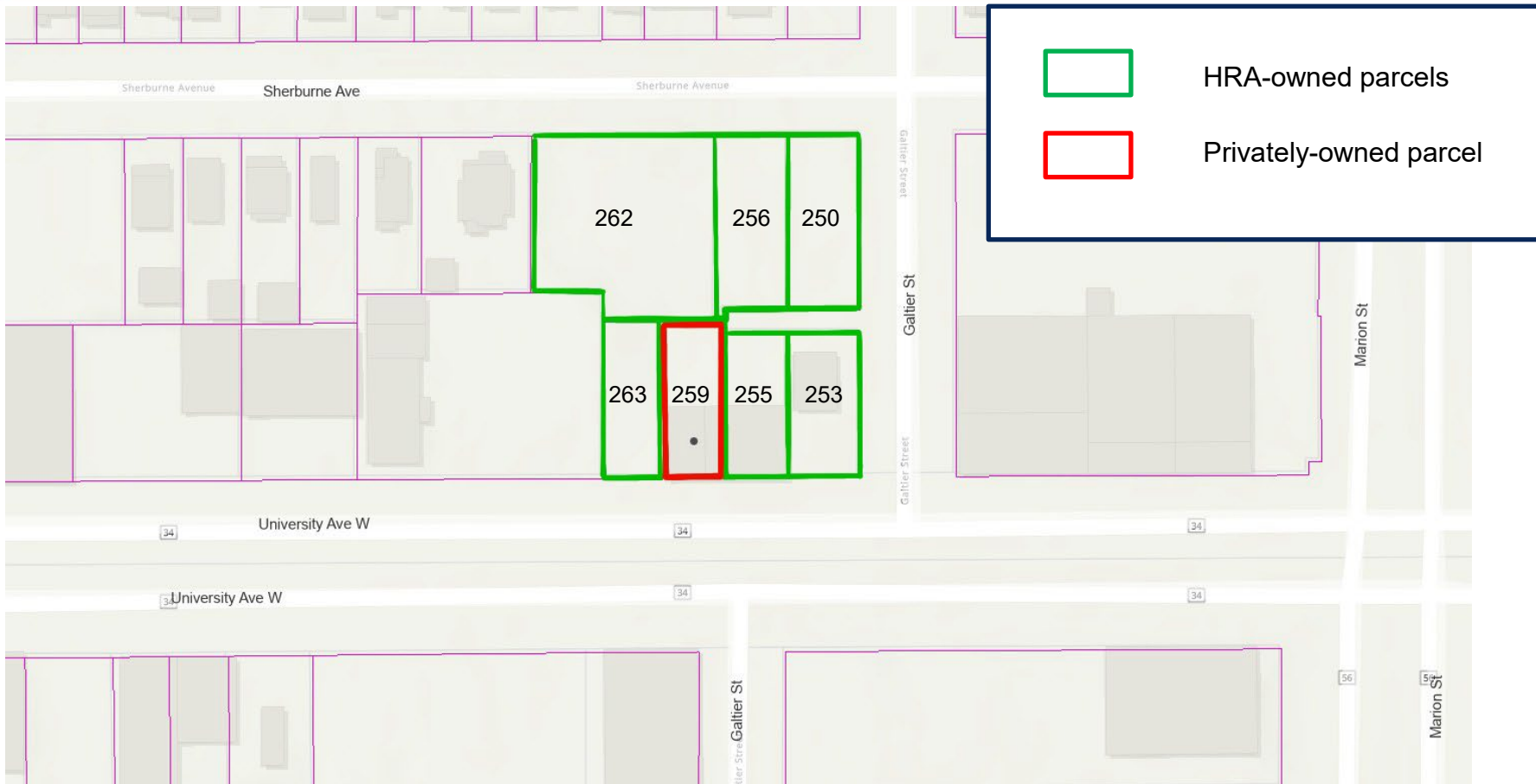
June 3, 2026



**SAINT PAUL**  
MINNESOTA

[STPAUL.GOV](http://STPAUL.GOV)

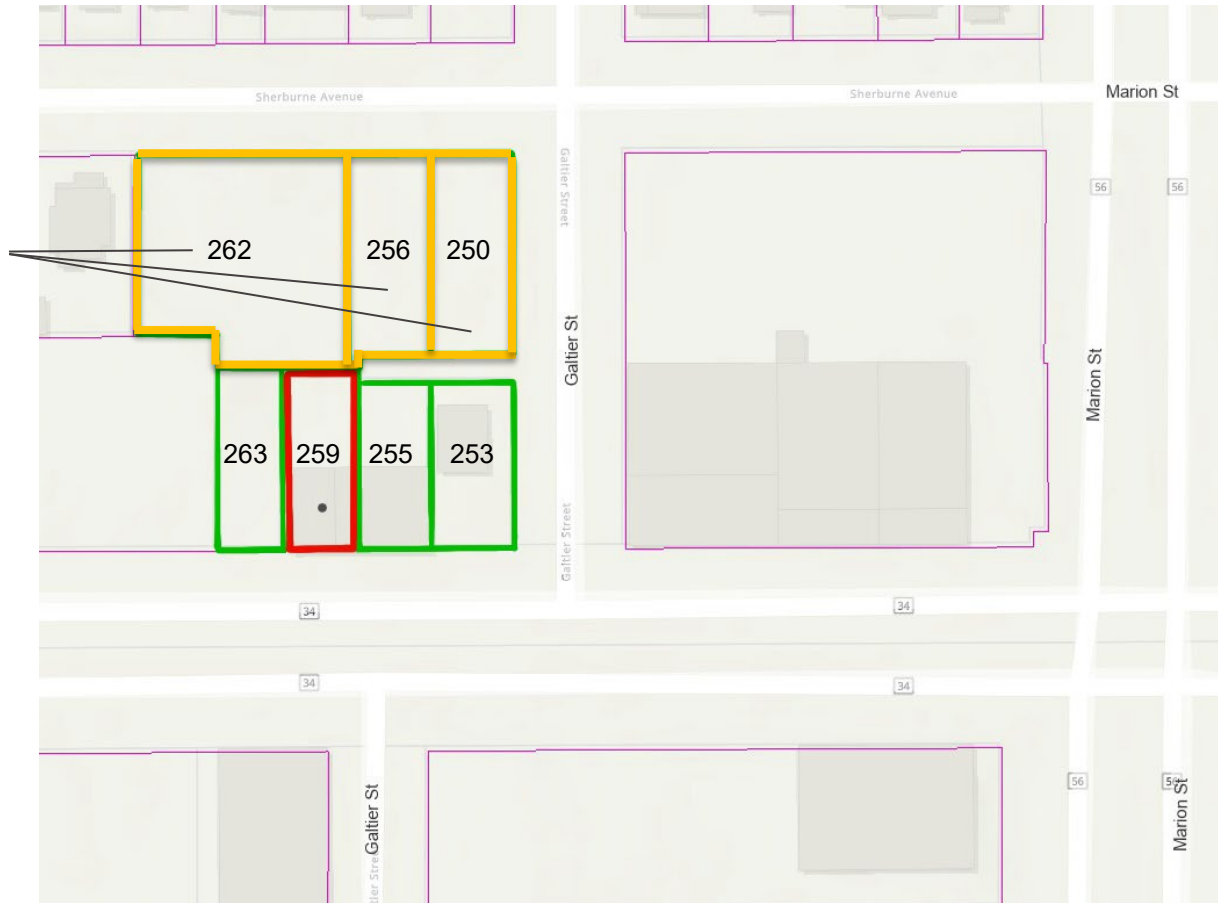






# Site History

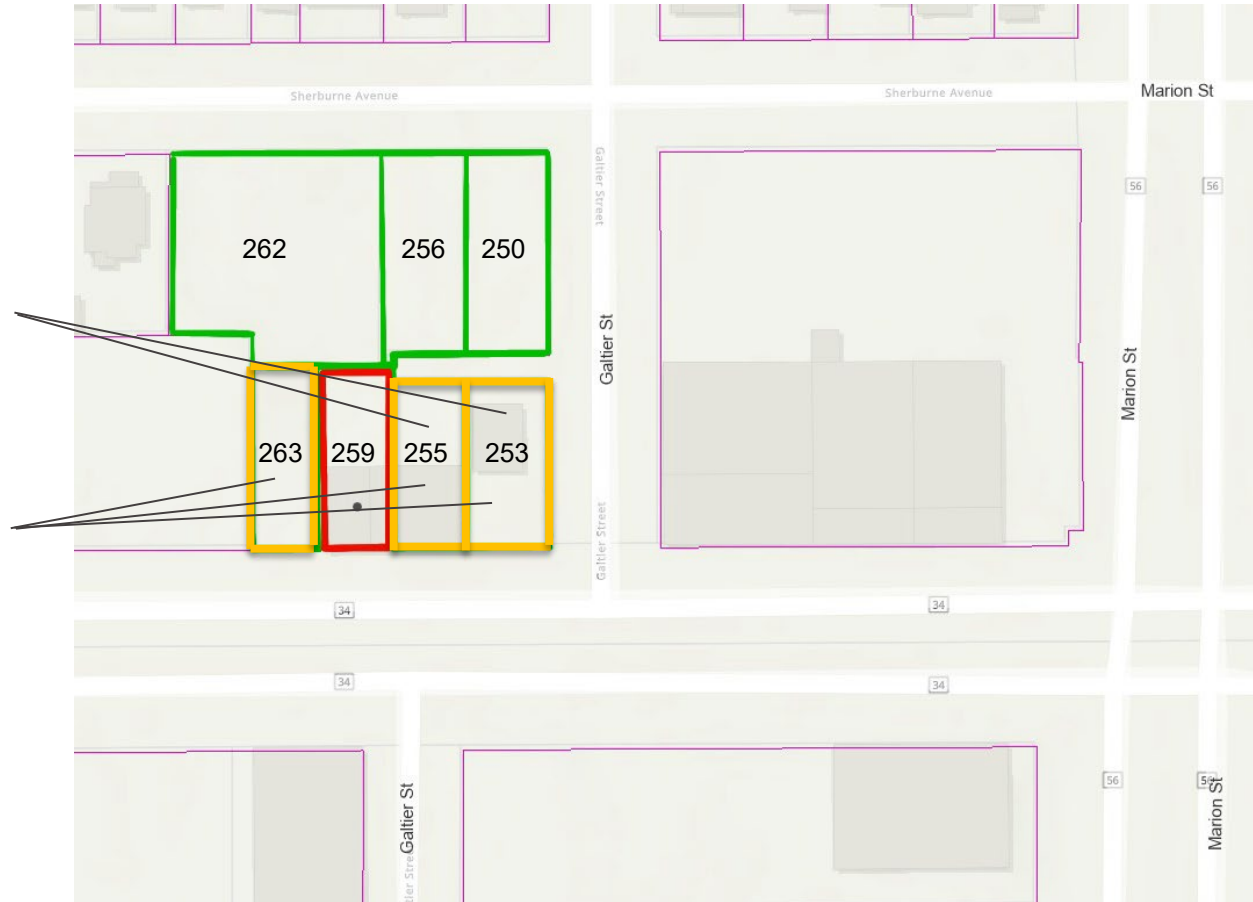
- Sherburne Ave properties use from 1941 - early 2000s: single family homes / duplexes
- Between 2003 – 2006 became vacant / foreclosed
- Between 2006 – 2009 acquired by HRA and demolished





# Site History

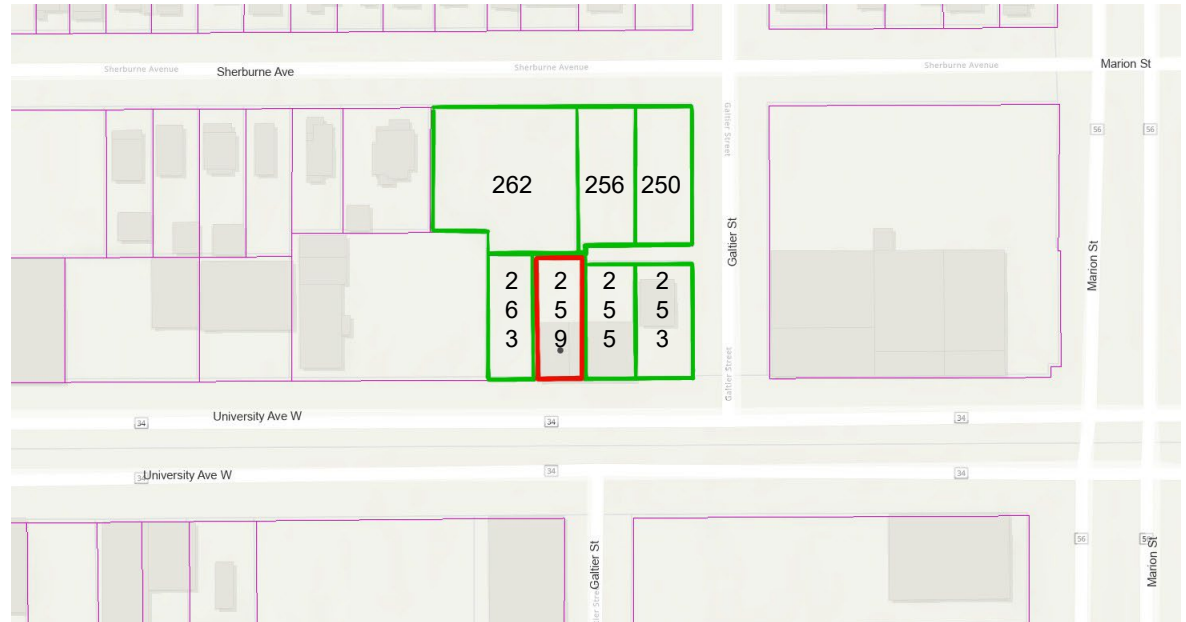
- 253, 255 University Ave formerly used as Saxon Ford dealership admin offices
- 253, 255, 263 University Ave acquired by HRA in 2009





# Funding used to assemble the site; Obligations

- 250, 262 Sherburne and 253, 255 University used Land Acquisition for Affordable New Development (LAAND) from Metropolitan Council
- Resulting obligations for the site based on LAAND requirements:
  - Minimum of 20% of units available at 60% AMI





# Acquisition of 259 University

- Rationale: to create a more contiguous redevelopment site and allow for higher-density housing development along the Green Line
  - T2 zoning encourages pedestrian-oriented development with a variety of uses and housing types, and appropriate transitions to adjacent residential neighborhoods.
- Source: Staff has made a reservation of Community Development Block Grant (CDBG) funds
  - National objective identified is Slum/Blight, would be met by acquisition and demolition (preparation for redevelopment)
- Acquisition Amount: \$600,000
  - Listing price was \$625,000



## Timeline

- A purchase agreement is currently being executed and is pending HRA Board approval on June 10
- City Council will also need to approve the use of CDBG funds, to schedule for June 10 after HRA Board approval
- Closing could be as early as June 11 pending approvals



## Next Steps

- Environmental Site Investigation - Phases I & II (requirement of Environmental Review conducted for use of CDBG funding)
- Demolition of buildings at 253, 255, and 259 University (CDBG funding reservation accounted for this, also)
- Site assembly and solicitation for redevelopment



**Questions?**