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Update on Priority HRA Owned Sites for Development



What the HRA owns

- The HRA currently owns over 200 parcels of property across 6 of the 7 Council Wards
- Many are not large enough or otherwise suited for development. Some could be combined into a developable parcel.
- Properties have been acquired using a variety of funding types, some of which require specific outcomes
- In the short term (next 3-4 months), staff is primarily focused on disposing of all remaining Neighborhood Stabilization Program (NSP) properties due to HUD deadlines
- For remaining property, staff is understanding what additional information needs to be gathered before we can actively advertise the property.



How the HRA uses and sells property

Request for Proposals

Competitive process with specific goals, criteria and timeline

Unsolicited Proposals

Can be submitted at any time, subject to criteria in disposition policy, requires 45 day ENS notice to inform public/allow for competing proposals

Garden sites

Sites used for gardens enter into a license agreement to allow the use or are sold to a group that wishes to operate the garden long-term

Side lot sales

Sales to adjacent properties for parcels that meeting HRA's definition of a splinter parcel or side lot

Transfer to City

Transfer to City ownership to be operated as part of a park, use for City ROW, or has another longer-term public purpose

Parking ramps

Long term holds by the HRA to be used as parking facilities



New team structure

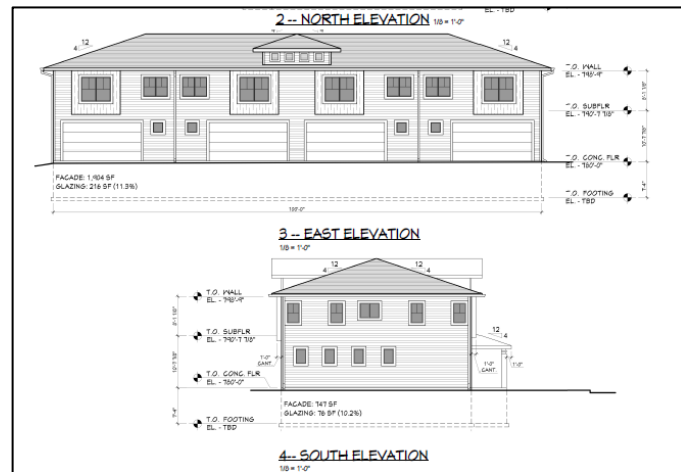
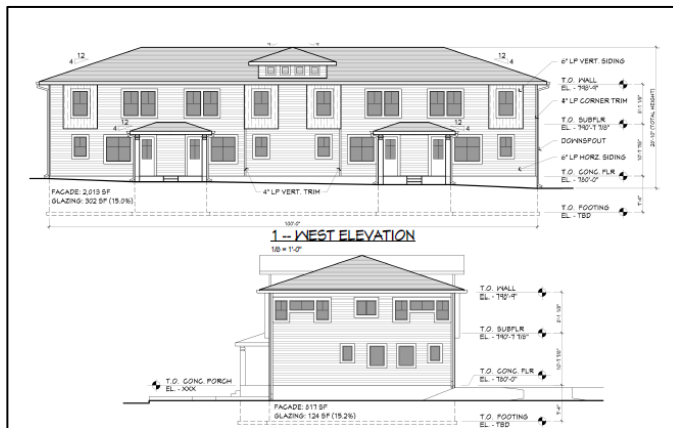
In early 2025, the PED reorganized internally to create a Development Assistance Team. This team, primarily coordinated by ED, includes Planners and Project Managers from all three divisions in PED

The goals of this new structure:

- Facilitate more development on HRA owned property
- Serve as a front door to developers looking to take on projects in the City of Saint Paul
- Add cross-departmental expertise to get prospective developers the help they need to get started on and finish projects
- More proactive marketing of available HRA properties for development



Projects in flight: 560 Brunson

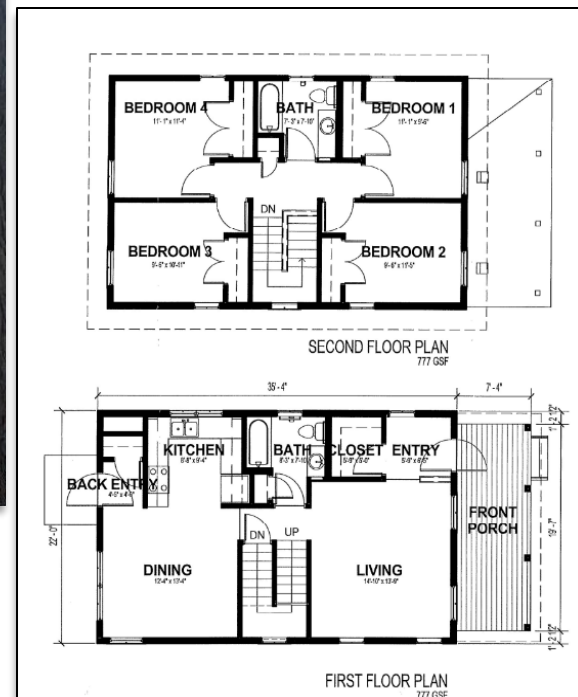


- Ward 2
- NSP project
- Development stage: Seeking HRA assistance to begin construction;
- End use: 4 attached townhomes available at 80% AMI



Projects in flight: 930 York

- Ward 6
- NSP project
- Development stage: Nearing completion
- End use: single family home restricted to 80% AMI





Projects recently completed: 729 Burr

- Ward 2
- NSP project
- Development stage: recently completed and sold to end buyer
- End use: single-family home restricted to 80% AMI



Additional photos on Zillow: https://www.zillow.com/homedetails/729-Burr-St-Saint-Paul-MN-55130/2138096_zpid/



Projects recently completed: 695 Cook

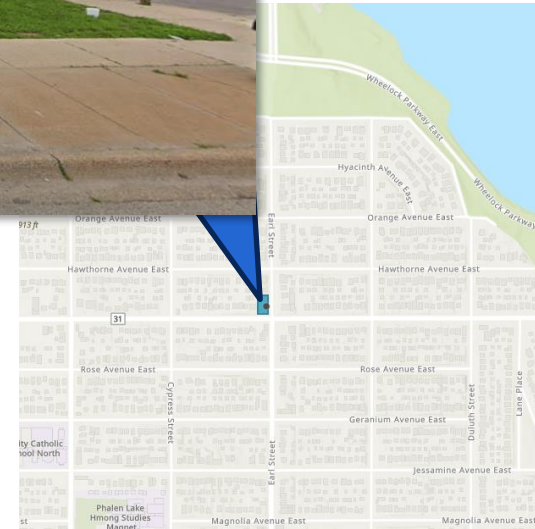
- Ward 6
- NSP project
- Current stage: recently closed and sold to end buyers
- End use: side by side duplex restricted to 80% AMI





Currently accepting proposals : 1059 Maryland Ave

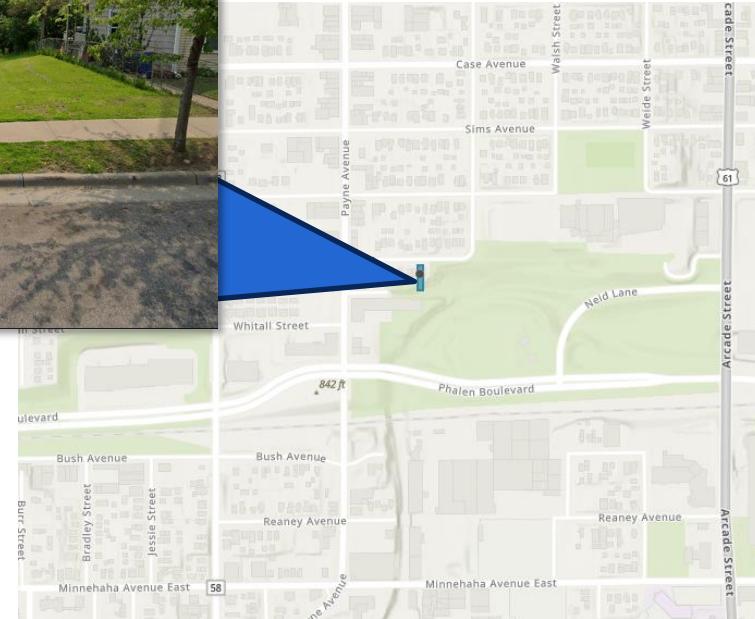
- Size: .19 acres
- Currently zoned: B2, community business
- Purchased in 2011 with NSP dollars
- Next steps:
 - Rezone the property to T-zoning designation to facilitate a wider range of development possibilities
 - Advertise for sale
- Potential end use: this site needs a housing outcome, projects can be mixed use





Currently accepting proposals : 674 Wells

- Size: .07 acres
- Currently zoned: H2- residential
- Purchased in 2000 with CDBG
- Next steps:
 - Advertise for sale
- Potential end use:
 - Housing
 - Zoning would allow up to 3 units of housing on the site





Currently accepting proposals: 1046 Arcade

- Size: 0.11
- Currently zoned: T2, traditional neighborhood
- Next steps:
 - Advertise for sale
- Potential end use:
 - Multifamily or mixed use
 - ~10-12 units of housing possible





Priority properties with active interest

- The HRA has 7 additional properties that were purchased with NSP dollars with active interest in purchasing and developing
- When those properties are ready to proceed with a sale, staff will notify the HRA and release a 45 day Early Notification System (ENS) notice
- All sales or transfers will be brought to the HRA for final approval

Questions?

Daniela Lorenz
Principal Project Manager, Economic Development team



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