

## **Exhibit A**

### **Staff Report to the Saint Paul Mayor and City Council Regarding the Proposed Disposal of 1199 Rice Street**

#### **A. Property size and general location**

Property address: 1199 Rice Street, Saint Paul, Minnesota

General location: Southwest corner, Rice Street and Maryland Avenue

Parcel ID Number: 25-29-23-11-0001

Legal Description: Lot 1 and Lot 2, Block 1, Brayton's 2<sup>nd</sup> Addition to the City of St. Paul

Property size: 9,151 sq ft, 0.21 acre

#### **B. Purpose for which the 1199 Property was obtained**

To provide needed right-of-way and stormwater ponding area for Ramsey County's 2009 Rice/Maryland Left-Turn Lane Signalization Project

#### **C. History of municipal use, if any, or uses for which it might be held**

A portion of the property was used in recent years as a temporary garden by a neighborhood group as permitted by the City's department of public works.

#### **D. Whether the property is only usable by contiguous property owners or is marketable**

After deducting for needed right-of-way along approximately the north 20 feet of the property, the area exceeds 6,200 square feet and is legally developable; however, it has been used as a stormwater drainage area for some of the street runoff from the first County project and could no longer be developed. That area would diminish further through the current County project as additional right-of-way on the eastly border of the property would be required. The property is only usable by the County as the party with property rights contiguous to the property.

#### **E. Verification that the property could not be used by a different city department**

Staff in OFS/Real Estate have contacted staff from other city departments with jurisdiction over property throughout the City – Parks and Recreation, Fire, Police, Libraries, Public Works, Safety and Inspections – and none is interested in the property for other City use.

#### **F. Method of disposition the city recommends should be followed to dispose of the property**

OFS/Real Estate staff recommend disposition of the property under the "sale to contiguous owner" method.

**G. Recommendation as to whether any special covenants or restrictions should be imposed in conjunction with disposition of the property**

OFS/Real Estate staff do not recommend special covenants or restrictions; however, if the County desires that the City convey the property subject to right-of-way easements along the northerly and easterly borders of the property, staff recommend retaining such easements as a condition of the conveyance.

**H. Description of a potential buyer's use of the property and financial benefit to owning the property, and any economic or cultural benefits to the surrounding community**

Ramsey County would use the property for right-of-way and stormwater drainage in direct benefit to the signalization improvements from the 2009 project and the current project. The County would derive no financial benefit; neither would the surrounding community enjoy economic or cultural benefits; but everyone living in or passing through the community surrounding the Rice/Maryland street intersection will benefit from the improved safety of an intersection that provides a left turn lane and improved signalization along both Maryland Avenue and Rice Street.

**I. Any additional pertinent information for the disposition of the property**

None

**J. Valuation of the property by the office of financial services real estate section.**

The property was appraised by an independent appraiser secured by Ramsey County. The appraised value of the property in mid-2023 was \$240,000. For County projects within the city limits, the City pays 50% of the cost of acquiring necessary property rights; therefore, the County will pay the City \$120,000 for the parcel, which will be reflected as a credit within a City/County cost participation agreement that includes other project costs attributable to the City.