

# 415 Clarence St

**Intro to the Resolution Approving  
the Acquisition of Property and  
Relocation of its Contract for Deed  
Owner**

**November 6, 2024**



**SAINT PAUL**  
MINNESOTA

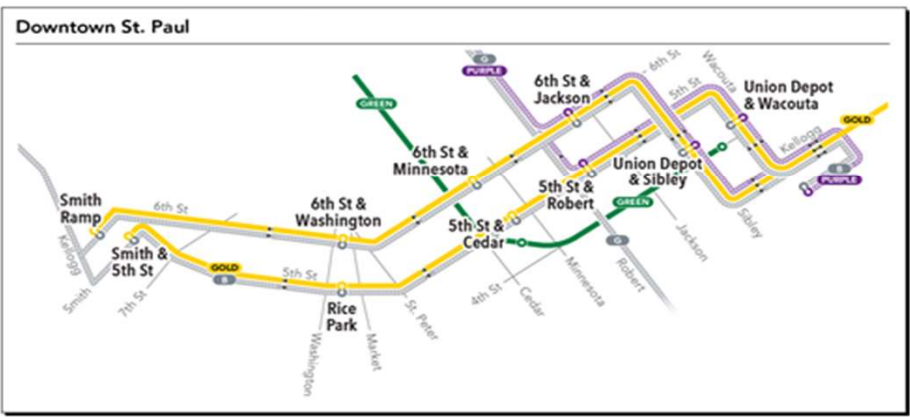
[STPAUL.GOV](http://STPAUL.GOV)



# T METRO

## Gold Line

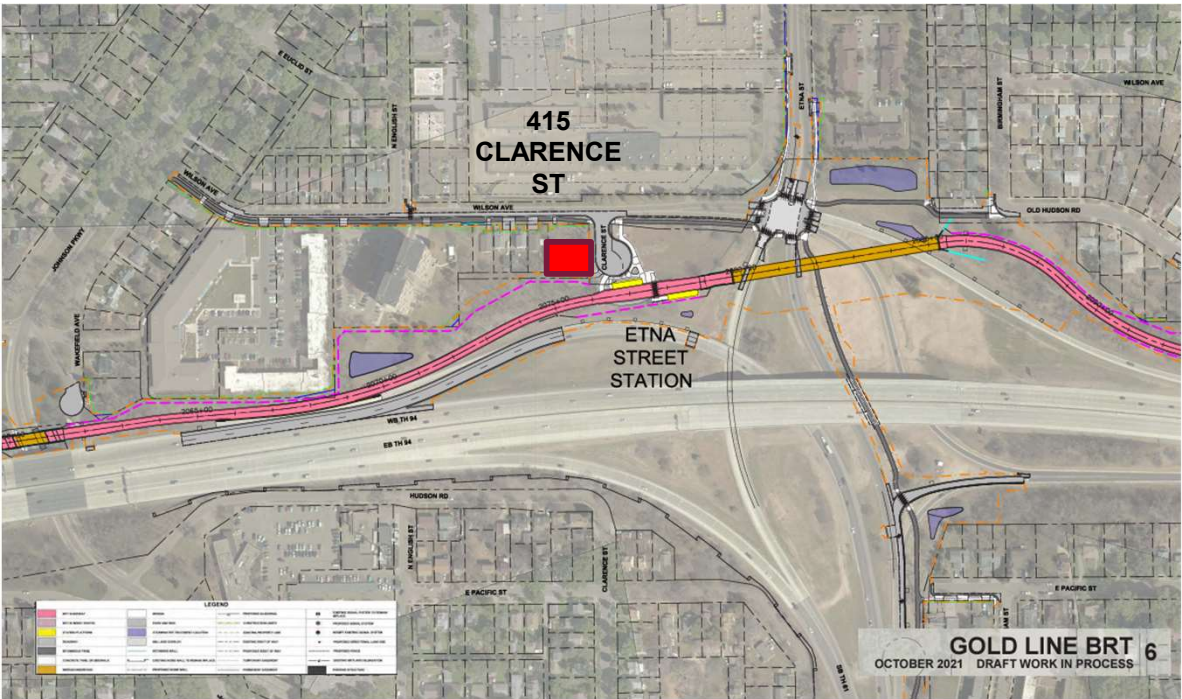
November 2022



- METRO Gold Line (Bus Rapid Transit)
- Park & Ride Lot
- Current METRO lines**
- Green Line (Light Rail)
- Planned METRO lines**
- Purple Line (Bus Rapid Transit)
- B, G & H lines (Bus Rapid Transit)



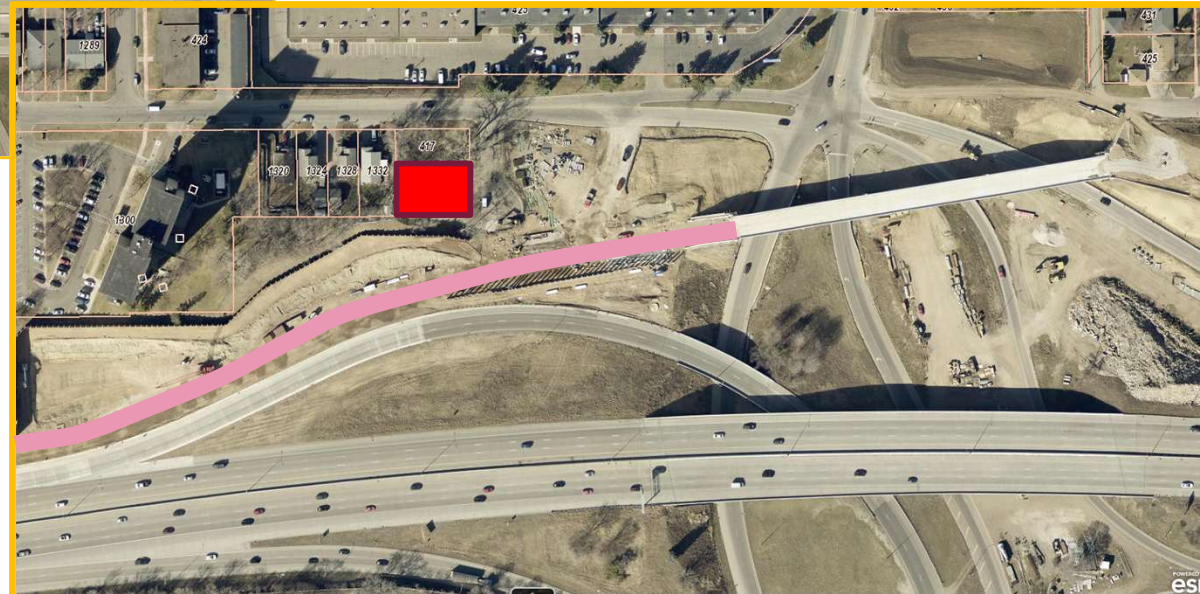
# Dedicated Bus Lane, Etna Street Station, and 415 Clarence St





***Before***

***... and During***





# Etna Street Station – Site Plan

## Etna Street Station Site Plan





## Rationale

- Metro Transit / Met Council was not required to acquire property or relocate residents along this section of the transit corridor per state law
- The HRA recognized the unique circumstances of the disruption caused by the Gold Line project to the property and its resident/owner
- An opportunity for building higher-density housing along a high-frequency transit line and adjacent to a station



# Requirements

- Although the HRA is not required to acquire the property and acquisition by the HRA does not constitute a taking, State Relocation Law, as detailed in MN Statutes 117.50 – 117.57, applies
- This includes the following cost categories:
  - Offer price for the property based on appraisal value
  - Comparable housing differential payment
  - Moving Expenses
  - Incidental Expenses
  - Mortgage Interest Differential Costs



## What Has Been Done, Next Steps

- The HRA has hired a Relocation Consultant, SRF Consulting
- HRA Staff, along with SRF Consulting, have met with the resident/owner of 415 Clarence St and her attorney
- CAO and the resident/owner's attorney have finalized a draft purchase agreement
- Next:
  - Sign the purchase agreement, pay the offer price, SRF works with resident/owner on relocation housing, HRA pays remaining costs through SRF as they are determined





## Cost Estimate

<u>Sources</u>		<u>Uses</u>	
HRA Development Capital Fund	\$310,100	Acquisition	\$125,000
		Replacement housing diff.	up to \$84,900
		Moving expenses	\$15,000
		Incidental expenses	\$10,000
		Increased mort. int. costs	\$30,000
		Relocation Consultant fees	\$5,200
		Demolition	\$20,000
		Remediation	\$20,000
<b>TOTAL</b>	<b>\$310,100</b>	<b>TOTAL</b>	<b>\$310,100</b>



# Questions