City of Saint Paul

City Hall and Court House
15 West Kellogg Boulevard
Phone: 651-266-8560

Signature Copy

Resolution: RES 14-1331

File Number: RES 14-1331

Resolution Approving and Authorizing Action Related to the Saint Paul Housing and Redevelopment Authority's (HRA) Disposition Strategy and Work Plan: 1) Property Valuation Policy; 2) Disposition Policy and Procedure for the Sale of Vacant Lots for Market Value (VLS); 3) Expenditures for Hazard Mitigation and Property Maintenance; 4) Application to Minnesota Housing's Community Housing Impact Fund; and 5) Reimbursement of Expenses Incurred by Habitat for Humanity, Citywide.

WHEREAS, the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota (the "HRA") is a public body corporate and politic established pursuant to the provisions of Minnesota Statutes, Section 469.001, et seq. (the "Act"); and

WHEREAS, the HRA has the power to engage in development or redevelopment activities under Minnesota law and the HRA is authorized to engage in activities relating to (a) housing projects and development, (b) removal and prevention of the spread of conditions of blight or deterioration, (c) bringing substandard buildings and improvements into compliance with public standards, (d) disposition of land for private redevelopment, and (e) improving the tax base and the financial stability of the community, and to engage in the aforementioned activities when these needs cannot be met through reliance solely upon private initiative and which can also be undertaken in targeted neighborhoods; and is authorized to create redevelopment projects as defined in Minnesota Statutes section 469.002, subdivision 14; and

WHEREAS, the HRA has duly adopted and there is now lawfully in effect in the City of Saint Paul, Minnesota, a City Wide Comprehensive/Redevelopment Plan ("Plan") providing for the acquisition, clearance and resale of land for redevelopment and the City Consolidated Five-Year Plan; and

WHEREAS, on July 24, 2013, by Resolution 13-1097 the HRA Board accepted and approved the HRA Disposition Strategy and Work Plan ("DSWP") to address the disposition of certain parcels of real property owned by the HRA; and

WHEREAS, the HRA staff have researched best practices nationally for implementation of the DSWP, including structure of programs to sell vacant lots without encumbrances at market rate; and

WHEREAS, the HRA staff have drafted a Property Valuation Policy, which is detailed in Attachment C to this resolution, specifically for the sale of properties without funding encumbrances at market rate, which enables the success of the VLS Policy and Procedure; and

WHEREAS, the HRA staff have drafted the VLS Policy and Procedure, which is detailed in Attachments D and E to this resolution, and includes procedures, an application, and an evaluation process, to support the DSWP; and

WHEREAS, the HRA finds a public purpose for the remaining DSWP activities proposed in the

attached board report, namely funding hazard mitigation and property maintenance at 234-238 Bates Avenue, approving an application to the Minnesota Housing Finance Agency ("MHFA") for funding, and reimbursing certain expenses incurred by Habitat for Humanity,

NOW, THEREFORE, BE IT RESOLVED by the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, as follows:

1. That the HRA hereby approves the Property Valuation Policy to determine market value of HRA-owned lots, which will ensure a clear and equitable process for the VLS Policy.
2. Thatthe HRA hereby authorizes the VLS Policy to be applied to those properties identified as not eligible for subsidy under the DSWP.
3. That the HRA hereby approves funding hazard mitigation and property maintenance for up to $40,000 at 234-238 Bates Avenue.
4. That the HRA hereby approves the application of PED staff to MHFA's Community Housing Impact Fund for $960,000 to assist in the redevelopment of single family HRA-owned property eligible for subsidy under the DSWP.
5. That the HRA authorizes the expenditure of $3,951.30 in DSWP funds to reimburse Habitat for Humanity for expenses incurred on HRA-owned land.

At a meeting of the City Council on 8/13/2014, this Resolution was Archived.

Yea: 7 Commissioner Bostrom, Commissioner Lantry, Commissioner Stark, Commissioner Thao, Commissioner Tolbert, Commissioner Thune, and Chair Brendmoen

Nay: 0

Vote Attested by Council Secretary Trudy Moloney **Date** 8/13/2014

Approved by the Mayor Chris Coleman **Date**