

City of South St. Paul Housing and Redevelopment Authority Agenda Special Meeting

Tuesday, January 19, 2021

6:45 P.M.



1. CALL TO ORDER:

2. ROLL CALL:

3. AGENDA:

A. Approval of Agenda

Action – Motion to Approve

Action – Motion to Approve as Amended

4. CONSENT AGENDA:

All items listed on the Consent Agenda are items which are considered routine by the Economic Development Authority and will be approved by one motion. There will be no separate discussion of these items unless a Commissioner or citizen so requests, in which event the item will be removed from the consent agenda and considered at the end of the Consent Agenda.

A. Approval of Minutes – Special Meeting – December 21, 2020

B. Rescinding, terminating, and releasing encumbrances related to “The Yards” project – Resolution 2021 - 3335

5. PUBLIC HEARINGS:

A. Approval of Conveyance of the Grandview Park Property (Dakota County PID #36-80100-03-239) to the City of South St. Paul – Resolution 2021 - 3336

6. ADJOURNMENT:

Respectfully Submitted,

Ryan Garcia, Executive Director

HOUSING AND REDEVELOPMENT AUTHORITY
OF THE CITY OF SOUTH ST. PAUL

BOARD OF COMMISSIONERS
MINUTES
SPECIAL MEETING
DECEMBER 21, 2020

The Special Meeting of the Housing and Redevelopment Authority of the City of South St. Paul was held on December 21, 2020 in the South St. Paul City Council Chambers, and was also open via WebEx, pursuant to **Minn. Stat. 13D.021**. Chairperson Seaberg called the meeting to order at 8:35 P.M.

The following Commissioners were present: Sharon Dewey, Bill Flatley, Joe Forester, Jimmy Francis, Lori Hansen, and Chair Tom Seaberg. Commissioner Joe Kaliszewski participated via WebEx.

Staff was represented by: Executive Director Ryan Garcian Joel Hanson, City Administrator, and Kori Land, City Attorney.

APPROVAL OF AGENDA

It was moved by Commissioner Flatley and seconded by Commissioner Forester to approve the agenda as presented. Motion carried.

PUBLIC HEARINGS

- A. Approval of Conveyance of Property to Bremer Bank, NA to Resolve Gap Parcel at 633 Concord Street South – Resolution 2020 - 3334.

Chair Seaberg opened the public hearing at 8:37 P.M.

Mr. Garcia reported that title work in relation to the private development project at 633 Concord Street South revealed an inaccurate legal description, which resulted in a small portion of the property still technically deeded to the HRA. The proposed resolution and deed will clarify this issue by deeding the “gap” parcel to Bremer Bank, who will in turn deed the property (along with the rest of the parcel) to True North Investments for a proposed redevelopment.

Moved by Commissioner Francis and seconded by Commissioner Dewey to close the public hearing.

It was moved by Commissioner Forester and seconded by Commissioner Kaliszewski to adopt Resolution No. 20-3334 approving the conveyance of Property to Bremer Bank, NA.

Motion carried 7 ayes / 0 Nays

CONSENT AGENDA

It was moved by Commissioner Flatley and seconded by Commissioner Forester to approve the Consent Agenda as follows:

A. Approval of Minutes – Special Meeting – December 7, 2020

Motion carried 7 ayes / 0 Nays

ADJOURNMENT

There being no further business to come before the Board it was moved by Commissioner Flatley and seconded by Commissioner Forester to adjourn. Chairperson Seaberg declared the meeting adjourned at 8:40 PM.

Respectfully submitted,

Joe Kaliszewski, Secretary

Tom Seaberg, Chairperson

Dated: _____



HRA Agenda Report

Date: January 19, 2021

HRA Executive Director: Rg

4-B

Agenda Item: Rescinding, terminating, and releasing encumbrances related to “The Yards” project – Resolution 2021 - 3335

Action to be considered: Through consent, motion to approve Resolution 2021-3335.

Overview:

In the course of conducting title research related to “The Yards” development, the Title Company and Developer’s attorney have raised several objections to title that need to be addressed prior to closing. In short, the title is encumbered by a number of various easements and encumbrances for public improvements that have either lapsed due to time or will no longer be needed with the replat and redevelopment of the property. To be clear, the resolution and the proposed actions are entirely title clean-up issues and not a relinquishment of any HRA rights or interests of any current or future value.

Source of Funds: N/A

ATTACHMENTS:

Resolution 2021-3335

**HOUSING AND REDEVELOPMENT AUTHORITY
OF THE CITY OF SOUTH ST. PAUL
DAKOTA COUNTY, MINNESOTA**

RESOLUTION NO. 2021-3335

**A RESOLUTION RESCINDING, TERMINATING AND RELEASING
INTERESTS, CONDITIONS, COVENANTS, RESTRICTIONS AND EASEMENTS
PERTAINING TO REAL PROPERTY IN THE CITY OF SOUTH ST. PAUL,
MINNESOTA**

WHEREAS, the South St. Paul Economic Development Authority (“EDA”), the City of South St. Paul (“City”) and SSP QOZB LLC, SSP SPE I LLC AND SSP SPE II LLC (collectively “Developer”) have entered into a Development Agreement for developing certain real property located in the City of South St. Paul; and

WHEREAS, the Housing and Redevelopment Authority of the City of South St. Paul (“HRA”) has certain interests, conditions, covenants, restrictions and easements (“Encumbrances”) affecting title to property included in the Development Agreement; and

WHEREAS, as part of the transaction, Developer has requested the HRA rescind, terminate, release and remove those certain Encumbrances from the title; and

WHEREAS, the HRA agrees to rescind, terminate and release the Encumbrances.

NOW, THEREFORE, BE IT RESOLVED by the Housing and Redevelopment Authority in and for the City of South St. Paul, Minnesota as follows:

1. The restrictions, covenants and conditions contained in covenant number fifth in that certain deed dated June 8, 1973, between the Housing and Redevelopment Authority of the City of South St. Paul, Grantor, and Farmers Union Central Exchange, Incorporated, Grantee, recorded June 13, 1973, Dakota County Records, as Document No. A 417837 is hereby terminated and released from the property identified therein.
2. The terms, conditions and easements of the Skyway Easement Agreement dated June 19, 2003 between Cenex Harvest States Cooperatives, E & E Enterprises, Inc., the Housing and Redevelopment Authority of the City of South St. Paul, Minnesota and the City of South St. Paul, recorded December 26, 2003, as Document No. A 2156829 is hereby terminated and released from the property identified therein.
3. The terms, conditions and easements of an unrecorded Skyway Easement Agreement dated April 1, 1974 referenced in the Skyway Easement Agreement dated June 19, 2003 recorded December 26, 2003, as Document No. A 2156829 is hereby terminated and released from the property identified therein.

4. The conditions and covenants evidenced by Warranty Deed dated October 11, 1977, recorded April 27, 1978 as Document No. T96104 in the Office of the Registrar of Titles, Dakota County, Minnesota and recorded April 27, 1978 as Document No. 511042 in the Office of the County Recorder, Dakota County, Minnesota, is hereby terminated and released from the property identified therein.
5. The required officers of the HRA are authorized to sign all necessary documents to effectuate these actions.

Adopted this 19th day of January, 2021.

By: _____
Thomas Seaberg
Its Chair

By: _____
Joe Kaliszewski
Its Secretary



HRA Agenda Report

Date: January 19, 2021

HRA Executive Director: Rg

5-A

Agenda Item: Approval of Conveyance of the Grandview Park Property (Dakota County PID #36-80100-03-239) to the City of South St. Paul – Resolution 2021 - 3336

Action to be considered: Following a public hearing, motion to approve Resolution 2021-3336, conveying title to the Grandview Park property to the City of South St. Paul.

Overview:

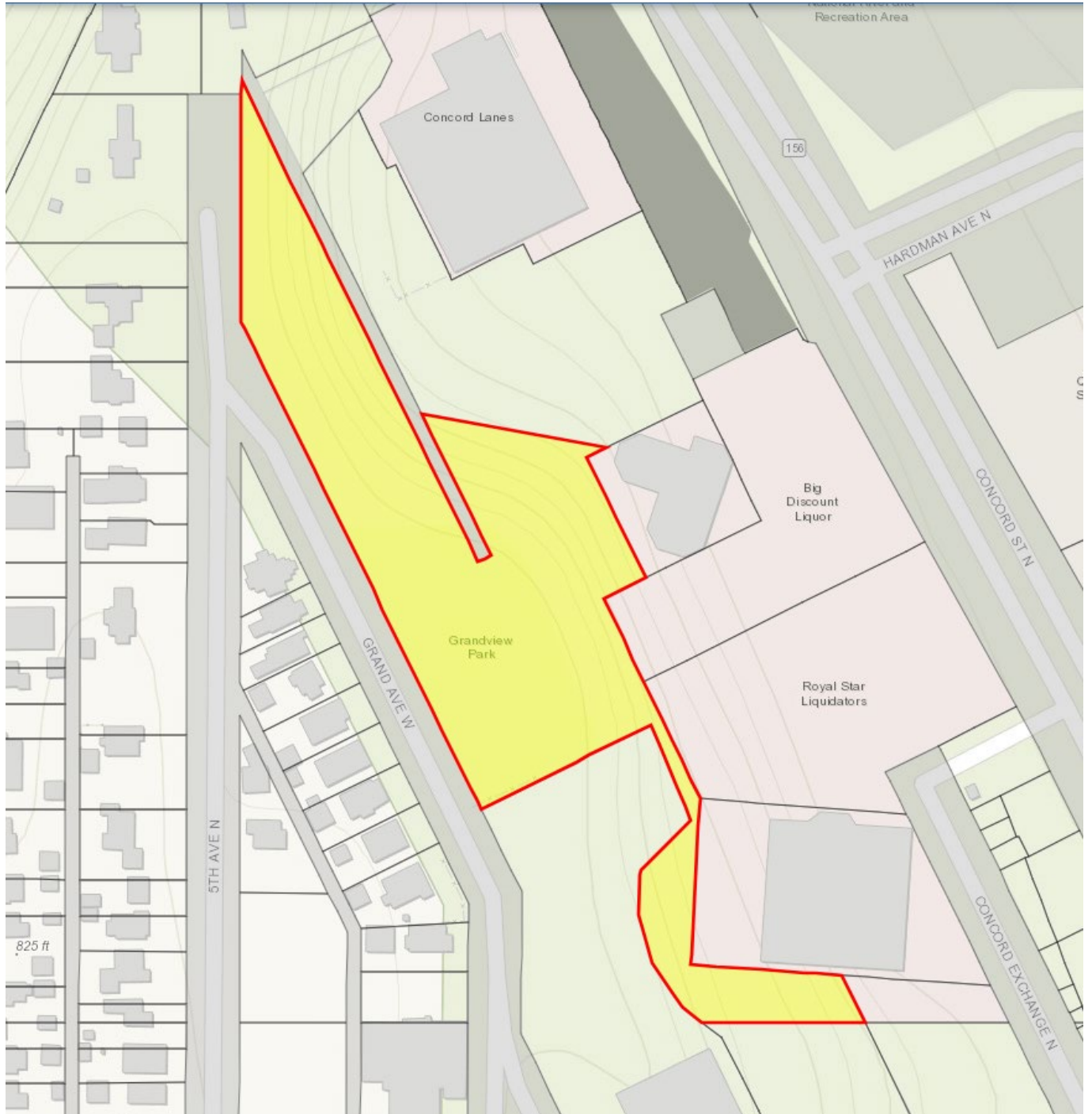
In the course of conducting title research related to “The Yards” development, it was discovered that the Grandview Park Property is technically still in title to the HRA. As the Board may recall, the City Council previously took action to complete a lot split and convey a very small portion of the parcel (“down the hill”) to the EDA, which would in turn be conveyed to the developer. That previous action is rendered null and void, because the HRA has to first convey the property to the City, who will then convey the property to the EDA, who will then convey the property to the Developer. The City’s attorney has prepared the attached resolution and deed to complete this action, so that we can proceed with closing on the Purchase and Development Agreement for the Yards project.

Source of Funds: N/A

ATTACHMENTS:

Orientation Map
Resolution 2021-3336

ORIENTATION MAP



**HOUSING AND REDEVELOPMENT AUTHORITY
OF THE CITY OF SOUTH ST. PAUL
DAKOTA COUNTY, MINNESOTA**

RESOLUTION NO. 2021-3336

**RESOLUTION AUTHORIZING CONVEYANCE OF LAND
LOCATED WITHIN THE CITY OF SOUTH ST. PAUL, MN
TO THE CITY OF SOUTH ST. PAUL**

WHEREAS, that certain real property located in the City of South St. Paul, County of Dakota, State of Minnesota, legally described on the attached Exhibit A (the “Property”), is both abstract and torrens; and

WHEREAS, the Housing and Redevelopment Authority of the City of South St. Paul, Minnesota (“HRA”) conveyed title to the Property to the City of South St. Paul by Warranty Deed dated October 11, 1977, recorded April 27, 1978 as Document No. T96104 in the Office of the Registrar of Titles, Dakota County, Minnesota and recorded April 27, 1978 as Document No. 511042 in the Office of the County Recorder, Dakota County, Minnesota (the “Deed”); and

WHEREAS, the Office of the Registrar of Titles has reviewed title to the Property and its records show the Property is still in the name of the HRA on the Torrens Certificate; and

WHEREAS, in order to ensure title to the Property is clear in both abstract and torrens, the HRA reconfirms its intent to convey the Property to the City as was originally intended by the above-referenced Deed; and

WHEREAS, the HRA published in the Pioneer Press, a local newspaper of general circulation notice of availability of a public hearing to be held at a special meeting of the HRA on January 19, 2021 at 6:45 p.m., for the conveyance of the Property to the City of South St. Paul.

NOW, THEREFORE, BE IT RESOLVED by the Housing and Redevelopment Authority in and for the City of South St. Paul, Minnesota that the Property is transferred and conveyed to the City of South St. Paul and the required officers of the HRA are authorized to execute the necessary documents to transfer and convey the Property to the City of South St. Paul and record said documents accordingly.

Moved by: Commissioner _____

Seconded by: Commissioner _____

January 19, 2021

_____Ayes _____Nays

EXHIBIT A
LEGAL DESCRIPTION OF HRA'S PROPERTY

Real property in Dakota County, Minnesota, legally described as follows:

Blocks 2 and 3 Union Addition, Dakota County, Minnesota, lying within the following:

Beginning on the South line of Wentworth Ave as platted on Block 2, Cramer's Addition to South St. Paul, distant 140.8 feet ± Southwesterly of the most Northerly corner of Lot 1, Block 2, said Cramer's Addition; thence Southeasterly at right angles to said South line of Wentworth Avenue to the Northwesterly line of Lot 7, Block 2, Union Addition to South St. Paul; thence Southwesterly to the most Westerly corner of said Lot 7; thence Southeasterly along the Southwesterly line of Lots 7 and 8, said Block 2, a distance of 37.5 feet, said Southwesterly line being the Northeasterly line of Pitt Street as platted in said Union Addition; thence Southwesterly to the most Northerly corner of Lot 10, Block 3, Union Addition; thence Southwesterly to the most Westerly corner of Lot 12, Block 3, Union Addition; thence Southwesterly along the Southwesterly line of Lots 12 thru 23, Block 3, Union Addition to the most Southerly corner of said Lot 23; thence Southeasterly to the most westerly corner of Lot 29, Block 2, Union Addition; thence Southeasterly along the Southwesterly line of Lots 29 thru 46, Block 2, to the most Southerly corner of said Lot 46; thence Southwesterly at right angles to said Southwesterly line of Lots 29 thru 46 a distance of 50 feet to the Northeasterly line of Block 3, Union Addition; thence Southeasterly, at right angles to the last described line, along the Northeasterly line of said Block 3 and along the Northeasterly line of Lots 1 thru 4, Block 5, Stockyards Rearrangement of Block One thru Twelve, to a point on said Northeasterly line distant 20 feet Southeasterly of the most Northerly corner of said Lot 4, Block 5, Stockyards Rearrangement; thence Southwesterly parallel to the Northwesterly line of said Lot 4 to a line, said line being 200.00 feet Northeasterly of and parallel to the Southwesterly line of Lots 1 thru 7, Block 9, Stockyards Rearrangement; thence North 26 degrees 34 minutes 14 seconds W a distance of 152.0 feet; thence North 53 degrees 34 minutes 14 seconds West a distance of 56.64 feet; thence North 33 degrees 49 minutes 14 seconds West a distance 59.54 feet; thence North 15 degrees 49 minutes 14 seconds West a distance of 55.34 feet; thence North 02 degrees 10 minutes 46 seconds East a distance of 50.12 feet; thence North 45 degrees 10 minutes 46 seconds East a distance of 79.48 feet; thence North 22 degrees 49 minutes 14 seconds West a distance of 125.93 feet; thence South 63 degrees 21 minutes 10 seconds West a distance of 214.00 feet; to the Southwesterly line of Block 3, Union Addition; thence North 26 degrees 38 minutes 50 seconds West along said Southwesterly line of Block 3 to its intersection with the East right-of-way line of Fifth Avenue North; thence North 0 degrees 09 minutes 16 seconds West, along said East line of Fifth Avenue a distance of 294.08; feet thence South 26 degrees 38 minutes 50 seconds East a distance of 38.7 feet; thence North 63 degrees 21 minutes 10 seconds East a distance of 153.0 feet more or less to the centerline of vacated Pitt Street; thence North 26 degrees 38 minutes 50 minutes West along said centerline of vacated Pitt Street to the centerline of vacated Turin Avenue as platted in said Union Addition; thence South 89 degrees 44 minutes 07 seconds West along said centerline of vacated Turin Avenue to the Northerly extension of the Westerly line of 5th Avenue North; thence North 0 degrees 09 minutes 16 seconds West a distance of 15 feet more or less to the North line of said Turin Avenue; thence South 89 degrees 44 minutes 07

seconds West a distance of 25.82 feet; thence South 27 degrees 09 minutes 09 seconds West a distance of 147.45 feet along the Northeasterly extension of the Southwesterly line of Lot 34, Block 5, Union Addition and along the Southeasterly line of Lots 33 and 34 of said Block 5; thence North 62 degrees 50 minutes 51 seconds West along the Southwesterly line of said Lot 33, a distance of 120.0 feet to the Southeasterly line of Wentworth Avenue; thence North 27 degrees 09 minutes 09 seconds East a distance of 51.40 feet; thence North 54 degrees 36 minutes 17 seconds East a distance of 52.13 feet; thence North 46 degrees 16 minutes 58 seconds East a distance of 227.8 feet more or less to the point of beginning.

Except:

1. No PID.

Lots 1, 2, 3, 4, 5 and 6, Block 2, Union Addition

2. 36-80100-237-03

That part of Blocks 2 and 3, Union Addition to South St. Paul and that part of Pitt and Leitch Streets, all according to the recorded plats thereof on file in the office of the County Recorder, Dakota County, Minnesota, described as follows:

Commencing at the Southeasterly corner of Lot 24, Block 4, Stockyards Rearrangement of Blocks 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 of South St. Paul, thence North 26 degrees 57 minutes 50 seconds West bearing assumed, along the Northeasterly line of said Block 4, Stockyards Rearrangement of said Block 2, Union Addition, a distance of 815.00 feet to a point hereinafter referred to as Point A, said Point A, being the point of beginning of the land to be described; thence North 86 degrees 57 minutes 50 seconds West, along a line hereinafter referred to as Line B, a distance of 230.76 feet, thence South 3 degrees 02 minutes 10 seconds West, a distance of 186.00 feet; thence South 86 degrees 57 minutes 50 seconds East, a distance of 338.15 feet to the intersection with said Northeasterly line of Block 2, Union Addition, thence North 26 degrees 57 minutes 50 seconds West, along said Northeasterly line, a distance of 214.77 feet to the point of beginning.

3. 36-80100-01-475

That part of Blocks 1, 2 and 3, said Union Addition, that part of Pitt and Leitch Streets and that part of Concord Street and that part of the Northeast Quarter of the Southwest Quarter of Section 22, Township 28, Range 22, described as follows:

Commencing at a point on the Southeasterly line of Lot 4, said Block 5, Stockyards Rearrangement, said point being 190.00 feet Northeasterly of, as measured perpendicular to the Southwesterly line of Block 9, said Stockyards Rearrangement, thence North 63 degrees 03 minutes 01 seconds East, along said Southeasterly line of Lot 4, a distance of 10.00 feet, thence North 26 degrees 56 minutes 36 seconds West, parallel with the Northeasterly line of said Block 5, a distance of 172.00 feet; thence North 53 degrees 56 minutes 36 seconds West, a distance of 56.64 feet; thence 34 degrees 11 minutes 36 seconds West a distance of 59.54 feet; thence North 16 degrees 11 minutes 36 seconds West, a distance 55.34 feet; thence North 1 degrees 48 minutes

24 seconds East, a distance of 50.12 feet, thence North 44 degrees 48 minutes 24 seconds East, a distance of 79.48 feet; thence North 23 degrees 11 minutes 36 seconds West, a distance of 26.37 feet to the intersection with said Line B, said point of intersection being the point of beginning of the land to be described, thence continue North 23 degrees 11 minutes 36 seconds West, a distance of 145.59 feet to the intersection with a line parallel with and 271.00 feet Northwesterly of, as measured perpendicular to the Northwesterly line of Lot 48, Block 1, said Union Addition and its Southwesterly and Northeasterly extensions; thence North 63 degrees 02 minutes 15 seconds East, along last described parallel line, a distance of 361.31 feet to the Westerly right of way line of State Trunk Highway No. 56; thence South 29 degrees 41 minutes 25 seconds East, along said Westerly right of way line, a distance of 211.24 feet to the intersection with a line parallel with and 60.00 feet Northwesterly of, as measured perpendicular to, said Northwesterly line of Lot 48, Block 1, Union Addition and its Southwesterly and Northeasterly extensions; thence South 63 degrees 02 minutes 15 seconds West, along last described parallel line, a distance of 163.14 feet to the intersection with a line drawn North 26 degrees 57 minutes 50 seconds West from said Point A, thence South 26 degrees 57 minutes 50 seconds East, along last described line, a distance of 60.00 feet to Point A; thence North 86 degrees 57 minutes 50 seconds West, along said Line B, a distance of 251.47 feet to the point of beginning.

4. 36-80100-01-477

That part of the Northeast Quarter of the Southwest Quarter of Section 22, Township 28, Range 22, Dakota County, Minnesota, according to the Government Survey thereof and that part of Blocks 1, 2 and 3, Union Addition to South St. Paul, according to the recorded plat thereof, described as follows:

Commencing at a point on the Southeasterly line of Lot 4, Block 4, Stockyards Rearrangement of Blocks 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 of South St. Paul, as platted and of record, Dakota County, Minnesota, said point being 190.00 feet Northeasterly of as measured perpendicular to the Southwesterly line of Block 9, said Stockyards Rearrangement; thence North 63 degrees 03 minutes 01 seconds East, along said Southeasterly line of Lot 4, a distance of 10.00 feet; thence North 26 degrees 56 minutes 36 seconds West, parallel with the Northeasterly line of said Block 5, a distance of 172.00 feet; thence North 53 degrees 56 minutes 36 seconds West, a distance of 56.64 feet; thence North 34 degrees 11 minutes 36 seconds West, a distance of 59.54 feet; thence North 16 degrees 11 minutes 36 seconds West, a distance of 55.34 feet; thence North 1 degree 48 minutes 24 seconds East, a distance of 50.12 feet; thence North 44 degrees 48 minutes 24 seconds East, a distance of 79.48 feet; thence North 23 degrees 11 minutes 36 seconds West, a distance of 171.96 feet to the intersection with a line parallel with and 271.00 feet Northwesterly of, as measured perpendicular to the Northwesterly line of Lot 48, Block 1, said Union Addition and its Southwesterly and Northeasterly extension, said point of intersection also being the point of beginning of the land to be described; thence continue North 23 degrees 11 minutes 36 seconds West, a distance of 94.85 feet, to the intersection with the Southwesterly extension of the Southeasterly line of Lot 34, Block 2, said Union Addition; thence North 63 degrees

12 minutes 45 seconds East, along said Southeasterly line of Lot 34, and its Southwesterly extension, a distance of 201.97 feet to the most Easterly corner of said Lot 34, thence North 26 degrees 57 minutes 50 seconds West, along the Northeasterly line of Lots 29, 30, 31, 32, 33 and 34, Block 2, said Union Addition to the most Easterly corner of Lot 28, Block 2, said Union Addition; thence North 63 degrees 12 minutes 28 seconds East, along the Northeasterly extension of the Southeasterly line of said Lot 28, a distance of 141.50 feet to the Westerly right of way line of State Trunk Highway No. 56; thence South 29 degrees 41 minutes 25 seconds East, along said Westerly right of way line, a distance of 243.89 feet to the intersection with a line parallel with and 271.00 feet Northwesterly of, as measured perpendicular to the Northwesterly line of Lot 48, Block 1, said Union Addition and its Southwesterly and Northeasterly extension; thence South 63 degrees 02 minutes 15 seconds West, along said parallel line and its extensions, a distance of 361.31 feet to the point of beginning, according to the plat thereof now on file and of record in the office of the County Recorder within and for Dakota County, Minnesota.

Abstract Property.

Lots Forty-eight (48), Forty-Nine (49), Fifty (50), Fifty-One (51) and Fifty-Two (52) in Block Three (3) of Union Addition to South St. Paul, Dakota Co., Minn., according to the plat thereof on file and of record in the office of the County Recorder in and for said County and State; Excepting therefrom, all that part which is encompassed within the following described tract of land, to-wit: Commencing at the Southeasterly corner of Lot 24, Block 4, Stockyards Rearrangement of Blocks 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 of South St. Paul; thence North 26 degrees 57 minutes 50 seconds West, bearing assumed, along the Northeasterly lines of said Block 4, Stockyards Rearrangement and Block 2, Union Addition, a distance of 815.00 feet to the point of beginning of the tract of land to be described; thence North 86 degrees 57 minutes 50 seconds West a distance of 230.76 feet; thence South 3 degrees 02 minutes 10 seconds West a distance of 186.00 feet; thence South 86 degrees 57 minutes 50 seconds East a distance of 338.15 feet to the intersection with said Northeasterly line of Block 2, Union Addition, thence North 26 degrees 57 minutes 50 seconds West, along said Northeasterly line, a distance of 214.77 feet to the point of beginning.

Torrens Property.

Being registered as is evidenced by Certificate of Title No. 59203.