



**City of North St. Paul
Housing & Redevelopment Authority
Following the Regular City Council Meeting**

**July 5, 2022
7:00 PM**

The Housing and Redevelopment Authority meeting will be conducted on **July 5, 2022** following the City Council meeting. The meeting location is the City Council Chambers of City Hall, located at 2400 Margaret St., North St. Paul.

The City Council will also be meeting by interactive TV under Minn. Stat. 13D.02. Members of the public are permitted to attend the meeting in person, however, it is encouraged to participate in the meeting remotely. Instructions can be found below.

The **July 5, 2022** Zoom meeting can be accessed via

<https://tinyurl.com/NSPCityCouncil>

(from a PC, Mac, tablet, iPhone or Android device)

or by phone at 1-929-205-6099, meeting ID 821 4097 2224, password 362656.

You can also watch the meeting on our YouTube channel here tinyurl.com/NSPYouTube.

I. Call to Order

II. Roll Call

Terry Furlong, Chair
Scott Thorsen, Commissioner
Candy Petersen, Commissioner
Tim Cole, Commissioner
Lisa Wong, Commissioner
Brian Frandle, Executive Director

III. HRA Action Items & Recommendations

- A. Review Planning Commission Recommendation on Purchase of 2170 Eldridge Ave E.

IV. Adjournment

The next regularly scheduled Housing & Redevelopment Authority meeting is TBD



To

Housing and Redevelopment Authority Executive
Director and Commissioners

Date

July 5, 2022

Agenda Placement # III.A

HRA Action Items & Recommendations

Subject

Review Planning Commission Recommendation on Purchase of 2170 Eldridge Ave E.

Background/Facts

At the June 7, 2022 HRA meeting, Commission Member Cole made a motion to adopt a resolution approving the purchase agreement for the acquisition of 2170 Eldridge Ave E, which was seconded by Commission Member Wong. Chair Furlong and Commission Members Cole and Wong voted aye and Commission Members Thorsen and Petersen voted nay, (3-2), motion carried to adopt a Resolution approving the purchase agreement for the acquisition of 2170 Eldridge Ave E.

It was brought to the attention of city attorney, Soren Mattick, a recommendation for the purchase of the property did not come from the Planning Commission and by MN state statute, it should have. Soren confirmed the state statute reads as follows:

Subd. 2. Compliance with plan.

After a comprehensive municipal plan or section thereof has been recommended by the planning agency and a copy filed with the governing body, no publicly owned interest in real property within the municipality shall be acquired or disposed of, nor shall any capital improvement be authorized by the municipality or special district or agency thereof or any other political subdivision having jurisdiction within the municipality until after the planning agency has reviewed the proposed acquisition, disposal, or capital improvement and reported in writing to the governing body or other special district or agency or political subdivision concerned, its findings as to compliance of the proposed acquisition, disposal or improvement with the comprehensive municipal plan. Failure of the planning agency to report on the proposal within 45 days after such a reference, or such other period as may be designated by the governing body shall be deemed to have satisfied the requirements of this subdivision. The governing body may, by resolution adopted by two-thirds vote dispense with the requirements of this subdivision when in its judgment it finds that the proposed acquisition or disposal of real property or capital improvement has no relationship to the comprehensive.

In order to comply with State Statute, a Special Planning Commission meeting was held on June 28, 2022 to review purchase of 2170 Eldridge Avenue E. to ensure the purchase is consistent with North St. Paul's Comprehensive Plan.
The planning commission noted that the current property appears substandard based

on recent photos and driveby's of the address. It would enhance the neighborhood value if a new home, were built; possibly 2, as the lot size is 120 ft. wide, could be created by dividing the property into two 60 ft. lots. Planning Chair Elaine Barton, inquired about the affordability piece of the housing goals within the Comprehensive Plan which was referenced in Chapter 15, Page 5.

Erick Lehet, Assistant Principal of 916 Career & Tech Center was in attendance and approached the podium to explain there are no labor costs to the city for the construction labor which is provided by 916's Student Built Housing Program or the Interior Design Services, which are provided by Century College Interior Design Students.

He added the instructor of the program has been able to get in-kind donations and/or discounted prices for some of the construction materials of past student-built homes.

Based on the findings that the neighborhood value would be enhanced, and the proposal would meet the city zoning code, Patrick Blees made a motion to make a recommendation to the HRA in favor of purchasing the 2170 Eldridge Avenue E. property. John Monge seconded the motion, all in favor voting aye. Motion carried (6-0)

Recommended Action

The Planning Commission recommends the HRA finds creative ways to provide affordable housing as opportunities arise and is in favor of the purchase of 2170 Eldridge Avenue East.

Attachments

None

Respectfully submitted,
Lisa Ritchie, Administrative Assistant