



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

**March 19, 2024
6:30 PM**

The Housing and Redevelopment Authority meeting will be conducted on **March 19, 2024** 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 may attend the meeting in person or may connect virtually using the following information:

The **March 19, 2024** 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

John Monge, Chair
Tim Cole, Commissioner
Cassidy Schweer, Commissioner
Lisa Wong, Commissioner
Jason Nordby, Commissioner
Brian Frandle, Executive Director

III. HRA Action Items & Recommendations

A. Margaret Street Commons - Final Plat

IV. Adjournment

The next regularly scheduled Housing & Redevelopment Authority meeting is TBD.



To	Date
Honorable Mayor Monge and City Council	March 19, 2024

Agenda Placement # III.A

HRA Action Items & Recommendations

Subject

Margaret Street Commons - Final Plat

Background/Facts

Refer to enclosed staff report.

Recommended Action

Approve Resolution 2024-## Approving the Final Plat for Margaret Street Commons

Attachments

1. HRA Report - Final Plat 3-19-2024
2. Margaret Street Commons Final Plat
3. HRA Resolution Approving Margaret Street Commons Final Plat

Respectfully submitted,
Brandy Howe, Community Development Director

HRA Staff Report

Report To: North St. Paul Housing and Redevelopment Authority
Report From: Brandy Howe, Community Development Director
Meeting Date: March 19, 2024
Agenda Item: Margaret Street Commons Final Plat



Action Requested: Motion Discussion Public Hearing
Form of Action: Resolution Ordinance Contract/Agreement

RECOMMENDED ACTIONS

Approve Resolution 2024-## Approving the Final Plat for Margaret Street Commons

GENERAL INFORMATION

Applicant(s)/Owner(s): City of North St. Paul
North St. Paul Housing and Redevelopment Authority
Subject Properties: 2375, 2377, 2381, 2385, 2393, 2395 Margaret Street and 0 Seppala Boulevard

PROJECT OVERVIEW

The City of North St. Paul and the North St. Paul Housing and Redevelopment Authority own an approximately ¾ acre redevelopment site on the northwest corner of Margaret Street and Seppala Boulevard that includes the following addresses: 2375, 2377, 2381, 2385, 2393, and 2395 Margaret Street. The City also owns the adjacent public parking lot to the southwest along Seppala Boulevard (no address is available for this property). The majority of the redevelopment property was acquired by the City in 2018. The purchase history of the remaining parcels is unknown but title documents date back to 1987.

The City and the EDA had been working to identify developers for the redevelopment site for several years. A couple of proposals have come forward with a residential mixed-use concept; however, those projects did not develop due to market conditions. City Council since directed staff to better prepare the site for redevelopment by obtaining an appraisal and replatting to legally establish the redevelopment site and create the necessary easements.

The Planning Commission held a duly noticed public hearing on December 7, 2023, and made its recommendation to City Council for approval of the preliminary plat. The City Council approved the preliminary plat on December 19, 2023.

The final plat was prepared and provided to staff for review in January 2024. Staff has reviewed the plat and found it to be consistent with the approved preliminary plat and Chapter 153 of the City Code. City Council is scheduled to review and approve the final plat at its meeting on March 19, 2024. As owner of property within the proposed platted area, the HRA is asked to review and approve the final plat as well.

FISCAL IMPACT

N/A

ATTACHMENTS

1. Margaret Street Commons Final Plat
2. Resolution to Approve the Final Plat for Margaret Street Commons

PRELIMINARY COPY

LAST SAVED BY: BNIEMELA on Thursday, January 25, 2024 at 8:33:05 AM
LOCATION: C:\CIVIL 3D PROJECTS\19093
FILENAME: 19093BT.DWG
FILESIZE: 4.52MB

MARGARET STREET COMMONS

KNOW ALL MEN BY THESE PRESENTS: That City of North St. Paul, a Minnesota municipal corporation, owner of the following described property situated in the City of North St. Paul, County of Ramsey, State of Minnesota:

Lot 12, Block 3, North St. Paul Land Co's Rearrangement No. 1 in Blocks 14, 15 and 18, North St. Paul Proper, Ramsey County, Minnesota.
 And
 Lots 7 and 8, Block 3, North St. Paul Land Co's Rearrangement No. 1 in Blocks 14, 15 and 18, North St. Paul Proper; Lot 9, Block 3, North St. Paul Land Co's Re-arrangement No. 1 in Blocks 14, 15 and 18, North St. Paul Proper, except the North 15 feet, Ramsey County, Minnesota.
 And
 Lot 6, Block 3, North St. Paul Land Co's Rearrangement No. 1 in Block 14, 15 and 18 of North St. Paul Proper, Ramsey County, Minnesota.
 And
 Lots 1, 2 and 3, Block 3, North St. Paul Land Co's Rearrangement No. 1 in Block 14, 15 and 18 of North St. Paul Proper, Ramsey County, Minnesota.
 And
 That part of Lots 25 and 26, Block 18, North St. Paul Proper, which lie south of the south lot lines extended of Lots 7 and 15, Block 18, North St. Paul Proper, Ramsey County, Minnesota.
 And
 That part of Lots 13 and 14, Block 18, North St. Paul Proper, lying west of a line and its southerly extension, drawn parallel to and 120 feet west from the east line of said Block 18, Ramsey County, Minnesota.
 And
 That part of Lot 28, Block 3, which lies southerly of the westerly extension of the North line of Lot 12, Block 3 all in the plat of North St. Paul Land Co's Rearrangement No. 1 in Blocks 14, 15 and 18 of North St. Paul Proper, Ramsey County, Minnesota.

And City of North St. Paul Housing and Redevelopment Authority, a political subdivision of the State of Minnesota, owner of the following described property situated in the City of North St. Paul, County of Ramsey, State of Minnesota:

The North 15 feet of Lot 9, Block 3, North St. Paul Land Co's Re-arrangement No. 1 in Blocks 14, 15 and 18, North St. Paul Proper; Lots 10 and 11, Block 3, North St. Paul Land Co's Re-arrangement No. 1, in Blocks 14, 15 and 18, North St. Paul Proper, Ramsey County, Minnesota.
 And
 Lots 4 and 5, Block 3, North St. Paul Land Co's Rearrangement No. 1 in Blocks 14, 15 and 18 of North St. Paul Proper, Ramsey County, Minnesota.

Have caused the same to be surveyed and platted as MARGARET STREET COMMONS and do hereby dedicate to the public for public use forever the drainage and utility easements as shown on this plat.

In witness whereof said City of North St. Paul, a Minnesota municipal corporation, has caused these presents to be signed by it's proper officer this _____ day of _____, 20____.

By _____, Mayor By _____, City Manager

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____, Mayor and _____, City Manager of said North St. Paul, Minnesota, a Minnesota municipal corporation.

 _____ (SIGNED)
 _____ (PRINTED)
 Notary Public, _____ County, Minnesota
 My Commission Expires _____

In witness whereof said City of North St. Paul Housing and Redevelopment Authority, a political subdivision of the State of Minnesota, has caused these presents to be signed by it's proper officer this _____ day of _____, 20____.

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____, of City of North St. Paul Housing and Redevelopment Authority, a political subdivision of the State of Minnesota.

 _____ (SIGNED)
 _____ (PRINTED)
 Notary Public, _____ County, Minnesota
 My Commission Expires _____

I, Jason E. Rud, Licensed Land Surveyor, do hereby certify that I have surveyed or directly supervised the survey of the property described on this plat; prepared this plat or directly supervised the preparation of this plat; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been correctly set or will be correctly set within one year of recording this plat; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of the surveyor's certification are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20____.

Jason E. Rud, Land Surveyor
Minnesota License No. 41578

STATE OF MINNESOTA
 COUNTY OF _____
 The foregoing Surveyor's Certificate was acknowledged before me this _____ day of _____, 20____, by Jason E. Rud, a Licensed Land Surveyor.

 _____ (SIGNED)
 _____ (PRINTED)
 Notary Public, _____ County, Minnesota
 My Commission Expires _____

CITY OF NORTH ST. PAUL
 We do hereby certify that on the _____ day of _____, 20____, the City Council of the City of North St. Paul, Minnesota, approved this plat.

_____, Mayor _____, City Clerk

PROPERTY TAX, RECORDS AND ELECTION SERVICES DEPARTMENT
 Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year _____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20____.

Christopher A. Samuel, Ramsey County Auditor/Treasurer

By _____, Deputy

COUNTY SURVEYOR
 Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this _____ day of _____, 20____.

Daniel D. Baar, L.S.
Ramsey County Surveyor

REGISTRAR OF TITLES, RAMSEY COUNTY, STATE OF MINNESOTA
 I hereby certify that this plat of MARGARET STREET COMMONS was filed in the office of the Registrar of Titles for public record on this _____ day of _____, 20____, at _____ o'clock _____M., and was duly filed in Book _____ of Plats, Page _____, as Document Number _____.

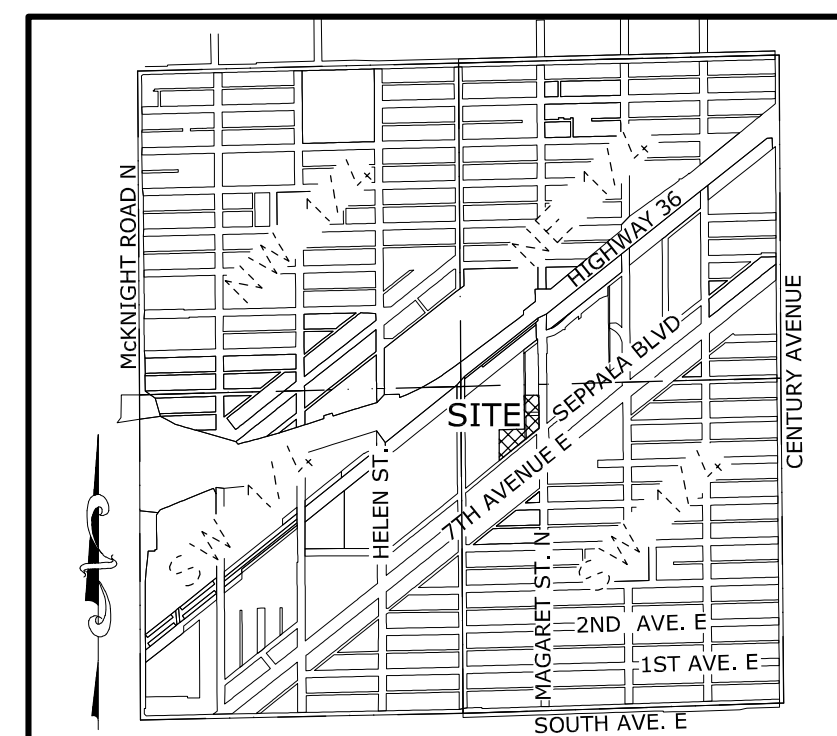
Deputy Registrar of Titles

COUNTY RECORDER, RAMSEY COUNTY, STATE OF MINNESOTA
 I hereby certify that this plat of MARGARET STREET COMMONS was filed in the office of the County Recorder for public record on this _____ day of _____, 20____, at _____ o'clock _____M., and was duly filed in Book _____ of Plats, Page _____, as Document Number _____.

Deputy County Recorder

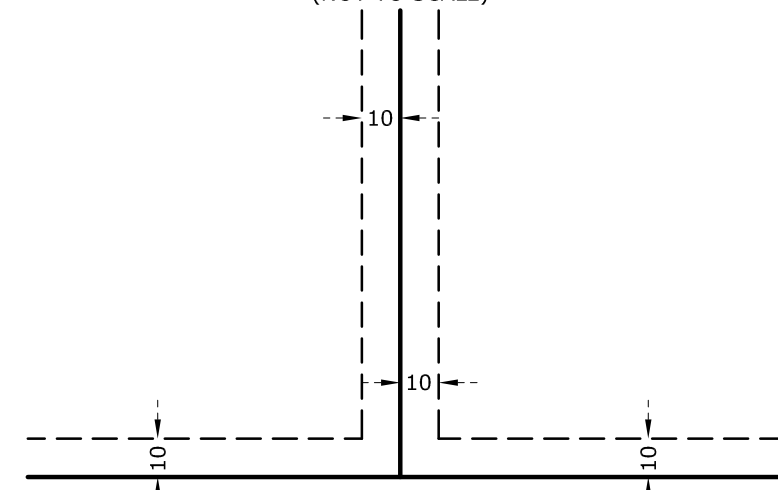
VICINITY MAP

SEC. 12, TWP. 29, RNG. 22



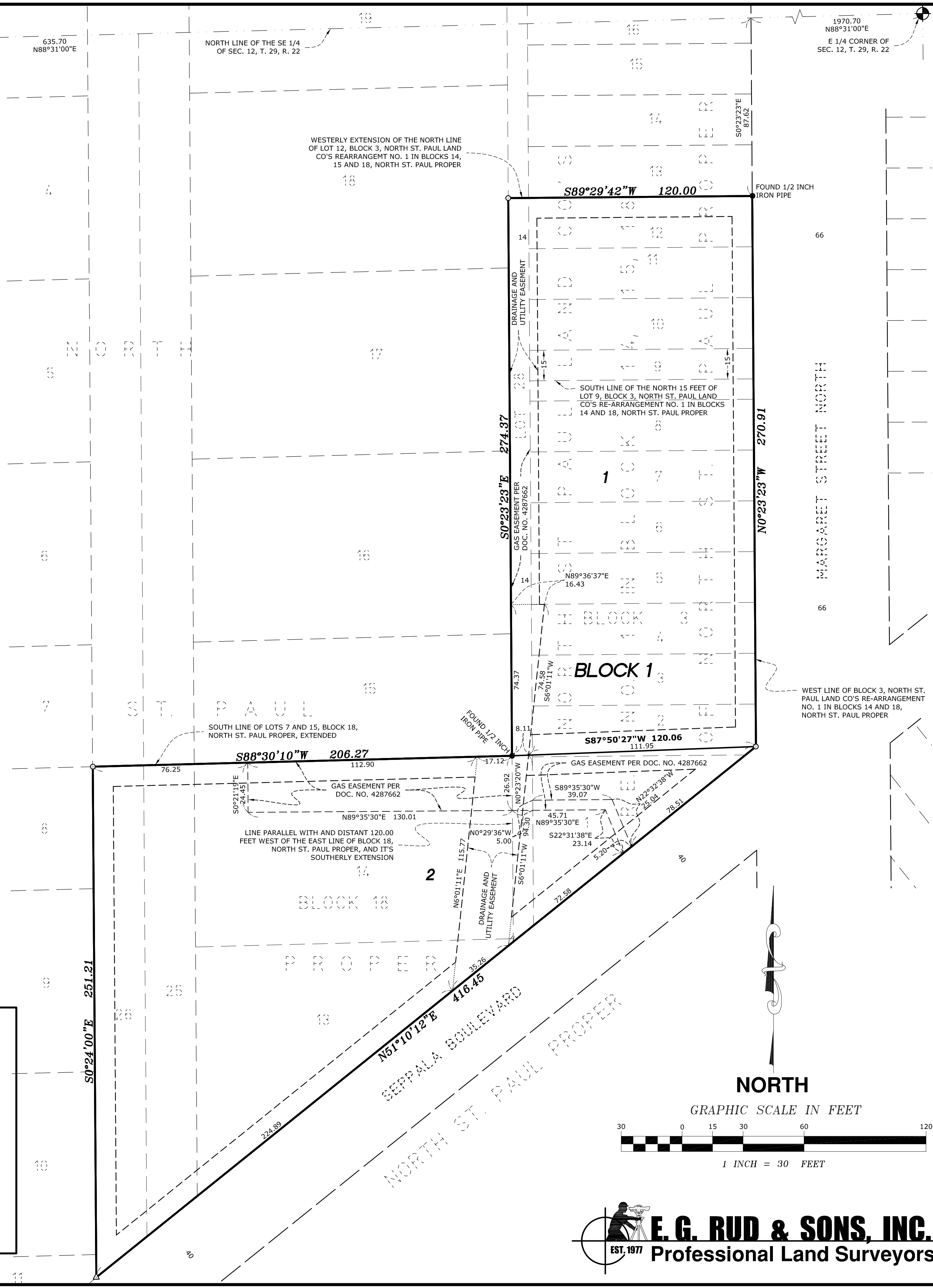
RAMSEY COUNTY, MINNESOTA
(NO SCALE)

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
(NOT TO SCALE)



- DENOTES SET 1/2 INCH BY 18 INCH IRON PIPE MARKED BY RLS NO. 41578
- DENOTES FOUND 1/2 INCH IRON MONUMENT AS LABELED
- △ DENOTES SET MAG NAIL
- ⊕ DENOTES FOUND RAMSEY COUNTY CAST IRON MONUMENT

FOR THE PURPOSES OF THIS PLAT, THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 29, RANGE 22 IS ASSUMED TO BEAR NORTH 88 DEGREES 31 MINUTES 00 SECONDS EAST.



E. G. RUD & SONS, INC.
 EST. 1977 Professional Land Surveyors

(Reserved for Recording Data)

**HOUSING AND REDEVELOPMENT AUTHORITY
OF THE CITY OF NORTH ST. PAUL
RAMSEY COUNTY, MINNESOTA**

RESOLUTION NO. _____

RESOLUTION APPROVING FINAL PLAT FOR MARGARET STREET COMMONS

WHEREAS, the Housing and Redevelopment Authority of the City of North St. Paul and the City of North St. Paul have caused certain real property located in the City of North St. Paul, County of Ramsey, State of Minnesota, to be platted as **LOT 1 AND LOT 2, BLOCK 1, MARGARET STREET COMMONS**, which is depicted as shown on **Exhibit A**, attached hereto; and

WHEREAS, the preliminary plat was reviewed by the City's Planning Commission and approved by the City Council for the City of North St. Paul; and

WHEREAS, the final plat is consistent with the preliminary plat; and

WHEREAS, the final plat is acceptable to the Housing and Redevelopment Authority.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing and Redevelopment Authority of the City of North St. Paul:

1. The **MARGARET STREET COMMONS** final plat is approved.
2. The Chair and Executive Director, are authorized and directed to execute the final plat mylars and any other documents required for platting.

3. The North St. Paul City Clerk is directed to file a certified copy of this Resolution in the Office of Ramsey County Recorder and in the Office of the Ramsey County Registrar of Titles.

PASSED AND ADOPTED by the Board of Commissioners of the Housing and Redevelopment Authority of the City of North St. Paul on this ____ day of _____, 2024.

**HOUSING AND REDEVELOPMENT
AUTHORITY OF THE CITY OF
NORTH ST. PAUL**

BY: _____
_____, Chair

ATTEST: _____
_____, Executive Director

STATE OF MINNESOTA)
) ss.
COUNTY OF RAMSEY)

I hereby certify that the foregoing Resolution No. ____ is a true and correct copy of the resolution presented and adopted by the Board of Commissioners of the Housing and Redevelopment Authority of the City of North St. Paul at a duly authorized meeting thereof held on the ____ day of _____, 2024, as shown by the minutes of said meeting in my possession.

Jennie Kloos, Deputy City Clerk

DRAFTED BY:
CAMPBELL KNUTSON
Professional Association
Grand Oak Office Center I
860 Blue Gentian Road, Suite 290
Eagan, Minnesota 55121
Telephone: 651-452-5000
AKLS

RESOLUTION NO. _____

Exhibit A

Depiction of Lot 1 and Lot 2, Block 1, Margaret Street Commons

