

**Housing and Redevelopment Authority**  
**July 7, 2020**  
**Adopted Regular Meeting Minutes**

**I. CALL TO ORDER**

Chair Furlong called the meeting to order at 7:52 p.m.

**II. ROLL CALL**

Present: Chair Terry Furlong, Commission Members Scott Thorsen, Candy Petersen, Jan Walczak, Tom Sonnek and Executive Director Scott Duddeck.

Staff: Mary Mills.

**III. HRA ACTION ITEMS & RECOMMENDATIONS**

A. Purchase agreement for the property at 2487 19<sup>th</sup> Avenue.

The property located at 2487 19<sup>th</sup> Avenue has been a problem property for many years.

There have been numerous police calls, disturbances, and drug activity calls.

The Building Official for the City of North Saint Paul has deemed the current condition of the home to be hazardous and unsafe. The home is currently considered an uninhabitable building.

At the June 16, 2002 meeting the City Council adopted Resolution No. 2020-074 deeming that the property was a hazardous building and authorized an order to be put in place for the owners to repair and bring it up to code.

In an effort to restore the neighborhood and eliminate this blighted property, the City has offered to purchase the property from the owners for an amount of \$75,000.

A purchase agreement for 2487 19<sup>th</sup> Avenue has been prepared by the City Attorney and all parties have agreed to its terms.

Staff recommends approval of the purchase agreement and seeks authorization to finalize negotiations and documents for the purchase of the property.

The City Attorney will review final documents prior to closing.

If the purchase is approved, the property will be remodeled or completely redeveloped as part of the Student Built Housing Program.

It was recommended that the HRA authorize the City Manager to execute a purchase agreement for the property at 2487 19<sup>th</sup> Avenue.

**Member Petersen moved and Member Sonnek seconded, to adopt HRA Resolution No. 2020-001, approving the purchase agreement for the property at 2487 19<sup>th</sup> Avenue in the amount of \$75,000. Motion passed 5-0.**

Chair Furlong thanked Mr. Duddeck for his tireless work in bringing a solution to this issue.

City Attorney Mattick stated that at this time he will not file the hazardous building order. He is confident that this purchase will happen and the order will not be needed. This solution is as good as it gets.

**B. Other business/updates**

Mr. Duddeck noted that the current student built home project and program with the school should be back on track this fall. When the COVID closed the schools, the students could no longer work on the project. The instructor and one part-time city employee have continued working on it and will do so until the students can return.

Member Walczak requested clarification on how the city part-time employee gets paid. Mr. Duddeck stated he gets paid through the city payroll and that then gets expensed back to the HRA budget. It is not invoiced like a bill would be.

It is intended that the 2487 19<sup>th</sup> Avenue property will become a student built home project. There is currently no garage on the property, so a new structure most likely would be placed there to accommodate an attached garage.

Member Thorsen noted that going forward he would like to see more of the proposed plans and budgeting for new structures prior to their approval.

**IV. ADJOURNMENT**

Member Sonnek moved and Member Walczak seconded to adjourn. Motion passed 5-0. Meeting adjourned at 8:05 p.m.

Next regular meeting: To be scheduled as needed.

/s/ Terrence J. Furlong, Chair

Attest: /s/ Scott A. Duddeck, Executive Director