

RESOLUTION HRA NO. 15-3

RESOLUTION AUTHORIZING THE ACQUISITION OF CERTAIN PROPERTIES WITHIN THE CITY FOR THE SCATTERED SITE ACQUISITION PROGRAM AND AUTHORIZING THE EXECUTION OF DOCUMENTS RELATED THERETO

WHEREAS, pursuant to Minnesota Statutes, Sections 469.001 to 469.047 (the “HRA Act”) the City Council of the City of Coon Rapids, Minnesota (the “City”) has created the Housing and Redevelopment Authority in and for the City of Coon Rapids (the “Authority”) and provided it with the duties and powers in the HRA Act; and

WHEREAS, the HRA Act authorizes the Authority to acquire, improve, own, hold, sell, lease, exchange, transfer, assign, pledge or dispose of any real or personal property; and

WHEREAS, the Authority has undertaken a multi-faceted program known as the Scattered Site Acquisition Program to purchase dilapidated and/or blighted properties that are best demolished and the land resold; and

WHEREAS, in order to maximize the effectiveness of the Scattered Site Acquisition Program the Authority wishes to directly purchase dilapidated and blighted properties in a timely manner and without specific Board approval of each individual transaction; and

WHEREAS, it is the desire of the Authority Board of Commissioners to establish certain parameters for such acquisitions and to authorize the Chair and Secretary of the Board to execute legal documents for property acquisition for properties that fall within those parameters.

NOW, THEREFORE, BE IT RESOLVED by the Housing and Redevelopment Authority in and for the City of Coon Rapids, Minnesota:

1. That the Chair and Secretary, with the assistance of Authority legal counsel and Authority Staff, are hereby authorized to execute purchase agreements and acquire in the name of the Authority up to two single-family homes (the “Properties”) as part of the Scattered Site Acquisition Program that meet the following criteria:
 - a. The purchase price of each property will not exceed \$100,000.
 - b. The Property is a blight on the neighborhood, dilapidated and substandard.
 - c. The cost of correcting the deficiencies on the Property exceeds the value of the Property such that correcting the deficiencies is not reasonable.
 - d. Prior to the acquisition of each property, HRA Staff will conduct appropriate due diligence to protect the HRA’s interests.
2. That Properties acquired for the Scattered Site Acquisition Program meeting the above criteria are hereby declared a blight on the community in that they are obsolete, dilapidated, with faulty arrangement or design, have an obsolete layout, or any combination of these or other factors.
3. That allowing the property to exist in its current condition would be detrimental to the safety, health, morals, or welfare of the community.

4. That HRA Staff shall report the acquisition of property at the next regular Board meeting after a purchase agreement is executed.
5. That the authorization to purchase property pursuant to this resolution shall expire one year from the date of passage, unless extended by Board action.
6. That disposition of the acquired properties at the end of their demonstration period shall be only by action of the HRA Board.

Adopted this the 21th day of July, 2015

Jerry Koch, Chair

Attest:

Brad Johnson, Secretary