

# City of Minneapolis Community Garden, Market Garden and Urban Farm Policy



In March 2015, the Minneapolis City Council directed CPED Housing and Economic Development staff to review the vacant property list and develop a set of policy recommendations regarding the Food Council’s land access policy goals to:

- extend lease terms for City-owned parcels to greater than one year, with a preferred minimum of five years;
- allow commercial growers to lease or purchase City-owned parcels, with the understanding that community gardeners would have priority access; and
- expand the total number of City-owned lots available for urban agricultural lease or sale.

On November 20, 2015, the Minneapolis City Council adopted the City of Minneapolis Community Garden, Market Garden and Urban Farm Policy to:

- extend execution of leases of up to five years for gardens on parcels determined to be undevelopable;
- provide criteria for determining a parcel’s eligibility for lease or sale as a garden space to commercial growers and community gardeners with priority access;
- expand the City-owned lots available for gardens with an initial 43 additional lots; and
- define garden lease standards for fees, insurance and security deposits:
  - **Community garden annual fee: \$51** including a lease fee of \$1 and an administrative fee of \$50. Community gardens must have \$1 million in liability insurance coverage.
  - **Market garden and urban farm annual fee: \$200** including a lease fee of \$150 and an administrative fee of \$50. Market gardens and urban farms must have \$2 million in liability insurance coverage.
  - Administrative fees are effectively reduced further by allowing for one application per organization and not requiring one application per garden.
  - **No security deposit is required.** The cost of returning the leased lot to the condition specified by the lease shall be billed to the leaseholder if they do not fulfill the terms of the lease.

**For City-owned vacant land to be considered for lease as a community garden, market garden or an urban farm, it must meet one of the following criteria:**

Description <sup>1</sup>	Comments	Lease Term <sup>2</sup>
Category A	Properties with conditions that pose marketing challenges (i.e. north/south facing lots, on high vehicular traffic corridors, adjacent to identified problem properties, etc.).	1 Year
Category B	Properties slated for Multifamily Housing or Business Development projects that are NOT needed for site assemblage <b>OR</b> being actively marketed for redevelopment <b>OR</b> subject to a pending sale <b>OR</b> have exclusive development rights.	1 Year
Category C	Undersized Properties that are 4,000 square feet or less and not adjacent to a city-owned property.	3 Years <sup>3</sup>
Category D	Undevelopable Properties with issues, including lack of public utilities, challenging public utilities (e.g., cross sewer connection), challenging soils, challenging topography, irregularly shaped or has less than a 35 foot frontage and no alley access.	5 Years <sup>3</sup>

<sup>1</sup>A property could fit more than one category.

<sup>2</sup>Each new garden lease will be for one year and evaluated for a renewal based on the Lease Term in the table above. Subsequent renewal will be considered on a maximum term as illustrated in the table above. Community gardens are prioritized over commercial gardens.

<sup>3</sup>After identified side yard sale strategies are pursued, these properties may be considered for sale as a permanent community garden pursuant to the City of Minneapolis Real Estate Disposition Policy. The side yard sale strategies are to offer the properties for side yard sale to the owners of the adjacent properties, if the adjacent propert(ies) are not larger than the average parcel on the block; if no interest, lease until adjacent owners express interest to purchase or there is a change in ownership, or, consider for sale as a permanent community garden.

**For leasing information, a map and list of addresses of the City-owned vacant lots available for gardens, visit the Homegrown Minneapolis webpage: <http://www.minneapolismn.gov/sustainability/homegrown/WCMS1P-129871>**