

City of Minneapolis Criteria for a City-owned vacant property to be considered for community gardens, market gardens and urban farms

March 3, 2015 CD&RS Meeting Agenda Item #15 - 2014 Homegrown Minneapolis Food Council Third Annual Report Supporting the Food Council's land access policy goals related to urban agriculture: a) extending the lease terms for City-owned parcels to greater than one year, with a preferred minimum of five years; b) allowing commercial growers to lease or purchase City-owned parcels, with the understanding that community gardeners would have priority access; and c) expanding the total number of City-owned lots available for urban agricultural lease or sale.

HE&HC Staff Reports: [Homegrown Annual Report RCA](#); [Homegrown Membership](#); [Homegrown Highlights](#); [PowerPoint](#)

Action Taken: CPED Housing and Economic Development staff directed to review the vacant property list to determine which parcels are developable based on economic conditions and lot size and thereupon develop a set of policy recommendations regarding the Food Council's land access policy goals, to present to the Community Development and Regulatory Services Committee.

On November 20, 2015, the Minneapolis City Council adopted the City of Minneapolis Community Garden, Market Garden and Urban Farm Policy to: a) extend execution of leases of up to five years for gardens on parcels determined to be undevelopable; b) 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; c) expand the City-owned lots available for gardens with an initial 43 additional lots; and d) define garden lease standards for fees, insurance and security deposits.

Garden	Total Annual Fee	Administrative Fee	Lease Fee	Security Deposit	Liability Insurance Coverage
Community Garden	\$51	\$50	\$1	\$0	\$1 million
Market Garden or Urban Farm	\$200	\$50	\$150	\$0	\$2 million

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 ¹	Comments	Lease Term ²
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 OR being actively marketed for redevelopment OR subject to a pending sale OR 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 ³
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 ³

¹A property could fit more than one category.

²Each 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.

³After 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.