



Request for City Council Committee Action from the Department of Community Planning and Economic Development

Date: August 20, 2013

To: Council Member Lisa Goodman, Chair Community Development Committee

Subject: Waiver Request: To Allow Garden Leases on City-Owned Buildable Lots In the Tornado Zone

Recommendation: Approve a waiver to the Community Garden Policy to allow for short term leases on City owned buildable lots within the Tornado affected areas of Minneapolis.

Previous Directives:

In March 2004, the City Council approved a charter change regarding simplification of contract signatures. The change eliminated the signatures of the Mayor and City Clerk on contracts and allowed for delegation of contracting authority subject to Council-approved dollar and time limitations and City Attorney approval of forms.

In April 2004, the City Council approved the City of Minneapolis Real Estate Lease Policy authorizing the CPED Department Director with respect to City development properties and the City Engineer with respect to other City properties to enter into leases for less than one year terms of City properties not needed for City purposes. Leases for a term greater than one year require City Council approval.

In June 2004, the charter change went into effect and City ordinances were updated to reflect the simplification of contract signatures.

In April 2005, the City Council approved a resolution delegating authority to department heads or designees to enter into various form agreement contracts.

In June 2009, the City Council adopted City Resolution 2009R-283 "Recognizing the Importance of Healthy, Sustainably Produced and Locally Grown Foods and Creating the Homegrown Minneapolis Implementation Task Force", directing City staff among other things to develop a community garden program that allows community organizations to lease non-developable city-owned properties for community gardens.

In April 2010, the City Council adopted City Resolution 2010R-119 "The City Council hereby delegates authority to the Department of Community Planning and Economic Development (CPED) director or designees for City development properties and to the Department of Public director, the City engineer or designees for all other City owned properties, to make and execute community garden leases with nonprofit organizations for non-buildable and

non-developable city-owned properties, at no cost to the City, for a term not to exceed five years using a form approved by the City Attorney.

Department Information

Prepared by: Kaye Anderson, Real Estate Coordinator, 612-673-5051
Approved by: Charles T. Lutz, Deputy CPED Director----- Thomas A. Streitz, Director of Housing Policy and Development _____
Presenters in Committee: Kaye Anderson, Real Estate Coordinator

Financial Impact

Elimination of property management costs during the lease term, estimated at \$3,600 per year per lease.

Community Impact

Neighborhood Notification: Each neighborhood group will be notified before a lease is executed for a community garden.

City Goals: In five years there will be plentiful green spaces, public gathering areas, celebrated historic architectural features and urban forest in Minneapolis; lakes, rivers and the soil and air will be clean; the city's parks and the Mississippi riverfront will be valued and utilized; opportunities to experience diverse cultures and the arts will abound; and usage of renewable energy will be increasing.

Sustainability Targets: Increase the number of block clubs.

Comprehensive Plan: This action is consistent with the Comprehensive Plan

Zoning Code: Not applicable

Supporting Information

Pursuant to City Resolution 2010R-119, the City Council delegated authority to the CPED director or designees for City development properties and to the Department of Public Works director, the City engineer or designees for all other City owned properties, to make and execute community garden leases with nonprofit organizations for non-buildable and non-developable city-owned properties, at no cost to the City, for a term not to exceed five years using a form approved by the City Attorney.

Due to the North Minneapolis Tornado, there is a surplus of vacant lots in the North Sector of the City (both publicly and privately owned). CPED staff proposes that the following changes to the Council-adopted Community Garden procedures are appropriate to assist in addressing the increasing issue of vacant lots in the tornado affected areas and reducing the illegal dumping on City owned vacant lots, namely:

1. Only buildable City-owned lots in the Tornado Zone that are not needed for immediate development are eligible.
2. The affected City-owned lots can only be leased for a term of one year or less. The lease may be renewed for one more year, should there be no redevelopment interest.
3. The applicant must obtain the written consent of the affected neighborhood organization and the owner(s) immediately adjacent to the garden lot.