



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

**Date:** September 23, 2014

**To:** Council Member Lisa Goodman, Chair, Community Development and Regulatory Services Committee

**Subject:** Classification of Tax-forfeited land and authorization for the City of Minneapolis—CPED to purchase and register title on certain tax forfeit parcels

**Recommendation:** Staff recommends that the City Council adopt the attached resolutions. Staff also recommends that the City Council authorize the Mayor and the City Clerk to sign applications for title registration for tax forfeited properties put on hold pursuant to this report

**Previous Directives:** None

### Department Information

Prepared by: Edie Oliveto-Oates, Senior Project Coordinator, 612-673-5229
Approved by: Charles T. Lutz, Deputy CPED Director _____
Catherine Polasky, Director, Economic Policy and Development _____
Presenters in Committee: Edie Oliveto-Oates, Senior Project Coordinator

### Financial Impact

- No financial impact

### Community Impact

- Neighborhood Notification: The list was distributed electronically to all Minneapolis neighborhoods on August 1, 2014.
- City Goals: Livable Communities, Healthy Lives
  - Our built and natural environment adds character to our city, enhances our health and enriches our lives
  - High-quality, affordable housing for all ages and stages in every neighborhood.
- Comprehensive Plan: Generally, the hold and release of these properties is consistent with The Minneapolis Plan for Sustainable Growth. As projects proceed to development, additional review will be necessary to ensure consistency with the Comprehensive Plan.
- Zoning Code: All current uses comply.

### Supporting Information

In accordance with Minnesota Statute 282.01, the Clerk's office of the City of Minneapolis was notified on July 31, 2014, by Hennepin County that certain properties located within the jurisdiction of the municipality had forfeited to the State of Minnesota for unpaid taxes. These properties, in accordance with Minnesota Statute 282.135, will be classified or reclassified by Hennepin County as conservation or non-conservation lands following a public meeting which is scheduled for October 7, 2014, at the Hennepin County Government Center. It is the obligation of the City, in accordance with State Statute, to review this list and make a recommendation on the classification as Conservation or Non Conservation,

to be placed on the subject parcels by the County at the public meeting. In addition, it is the obligation of the City to approve parcels for public auction, private auction to adjacent owners only, request public use conveyance, or a non-public sale to the City in accordance with the approved amendment to the existing Memorandum of Understanding.

In accordance with Minnesota Statute 282.01(1), the City has 60 days from receipt of the notice to approve or reject the proposed classification of properties. The deadline for responding to this notice is September 30, 2014. On August 1, 2014, notification was sent to all the neighborhood groups, applicable City departments, including City Council members, Twin Cities Community Land Bank, and the Minneapolis Neighborhood Stabilization Program approved developers for review and comment. Based on input from the neighborhood groups, developers and others, city staff has completed a review of the properties. In accordance with the existing Memorandum of Understanding between the City and the County, the City has placed thirty (30) properties on hold for six months. This six-month period allows staff to work with the development partners and the neighborhoods in accessing and analyzing the properties to determine the appropriate redevelopment strategy—rehab or demolition/land bank. The six-month period commences the later of receipt of the market value from Hennepin County or City Council's approval.

The City receives tax title for any properties conveyed to, or purchased by, the City of Minneapolis. Therefore, title clearance will be necessary. Staff is recommending that the City Council authorize the Mayor and the City Clerk to sign applications for title registration on all of the city-acquired properties where appropriate pursuant to Minnesota Statutes 508.03(6).

In accordance with Minnesota Statute 282.135, staff is recommending that all of the properties on the 1718 Conservation/Non Conservation list be classified as non-conservation and that the properties which are not being purchased or conveyed to the City or placed on a six-month hold for the City be released for sale as indicated in the attached resolution.

By Goodman

**Requesting actions with respect to the conveyance of certain tax-forfeited land located in the City of Minneapolis, Hennepin County, Minnesota.**

Whereas, the City Council of the City of Minneapolis, has been advised by the County of Hennepin, Minnesota, that certain parcels of land in said City have become the property of the State of Minnesota under the provision of law declaring the forfeiture of lands to the State for nonpayment of taxes;

Now, Therefore, Be It Resolved by The City Council of The City of Minneapolis:

That the parcels listed below contained on the 1676 Conservation/Non Conservation list be withheld from public and private auction and withheld from sale for **six months**:

<u>Property ID Number</u>	<u>Target Yes/No</u>	<u>City Council Ward Neighborhood</u>	<u>Status Vacant/Occupied</u>	<u>Lot Size</u>
<u>Property Address</u>	<u>Zoned</u>	<u>Legal Description</u>		
<u>Property Type C/NC</u>				
<b>09 029 24 11 0141</b>	YES	4 Barbara Johnson McKinley	Vacant Single Family Condemned 1/18/2012 VBR 7/23/2010	40x124 / 4,997 sq. ft.
3449 LYNDAL AVE N Non-Conservation	R1A	LOT 3 BLOCK 2 HILLTOP ADDITION TO MINNEAPOLIS		
<b>09 029 24 31 0122</b>	YES	5 Blong Yang Jordan	Vacant Single Family VBR 12/29/2011	40x126 / 5,048 sq. ft
3014 LOGAN AVE N Non-Conservation	R1A	LOT 19 BLOCK 2 LAUDERDALE'S SUB'D OF LOTS I,J,K & L, BABBITS OUTLOTS		
<b>10 029 24 23 0032</b>	YES	4 Barbara Johnson McKinley	Vacant Single Family	46x157 / 7,222 sq. ft.
3346 6TH ST N Non-Conservation	R2B	LOT 13 BLOCK 7 "BAKER'S 4TH ADDITION TO MINNEAPOLIS "		
<b>16 029 24 32 0084</b>	YES	5 Blong Yang Willard-Hay	Vacant Single Family Condemned 7/28/2014	41x123 / 5,043 sq. ft.
1715 OLIVER AVE N Non-Conservation	R1A	LOT 17 BLOCK 1 "WILLARD PARK ADDITION TO MINNEAPOLIS"		
<b>16 029 24 33 0011</b>	YES	5 Blong Yang Willard-Hay	Vacant Single Family/Duplex Boarded 7/23/2014	41x122 / 5,022 sq. ft
1426 PENN AVE N Non-Conservation	R1A	LOT 5 CALDER'S FIRST ADDITION TO MINNEAPOLIS		
<b>16 029 24 21 0104</b>	YES	5 Blong Yang Jordan	Vacant Land-Residential	43x90 / 3,870 sq. ft
1714 HILLSIDE AVE Non-Conservation	R2B	BLOCK 009 "FOREST HEIGHTS" NWLY 1/3 OF LOTS 20 AND 21		

<b>16 029 24 32 0096</b>	YES	5 Blong Yang Willard-Hay	Vacant Land-Residential	50x123 / 6,150 sq. ft
1816 PENN AVE N Non-Conservation	R1A	BLOCK 001 WILLARD PARK ADDITION TO MINNEAPOLIS . N24 FT OF LOT 34 AND S 26 FT OF LOT 35 LOTS 34 AND 35		
<b>12 118 21 32 0071</b>	YES	4 Barbara Johnson Lind-Bohanon	Vacant Single Family / VBR List	50x130 / 6,506 sq. ft.
4826 GIRARD AVE N Non-Conservation	R1A	LOT 019 BLOCK 003 "GIRARD BROOKSIDE PARK MINNEAPOLIS MINN."		
<b>07 028 23 14 0116</b>	YES	12 Andrew Johnson Hiawatha	Vacant Single Family	40x126 / 5,040 sq. ft.
4017 42ND AVE S Non-Conservation	R1A	LOT 026 BLOCK 004 L. D. RICHARDSON'S ADDITION TO MINNEAPOLIS		
<b>30 029 23 44 0094</b>	YES	2 Cam Gordon Prospect Park	Vacant Lot	50x152 / 7,600 sq. ft
2001 FRANKLIN AVE S E Non-Conservation	R2B/UA	BLOOK 005 "PROSPECT PARK SECOND DIVISION (REVISED)" LOTS 36 AND 37		
<b>31 029 23 34 0078</b>	YES	2 Cam Gordon Longfellow	Vacant Single Family/Condemned / VBR	40x128 / 5,102 sq. ft
2925 36TH AVE S Non-Conservation	R1A	LOT 022 BLOCK 003 "NESBITT'S ADDITION TO MINNEAPOLIS"		
<b>11 028 24 31 0169</b>	YES	11 John Quincy Northrup	Vacant Single Family / VBR	37x125 / 4,644 sq. ft.
4315 ELLIOT AVE S Non-Conservation	AP/R1A	LOT 012 BLOCK 001 HIGGINS 3D ADDITION TO MINNEAPOLIS, MINN.		
<b>01 029 24 42 0184</b>	NO	1 Kevin Reich Waite Park	Vacant Single Family / VBR	40x125 / 5,000
3147 HAYES ST N E Non-Conservation	R1A	LOT 027 BLOCK 007 "ST. ANTHONY HEIGHTS"		
<b>03 029 24 32 0079</b>	YES	4 Barbara Johnson Camden	Vacant Single Family / Condemned / VBR	40x157 / 6,208 sq.ft
3822 LYNDALE AVE N Non-Conservation	R2B	LOT 21 BLOCK 004 "FARNHAM'S ADDITION TO MINNEAPOLIS"		
<b>04 029 24 14 0119</b>	YES	4 Barbara Johnson Camden	Vacant Lot	42x127 / 5,343 sq. ft.
4051 ALDRICH AVE N Non-Conservation	R1A	LOT 002 BLOCK 002 THOMAS MORGAN'S SECOND ADDITION TO MINNEAPOLIS MINNESOTA		

<b>04 029 24 33 0018</b>	YES	4 Barbara Johnson	Vacant Single Family / VBR	40x126 / 5,043 sq. ft.
		Folwell		
3751 LOGAN AVE N Non-Conservation	R1A	LOT 003 BLOCK 001 "JOSEPH LOWRY'S ADDITION TO MINNEAPOLIS"		
<b>04 029 24 34 0011</b>	YES	4 Barbara Johnson	Vacant Single Family / VBR	40x126 / 5,040 sq. ft.
		Folwell		
3746 LOGAN AVE N Non-Conservation	R1A	LOT 011 BLOCK 007 "NEWLON AND FOLWELLS ADDITION TO MINNEAPOLIS"		
<b>04 029 24 34 0027</b>	YES	4 Barbara Johnson	Vacant, Boarded, Condemned Single Family	40x126 / 5,040 sq. ft.
		Folwell		
3726 LOGAN AVE N Non-Conservation	R1A	LOT 015 BLOCK 008 "NEWLON AND FOLWELLS ADDITION TO MINNEAPOLIS"		
<b>04 029 24 43 0191</b>	YES	4 Barbara Johnson	Multi-Family Residential, Condemned, VBR	50x125 / 6,288 sq. ft.
		Folwell		
3642 FREMONT AVE N Non-Conservation	R4	BLOCK 011 "WALTON PARK" LOT 26 AND N 10 FT OF LOT 25		
<b>08 029 24 13 0049</b>	YES	4 Barbara Johnson	Vacant Single Family / VBR 11/17/2010	40x127 / 5,108 sq. ft.
		Cleveland		
3338 UPTON AVE N Non-Conservation	R1A	LOT 009 BLOCK 008 "BRANHAM AND GREENLEAF'S ADDITION TO MINNEAPOLIS"		
<b>09 029 24 11 0017</b>	YES	4 Barbara Johnson	Vacant Single Family, Condemned Boarded, VBR	46x125 / 5,774 sq. ft.
		McKinley		
3506 COLFAX AVE N Non-Conservation	R2B	LOT 015 BLOCK 001 A. Y. DAVIDSON'S ADDITION TO MINNEAPOLIS		
<b>09 029 24 11 0201</b>	YES	4 Barbara Johnson	Vacant Single Family, Condemned Boarded, VBR List, Directors Order to Demolish	46x125 / 5,774 sq. ft.
		McKinley		
3431 COLFAX AVE N Non-Conservation	R2B	LOT 006 BLOCK 002 HOLWAY AND BOARDMAN'S ADDITION TO MINNEAPOLIS		
<b>09 029 24 12 0042</b>	YES	4 Barbara Johnson	Vacant, Boarded, Condemned Single Family 249 List	40x125 / 5,018 sq. ft.
		Folwell		
3515 GIRARD AVE N Non-Conservation	R1A	LOT 012 BLOCK 002 "DEAN PARK"		
<b>09 029 24 12 0171</b>	YES	4 Barbara Johnson	Vacant Single Family, 249 List.	40x125 / 5,035 sq. ft.
		Folwell		
3534 FREMONT AVE N Non-Conservation	R4	LOT 024 BLOCK 002 "LIVINGSTON PARK"		

<b>15 029 24 11 0068</b>	NO	3 Jacob Frey	Vacant Land	50x120 / 6,000 sq. ft.
		Sheridan		
1505 CALIFORNIA ST NE		LOT 002 BLOOK 002 "ORTH AND HECHTMANS ADDITION TO THE CITY OF ST. ANTHONY"		
Non-Conservation	R2B			
<b>11 028 24 24 0001</b>	YES	8 Elizabeth Glidden	Condemned, Single Family Condemned 7/03/2014	40x121 / 4,854 sq. ft.
		Bancroft		
1115 40th ST E		LOT 001 BLOCK 001 "GIRARD INVESTMENT COMPANY'S SIXTH ADDITION TO MINNEAPOLIS"		
Non-Conservation	R1A			
<b>22 028 24 13 0103</b>	NO	11 John Quincy	Vacant, Single Family	40x126 / 5,040 sq. ft
		Windom		
5616 1ST AVE S		LOT 005 BLOCK 004 "THORPE BROS. NICOLLET MANOR"		
Non-Conservation	R1A / AP			
<b>04 029 24 14 0176</b>	YES	4 Barbara Johnson	Building Demolished, Vacant Land	50x128 / 6,400 sq. ft.
		Camden		
4123 COLFAX AVE N		LOT 008 BLOCK 011 WYOMING PARK ADDITION TO MINNEAPOLIS		
Non-Conservation	R2B			
<b>04 029 24 43 0013</b>	YES	4 Barbara Johnson	Vacant Land	40x126 / 5,052 sq. ft.
		Folwell		
3701 DUPONT AVE N		LOT 015 BLOCK 005 "WALTON PARK"		
Non-Conservation	R2B			
<b>04 029 24 44 0095</b>	YES	4 Barbara Johnson	Vacant Land	40x126 / 5,052 sq. ft.
		McKinley		
3738 DUPONT AVE N		LOT 025 BLOCK 004 "WALTON PARK"		
Non-Conservation	R2B			
<b>12 118 21 22 0101</b>	YES	4 Barbara Johnson	Occupied, Single Family	40x126 / 5,060 sq. ft.
		Lind-Bohanon		
5243 GIRARD AVE N		LOT 005 BLOCK 004 "KENMORE KREST"		
Non-Conservation	R1A			
08 029 24 42 0132	YES	4 Barbara Johnson	Occupied / Single Family	
		Jordan		42x128 /
3126 VINCENT AVE N		LOT 028 SEALLUM GATES' FOURTH ADDITION TO MINNEAPOLIS		5,368 sq. ft.
Non-Conservation	R4			
<b>04 029 24 21 0129</b>	YES	4 Barbara Johnson	Occupied / Single Family	40x128 / 5,120 sq. ft
		Camden		
4318 JAMES AVE N		LOT 015 BLOCK 002 "HARVEY'S ADDITION TO MINNEAPOLIS"		
Non-Conservation	R1A			

Be It Further Resolved that all the properties listed below be released for **public auction**:

<u>Property ID Number</u>	<u>Target Yes / No</u>	<u>City Council Ward</u>	<u>Neighborhood</u>	<u>Status</u>	<u>Lot Size</u>
<u>Property Address</u>	<u>Zoned</u>	<u>Legal Description</u>		<u>Vacant/Occupied</u>	
<u>Property Type C/NC</u>					
<b>20 029 24 43 0013</b>	YES	7 Lisa Goodman		Vacant Land-Residential	11,527 sq. ft
		Bryn Mawr			
2603 2ND AVE N		LOT 018 AUDITOR'S SUBDIVISION NO. 023			
Non-Conservation (Park Board Purchase)	FP/R1/SH	HENNEPIN COUNTY, MINN. N 139.3 FT OF S 383.3 FT OF E 116 FT EX RR R/W			
<b>01 029 24 33 0104</b>	NO	1 Kevin Reich		Vacant Lot	10x117 / 1,170 sq. ft.
		Audubon Park			
2942 TYLER ST N E		"CHUTE BROTHERS FIRST ADDITION TO THE CITY OF MINNEAPOLIS"			
Non-Conservation REPURCHASED	R2B				
<b>01 028 24 32 0207</b>	NO	9 Alondra Cano		Occupied, Single Family	50x125 / 6,216 sq. ft.
		Corcoran			
3545 20TH AVE S		LOT 007 BLOCK 016 "WILBERS 2ND ADD'N TO MINNEAPOLIS"			
Non-Conservation	R1A				
<b>04 029 24 13 0083</b>	YES	4 Barbara Johnson		Occupied, Single Family	50x128 / 6,400 sq. ft
		Camden			
4047 GIRARD AVE N		LOT 002 BLOCK 006 WYOMING PARK ADDITION TO MINNEAPOLIS			
Non-Conservation	R2B/				
<b>11 029 24 13 0045</b>	YES	1 Kevin Reich		Office	82x155 / 12,268 sq. ft
		Holland			
695 LOWRY AVE NE		COM 56 FT W OF SE COR OF SW 1/4 OF NE 1/4 THENCE W ALONG S LINE THEREOF 82 16/100 FT TO E LINE OF HOWARD ST EXTENDED THENCE N ALONG E LINE OF HOWARD ST A DIS OF 185 16/100 FT THENCE E PARALLEL WITH S LINE OF SW 1/4 OF NE 1/4 TO A PT 99 4/10 FT W FROM E LINE THEREOF THENCE S 44 FT TO A PT 99 5/10 FT W FROM E LINE OF SW 1/4 OF NE 1/4 THENCE E PARALLEL WITH S LINE THEREOF 99 5/10 FT TO E LINE OF SW 1/4 OF NE 1/4 THENCE S TO A PT 86 35/100 FT N FROM SE COR THEREOF THENCE W 56 FT TO A PT 86 35/100 FT N FROM BEG THENCE S TO BEG EX STS			
Non-Conservation	C1				
<b>11 029 24 13 0046</b>	YES	1 Kevin Reich		Office	26x56 / 1,475 sq. ft.
		Holland			
699 LOWRY AVE NE		56 FT OF S 86 35/100 FT OF SW 1/4 OF NE 1/4 EX STS			
Non-Conservation	C1				

<b>17 029 24 42 0147</b>	YES	5 Blong Yang Willard-Hay	Occupied / Single Family	40x127 / 5,080 sq. ft.
1607 WASHBURN AV N		LOT 14 BLOCK 002 "HIGHLAND ADDITION TO MINNEAPOLIS"		
Non-Conservation	R1A/SH			
<b>21 028 24 21 0165</b>	NO	13 Linea Palminsano Kenny	Occupied / Single Family	50x127 / 6,350 sq. ft.
5528 KNOX AVE S		LOT 008 BLOCK 004 "PENNHURST SECOND ADDITION"		
Non-Conservation	R1			

Be it Further Resolved that the parcels listed below be released for auction to **adjacent owners**:

<u>Property ID Number</u>	<u>Target Yes / No</u>	<u>City Council Ward</u>	<u>Status</u>	<u>Lot Size</u>
<u>Property Address</u>	<u>Zoned</u>	<u>Neighborhood</u>	<u>Vacant/Occupied</u>	
<u>Property Type C/NC</u>		<u>Legal Description</u>		
<b>02 028 24 11 0280</b>	YES	9 Alondra Cano Powderhorn Park	Vacant Land-Residential	21x122 / 2,585 sq. ft.
3014 18TH AVE S		SUBDIVISION OF BLOCK 16 OF J.G. LENNON'S OUT LOTS TO MINNEAPOLIS. THE NORTH 1/2 OF LOT 5, SUBDIVISION OF BLOCK 16 OF J.G. LENNON'S OUT LOTS TO MINNEAPOLIS		
Non-Conservation	R2B			

Be it Further Resolved that the city is authorized to file applications as needed for title registration on the tax-forfeited properties listed in this resolution as properties that may be acquired by the City of Minneapolis signed by the Mayor and the City Clerk pursuant to Minnesota Statutes 508.03(6)



By Goodman

**Approving the classification of certain tax-forfeited land located in the City of Minneapolis, Hennepin County, Minnesota, as non-conservation and the conveyance thereof.**

Whereas, the City Council of the City of Minneapolis, has been advised by the County of Hennepin, Minnesota, that certain parcels of land in said City have become the property of the State of Minnesota under the provision of law declaring the forfeiture of lands to the State for nonpayment of taxes;

Now, therefore, Be It Resolved by the City Council of The City of Minneapolis:

That all of the parcels listed below be designated as non-conservation land:

Property ID Number	Property Address
09 029 24 11 0141	3449 LYNDALE AVE N
09 029 24 31 0122	3014 LOGAN AVE N
10 029 24 23 0032	3346 6TH ST N
16 029 24 32 0084	1715 OLIVER AVE N
16 029 24 33 0011	1426 PENN AVE N
02 028 24 11 0280	3014 18TH AVE S
16 029 24 21 0104	1714 HILLSIDE AVE
16 029 24 32 0096	1816 PENN AVE N
20 029 24 43 0013	2603 2ND AVE N
12 118 21 32 0071	4826 GIRARD AVE N
07 028 23 14 0116	4017 42ND AVE S
30 029 23 44 0094	2001 FRANKLIN AVE S E
31 029 23 34 0078	2925 36TH AVE S
11 028 24 31 0169	4315 ELLIOT AVE S
01 029 24 33 0104	2942 TYLER ST N E
01 029 24 42 0184	3147 HAYES ST N E
03 029 24 32 0079	3822 LYNDALE AVE N
04 029 24 14 0119	4051 ALDRICH AVE N
04 029 24 33 0018	3751 LOGAN AVE N
04 029 24 34 0011	3746 LOGAN AVE N
04 029 24 34 0027	3726 LOGAN AVE N
04 029 24 43 0191	3642 FREMONT AVE N
08 029 24 13 0049	3338 UPTON AVE N
09 029 24 11 0017	3506 COLFAX AVE N
09 029 24 11 0201	3431 COLFAX AVE N
09 029 24 12 0042	3515 GIRARD AVE N
09 029 24 12 0171	3534 FREMONT AVE N
15 029 24 11 0068	1505 CALIFORNIA ST NE
12 118 21 22 0101	5243 GIRARD AVE N

01 028 24 32 0207	3545 20TH AVE S
11 028 24 24 0001	1115 40th ST E
22 028 24 13 0103	5616 1ST AVE S
04 029 24 13 0083	4047 GIRARD AVE N
04 029 24 14 0176	4123 COLFAX AVE N
04 029 24 43 0013	3701 DUPONT AVE N
04 029 24 44 0095	3738 DUPONT AVE N
08 029 24 42 0132	3126 VINCENT AVE N
11 029 24 13 0045	695 LOWRY AVE NE
11 029 24 13 0046	699 LOWRY AVE NE
17 029 24 42 0147	1607 WASHBURN AVE N
21 028 24 21 0165	5528 KNOX AVE S
04 029 24 21 0129	4318 JAMES AVE N