



Request for City Council Committee Action From the Department of Finance and Property Services

Date: December 1, 2014

To: Honorable John Quincy, Chair Ways & Means Committee

Subject: **City-owned Land at 40th St W and France Ave S - Declare Land as Excess Property**

Recommendation:

That the elected officials acknowledge the finding by the City Engineer and Finance Officer that the land is not needed for municipal operations and is formally designated as "excess property" per City Ordinance Section 14.120.

Previous Directives: None

Prepared by: Rebecca Law, Project Manager, Property Services, 673-5064

Approved by:

Kevin Carpenter, Chief Financial Officer, Finance and Property Services Dept.

Spencer Cronk, City Coordinator

Presenters: Rebecca Law, Project Manager

Reviews

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|-----------------------------------|--------------|
| Permanent Review Committee (PRC): | Approval _NA |
| Civil Rights Approval | Approval _NA |
| Policy Review Group (PRG): | Approval _NA |

Financial Impact

No financial impact

Community Impact

City Goals: A City that works: City government runs well and connects to the community it serves

Background/Supporting Information

The City owns 15 acres of vacant land in the vicinity of 40th St W and France Ave South, along the West boundary of the Minneapolis city limits. Approximately two thirds of the parcel lie in Edina and one third is in St. Louis Park. Minneapolis originally purchased the land over 70 years ago, for a strategic expansion of the water system that is no longer needed.

The City Engineer and Finance Officer agree the site is not needed for municipal operations and request the elected officials to acknowledge the finding that it is “excess property.” This designation as “excess” is required under City Ordinance Section 14.120 as a first step in selling the land. The Facility, Space & Asset Management (FSAM) Committee concurs that the land should be sold.

The City expects to receive fair market value for the property. Over the past few months, City officials have been discussing the sale with City officials from Edina and St. Louis Park, and have asked them to make an offer for the property prior to the end of the year. Assuming an offer is forthcoming that reflects fair market value, staff anticipates returning to Council for a public hearing and formal approval to proceed. If the offer from Edina and St. Louis Park does not reflect fair market value, staff anticipates placing the property for sale on the open market.

cc: Steven Kotke, City Engineer