



Request for City Council Committee Action from the Department of Community Planning & Economic Development - CPED

Date: May 19, 2015

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

Subject: Land Sale
Grain Belt Redevelopment Plan
1326 Water Street

Recommendation

1. Approve the sale of 1326 Water Street to City of Minneapolis, Acting By and Through its Park and Recreation Board for \$1,200.
2. Authorize appropriate City official to enter into a land sale contract and related documents in accordance with the terms herein.

Previous Directives: In September of 2003 approval of Grain Belt Tax Increment Finance Plan; 1326 Water Street is identified in the TIF Plan as property that may be acquired by the City. The City acquired 1326 Water Street on February 17, 1989 as part of the total Grain Belt Brewery acquisition.

Prepared by: Shalaunda Holmes, Senior Project Coordinator, Phone 612-673-5226	
Approved by: D. Craig Taylor, Director, CPED	_____
Andrea Brennen, Director, Housing Policy & Development	_____
Charles T. Lutz, Deputy CPED Director	_____
Presenter(s) in Committee: Shalaunda Holmes, Senior Project Coordinator	

Financial Impact

Proposed Write Off (see attached table): \$7,202
 Proposed Negotiated Sale for Public Purpose Uses Write-Down (see attached table): \$0.00
 The sale of this tax-exempt parcel to another tax-exempt entity will have no financial impact on the Grain Belt TIF District.

Community Impact

Neighborhood Notification: St. Anthony West Neighborhood Organization and Sheridan Neighborhood Organization were notified on Oct. 3, 2014.
 City Goals: Health and Vitality-focused on the well-being of people and our environment and a City that has amenities and activities.
 Sustainability Targets: Greenprints-Bicycling & Healthy Lakes, Streams and Rivers.
 Comprehensive Plan: On November 10, 2014, the Planning Commission approved the sale of this parcel as being consistent with the Comprehensive Plan.
 Zoning Code: I1/Light Industrial District ('99) MR/ Miss River Critical Area Overlay ('99) SH/ Shoreland Overlay District ('99).

Other: On October 1, 2014 the CPED Planning Staff completed a land sale review of this parcel and deemed the sale appropriate.

Supporting Information

<u>PARCEL</u>	<u>ADDRESS</u>	<u>SALE PRICE</u>
GB -1D	1326 Water St.	\$1,200.00

PURCHASER

City of Minneapolis, Acting By and through its Park and recreation Board
2117 West River Road
Minneapolis MN 55411

PROPOSED DEVELOPMENT:

This parcel of land is within the Above the Falls Regional Park Master Plan boundary and is adjacent to Sheridan Memorial Park. It is approximately 3,472 square feet in size and connects to railroad land which, with this parcel, will become part of East Bank Trail which includes new bicycle and pedestrian trails in northeast Minneapolis along the east bank of the Mississippi (MS) River from the Plymouth Avenue Bridge to Marshall Street NE at the BNSF railroad bridge. The MS East Bank Trail will provide off-street recreational bicycling and walking opportunities from Boom Island, through the Scherer site, Graco and Sheridan Memorial Park. The trails will provide one segment in the series of trail loops linking the east and west banks of the MS River and providing access to the river for adjacent neighborhoods.

LAND DISPOSITION POLICY:

The site is not buildable due to high voltage transmission lines in close proximity and is being sold to the Minneapolis Park Board for reuse as public green space/park space.

FINANCING:

Funds are available in the park boards land acquisition fund to acquire this parcel. The Mississippi East Bank Trail project was awarded a \$1 million grant in 2012 from the federal government's Transportation, Community and System Preservation Program. It requires a local match of 20% for construction costs as well as local funding of all project "soft" costs such as land acquisition, design and engineering, surveying, and testing.

OFFERING PROCEDURE:

Negotiated Price. The sales price for this property has been negotiated between CPED staff and Park Board staff and is recommended to be sold for public purpose uses to the Park Board for \$1,200.

COMMENTS:

The parcel was purchased in 1989. The property was part of the original Grain Belt Brewery acquisition from Irwin and Alexandra Jacobs. The City of Minneapolis paid an estimated \$8,402 for the subject parcel, which was part of the larger Grain Belt Brewery site acquisition.

Burlington Northern Santa Fe (BNSF) Railroad Easement & Negotiations

The subject parcel has an existing railroad easement on it. The City will convey title as is with the BNSF railway easement in place and the Park Board is assuming the City's obligation to purchase the BNSF railway easement.

Negotiations with BSNF have been settled and BNSF is putting together a package that will address the terms of the easement release agreement.

TIF District

The subject parcel is located within the Grain Belt Tax Increment Financing (TIF) District, which was approved by the City Council in September 2003. The sale of this tax-exempt parcel to another tax-exempt entity (The Park Board) will have no financial impact on the TIF district.

Authorizing sale of land Grain Belt Redevelopment Plan Disposition Parcel GB-1D.

Whereas, the City of Minneapolis, hereinafter known as the City, has received an offer to purchase and develop Disposition Parcel GB-1D, in the Sheridan neighborhood, from the City of Minneapolis, Acting By and Through its Park and Recreation Board, hereinafter known as the Park Board, the Parcel GB-1D, being the following described land situated in the City of Minneapolis, County of Hennepin, State of Minnesota to wit:

LEGAL DESCRIPTION

GB-1D; 1326 Water Street

That part of Lots 14 and 15, Block 6, lying Easterly of the Westerly Railroad easement curved line;

Except that part of said Lot 15 lying Easterly of a curved line, concave to the East, having a radius of 544.55 feet and extending from a point on the Easterly line of lot 15 distant 45.24 feet Southerly from the Northeast corner of Lot 15 to a point on the North line of Lot 15 distant 16.28 feet West from the Northeast corner of Lot 15;

All in Orth's Addition To The Town of St. Anthony.

Whereas, the Park Board has offered to pay the sum of \$1,200, for Parcel GB-1D to the City for the land, and the Park Board's proposal is in accordance with the applicable Redevelopment Plan and/or Program; and

Whereas, the Park Board has submitted to the City a statement of financial responsibility and qualifications; and

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

That in accordance with the Grain Belt Redevelopment Plan, as amended, and for public purpose uses, the City is selling parcel GB-1D to the Park Board for the sum of \$1,200.

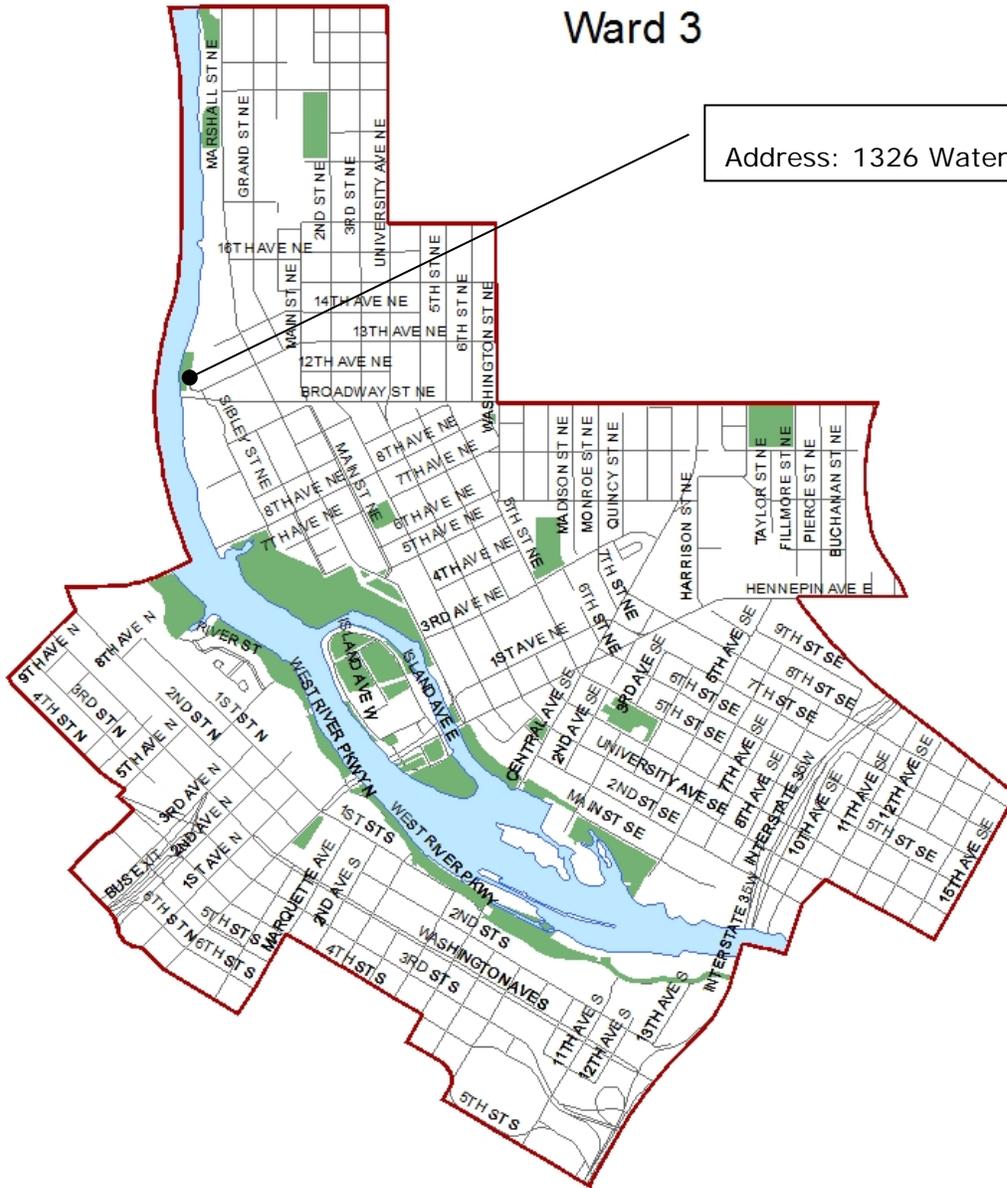
Be It Further Resolved that the acceptance of the offer and proposal is hereby determined to be in accordance with the City's approved disposition policy and it is further determined that the Park Board possesses the qualifications and financial resources necessary to acquire and develop the parcel in accordance with the Redevelopment Plan and/or Program.

Be It Further Resolved that the proposal be and the same is hereby accepted, subject to the execution of a contract for the sale of land. Furthermore, that upon publication of this Resolution, the Finance Officer or other appropriate official of the City be and the same is hereby authorized to execute and deliver the contract to the Park Board; provided, however, that this Resolution does not constitute such a contract and no such contract shall be created until executed by the Finance Officer or other appropriate official of the City.

Be It Further Resolved that the Finance Officer or other appropriate official of the City is hereby authorized to execute and deliver a conveyance of the land to the Park Board in accordance with the provisions of the executed contract and upon payment to the City for the purchase price thereof; provided, however, that this Resolution does not constitute such a conveyance and no such conveyance shall be created until executed and delivered by the Finance Officer or other appropriate City official of the City.

Ward 3

Address: 1326 Water Street



Community Planning & Economic Development

CPED Long Range Planning, 12/18/2013



TOTAL ACQUISITION COSTS INCURRED BY CPED ATTRIBUTABLE TO THE FOLLOWING PROPERTY:

Date: May 19, 2014
 Subject: Grain Belt Redevelopment Plan
 Address: 1326 Water St
 Purchaser: City of Minneapolis, Acting By and Through its Park and Recreation Board

	A	B	C	D	E	F	G
Address	Purchase Price	Acquisition/ Demolition/ Other Costs	Total CPED Cost to Assemble *	Negotiated Sale for Public Purpose Uses	Sale Price	CPED Cost Write-Off or Sale Proceeds (if > 0)	Negotiated Sale for Public Purpose Uses Write Down
	*		(A+B)			(E-C)	(E-D)
1326 Water Street	\$8,402	\$0	\$8,402	\$1,200	\$1,200	(\$7,202)	\$0
Total	\$8,402	\$0	\$8,402	\$1,200	\$1,200	(\$7,202)	\$0

*Total Acquisition costs are estimated based on the 1989 Grain Belt Brewery total acquisition.

Write-Down-

None: Negotiated price for public uses with another governmental entity. The Park Board is assuming the City's obligation to purchase the BNSF railway easement

Developer Information:

- Single Individual(s)
- Married Individual(s)
- Limited Liability Partnership of the State of Minnesota
- Limited Liability Company of the State of Minnesota
- Corporation of the State of Minnesota
- Nonprofit Corporation of the State of Minnesota
- Other: A Federal, State, or local government or instrumentality thereof