

City of Minneapolis Commercial Garden Criteria for a City-owned vacant property to be considered for 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.

PROPOSAL: For a City-owned vacant land to be considered for commercial gardens, it must meet one of the following criteria:

Description ¹	Comments	Lease Term ²	Sale
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	No
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	No
Category C	Undersized Properties that are 4,000 square feet or less and not adjacent to a city-owned property. Strategy: Offer parcels 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 commercial garden.	3 Years ³	Yes ³ (After Lease Term)
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. Strategy: Offer parcels for side yard sale to the owners of the adjacent properties, if the adjacent propert(ies) are smaller 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 permanent commercial garden.	5 Years ³	Yes ³ (After Lease Term)

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 or sale (post the Lease Term) will be considered on a maximum term as illustrated in the table above. Community gardens are prioritized over commercial gardens.

³Undersized and Undevelopable Properties may be leased **OR** may, after identified side yard sale strategies are pursued, be considered for sale as permanent commercial garden pursuant to the Real Estate Disposition Policy. Community gardens are prioritized over commercial gardens.

NOTE: The City of Minneapolis Community Garden Criteria for a City-owned vacant property to be considered for community gardens will be developed separately.