

CD&RS – Your Committee, having under consideration the Green Homes North Program Round 4 funding awards and land sales, now recommends:

a) Approval to award up to \$608,425 in Fund 01SCD (HRA Levy) for development gap funding for the construction of 13 green homes on City-owned vacant lots in North Minneapolis, as submitted by five non-profit developers (Greater Metropolitan Housing Corporation, PPL Homes LLC, PRG, Inc., Twin Cities Habitat for Humanity, Inc. and Urban Homeworks, Inc.) and two private developers (Concord Universal LLC and Peyser LLC) in response to the City’s Request for Proposals;

b) That the proper City officers be authorized to enter into related agreements with the selected qualified developers, including additional Green Homes North program requirements identified by the Design Review Committee;

c) Passage of the accompanying resolutions approving the sale of the properties identified to the developers or affiliated entities and for the prices shown, subject in each case to the following: a) land sale closing must occur on or before 90 days from the date of City Council approval; and b) payment of holding costs of \$300 per month, if the land sale closing does not occur on or before the closing deadline. The sale conditions may be waived or amended with approval of the Community Planning & Economic Development (CPED) Director:

1. Authorizing sale of land Green Homes North Program - Disposition Parcels VH-562, VH-548, and VH-435 at 2915 4th St N, 2627 Dupont Ave N and 2945 Bryant Ave N, Minneapolis;
2. Authorizing sale of land Green Homes North Program - Disposition Parcel VH-563 at 2517 James Ave N, Minneapolis;
3. Authorizing sale of land Green homes North Program - Disposition Parcel VH-564 at 3539 Fremont Ave N, Minneapolis;
4. Authorizing sale of land Green Homes North Program - Disposition Parcel No VH-551 and VH-545 at 3607 Bryant Ave N and 3115 Sheridan Ave N, Minneapolis;
5. Authorizing sale of land Green Homes North Program - Disposition Parcels VH-566, VH-567, VH-568 and VH-569 at 2719 Irving Ave N, 2958 Knox Ave N, 3100 Newton Ave N and 3011 Knox Ave N, Minneapolis;
6. Authorizing sale of land Green Homes North Program - Disposition Parcel VH-550 at 3519 Dupont Ave N, Minneapolis;
7. Authorizing sale of land Green Homes North Program - Disposition Parcel VH-570 at 2027 Russell Ave N, Minneapolis.

Certified as an official action of the City Council: 

RECORD OF COUNCIL VOTE (X INDICATES VOTE)													
COUNCIL MEMBER	AYE	NAY	ABSTAIN	ABSENT	VOTE TO OVERRIDE	VOTE TO SUSTAIN	COUNCIL MEMBER	AYE	NAY	ABSTAIN	ABSENT	VOTE TO OVERRIDE	VOTE TO SUSTAIN
Reich				X			Glidden	X					
Gordon	X						Cano	X					
Frey	X						Bender	X					
B Johnson				X			Quincy	X					
Yang	X						A Johnson	X					
Warsame	X						Palmisano	X					
Goodman	X												

ADOPTED JAN 30 2015 DATE

APPROVED NOT APPROVED VETOED

ATTEST 
CITY CLERK


MAYOR HODGES

FEB 05 2015 DATE

2015R-022
RESOLUTION
of the
CITY OF
MINNEAPOLIS
By Goodman

Authorizing sale of land Green Homes North Program - Disposition Parcels VH-562, VH-548, and VH-435 at 2915 4th St N, 2627 Dupont Ave N and 2945 Bryant Ave N, Minneapolis.

Whereas, the City of Minneapolis, hereinafter known as the City, has received an offer to purchase and develop Disposition Parcels VH-562, VH-548 and VH-435, in the Hawthorne neighborhood, from PPL Homes LLC, hereinafter known as the Redeveloper, the Parcels VH-562, VH-548, and VH-435, being the following described land situated in the City of Minneapolis, County of Hennepin, State of Minnesota to wit:

LEGAL DESCRIPTIONS:

VH-562; 2915 4th Street North: Lot 30, Payne and Henderson's Subdivision in Blocks 24 and 25 of Morrison's Addition to North Minneapolis;

VH-548; 2627 Dupont Avenue North: Lot 1, Block 20, Fairmount Park Addition to Minneapolis;

VH-435; 2945 Bryant Avenue North: Lot 4, Block 3, Harmony Terrace; and

Whereas, the Redeveloper has offered to pay the sum of \$2,600 for Parcel VH-562, \$2,500 for Parcel VH-548 and \$2,500 for Parcel VH-435 to the City for the land, and the Redeveloper's proposal is in accordance with the applicable Redevelopment Plan and/or Program; and

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

Whereas, the City has had the re-use value reviewed by an appraisal expert, stating that the re-use value opinion is consistent with the accepted methods in aiding the City in determining a re-use value for the Parcel; and

Whereas, pursuant to due notice thereof published in *Finance and Commerce* on January 9, 2015, a public hearing on the proposed sale was duly held on January 20, 2015, at the regularly scheduled Community Development & Regulatory Services Committee meeting of the City Council, at the Minneapolis City Hall, 350 South 5th Street, Room 317, at 1:30 p.m., in the City of Minneapolis, County of Hennepin, State of Minnesota;

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

That the re-use value for uses in accordance with the Green Homes North Program plan, as amended, is hereby estimated to be the sum of \$2,600 for Parcel VH-562, \$2,500 for Parcel VH-548 and \$2,500 for Parcel VH-435.

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 Redeveloper 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 and further subject to the following conditions; 1) land sale closing must occur on or before 90 days from the date this Resolution is approved by the City and 2) payment of holding costs of \$300.00 per month if the land sale closing does not occur on or before the closing deadline.

Be It Further Resolved that the sale conditions described above may be waived or amended with the approval of the CPED Director.

Be It Further Resolved 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 Redeveloper; 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 Redeveloper 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.

Certified as an official action of the City Council:

[Signature]

RECORD OF COUNCIL VOTE (X INDICATES VOTE)

COUNCIL MEMBER	AYE	NAY	ABSTAIN	ABSENT	VOTE TO OVERRIDE	VOTE TO SUSTAIN	COUNCIL MEMBER	AYE	NAY	ABSTAIN	ABSENT	VOTE TO OVERRIDE	VOTE TO SUSTAIN
Reich				X			Glidden	X					
Gordon	X						Cano	X					
Frey	X						Bender	X					
B Johnson				X			Quincy	X					
Yang	X						A Johnson	X					
Warsame	X						Palmisano	X					
Goodman	X												

ADOPTED JAN 30 2015
DATE

APPROVED NOT APPROVED VETOED

ATTEST *[Signature]*
CITY CLERK

[Signature]
MAYOR HODGES
DATE FEB 05 2015

2015R- 023
RESOLUTION
of the
CITY OF
MINNEAPOLIS
By Goodman

Authorizing sale of land Green Homes North Program - Disposition Parcel VH-563 at 2517 James Ave N, Minneapolis.

Whereas, the City of Minneapolis, hereinafter known as the City, has received an offer to purchase and develop Disposition Parcel VH-563, in the Jordan neighborhood, from PRG, Inc., hereinafter known as the Redeveloper, the Parcel VH-563, being the following described land situated in the City of Minneapolis, County of Hennepin, State of Minnesota to wit:

LEGAL DESCRIPTION of VH-563; 2517 James Avenue North: Lot 4, Block 3, Forest Heights; and

Whereas, the Redeveloper has offered to pay the sum of \$2,600 for Parcel VH-563 to the City for the land, and the Redeveloper's proposal is in accordance with the applicable Redevelopment Plan and/or Program; and

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

Whereas, the City has had the re-use value reviewed by an appraisal expert, stating that the re-use value opinion is consistent with the accepted methods in aiding the City in determining a re-use value for the Parcel; and

Whereas, pursuant to due notice thereof published in *Finance and Commerce* on January 9, 2015, a public hearing on the proposed sale was duly held on January 20, 2015, at the regularly scheduled Community Development & Regulatory Services Committee meeting of the City Council, at the Minneapolis City Hall, 350 South 5th Street, Room 317, at 1:30 p.m., in the City of Minneapolis, County of Hennepin, State of Minnesota;

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

That the re-use value for uses in accordance with the Green Homes North Program plan, as amended, is hereby estimated to be the sum of \$2,600 for Parcel VH-563.

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 Redeveloper 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 and further subject to the following conditions; 1) land sale closing must occur on or before 90 days from the date this Resolution is approved by the City and 2) payment of holding costs of \$300.00 per month if the land sale closing does not occur on or before the closing deadline.

Be It Further Resolved that the sale conditions described above may be waived or amended with the approval of the CPED Director.

Be It Further Resolved 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 Redeveloper; 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.

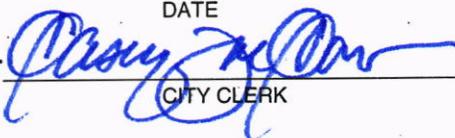
Be It Further Resolved that the Finance Officer or other appropriate official of the City is hereby authorized to execute and deliver a conveyance of the land to the Redeveloper in accordance with the provisions of the executed contract and upon payment to the City for the purchase price thereof; provided, 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.

Certified as an official action of the City Council: 

RECORD OF COUNCIL VOTE (X INDICATES VOTE)													
COUNCIL MEMBER	AYE	NAY	ABSTAIN	ABSENT	VOTE TO OVERRIDE	VOTE TO SUSTAIN	COUNCIL MEMBER	AYE	NAY	ABSTAIN	ABSENT	VOTE TO OVERRIDE	VOTE TO SUSTAIN
Reich				X			Glidden	X					
Gordon	X						Cano	X					
Frey	X						Bender	X					
B Johnson				X			Quincy	X					
Yang	X						A Johnson	X					
Warsame	X						Palmisano	X					
Goodman	X												

ADOPTED JAN 30 2015
DATE

APPROVED NOT APPROVED VETOED

ATTEST 
CITY CLERK


MAYOR HOODS FEB 05 2015
DATE

2015R- 024
RESOLUTION
of the
CITY OF
MINNEAPOLIS
By Goodman

Authorizing sale of land Green homes North Program - Disposition Parcel VH-564 at 3539 Fremont Ave N, Minneapolis.

Whereas, the City of Minneapolis, hereinafter known as the City, has received an offer to purchase and develop Disposition Parcel VH-564, in the Folwell neighborhood, from Urban Homeworks, Inc., hereinafter known as the Redeveloper, the Parcel VH-564, being the following described land situated in the City of Minneapolis, County of Hennepin, State of Minnesota to wit:

LEGAL DESCRIPTION of VH-564; 3539 Fremont Avenue North: Lot 6, Block 1, Dean Park; and

Whereas, the Redeveloper has offered to pay the sum of \$3,800 for Parcel VH-564 to the City for the land, and the Redeveloper's proposal is in accordance with the applicable Redevelopment Plan and/or Program; and

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

Whereas, the City has had the re-use value reviewed by an appraisal expert, stating that the re-use value opinion is consistent with the accepted methods in aiding the City in determining a re-use value for the Parcel; and

Whereas, pursuant to due notice thereof published in *Finance and Commerce* on January 9, 2015, a public hearing on the proposed sale was duly held on January 20, 2015, at the regularly scheduled Community Development & Regulatory Services Committee meeting of the City Council, at the Minneapolis City Hall, 350 South 5th Street, Room 317, at 1:30 p.m., in the City of Minneapolis, County of Hennepin, State of Minnesota;

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

That the re-use value for uses in accordance with the Green homes North Program plan, as amended, is hereby estimated to be the sum of \$3,800 for Parcel VH-564.

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 Redeveloper 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 and further subject to the following conditions; 1) land sale closing must occur on or before 90 days from the date this Resolution is approved by the City and 2) payment of holding costs of \$300.00 per month if the land sale closing does not occur on or before the closing deadline.

Be It Further Resolved that the sale conditions described above may be waived or amended with the approval of the CPED Director.

Be It Further Resolved 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 Redeveloper; 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.

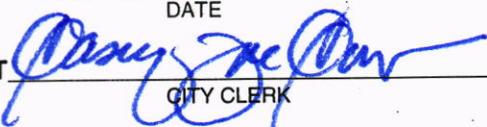
Be It Further Resolved that the Finance Officer or other appropriate official of the City is hereby authorized to execute and deliver a conveyance of the land to the Redeveloper in accordance with the provisions of the executed contract and upon payment to the City for the purchase price thereof; provided, 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.

Certified as an official action of the City Council: 

RECORD OF COUNCIL VOTE (X INDICATES VOTE)													
COUNCIL MEMBER	AYE	NAY	ABSTAIN	ABSENT	VOTE TO OVERRIDE	VOTE TO SUSTAIN	COUNCIL MEMBER	AYE	NAY	ABSTAIN	ABSENT	VOTE TO OVERRIDE	VOTE TO SUSTAIN
Reich				X			Glidden	X					
Gordon	X						Cano	X					
Frey	X						Bender	X					
B Johnson				X			Quincy	X					
Yang	X						A Johnson	X					
Warsame	X						Palmisano	X					
Goodman	X												

ADOPTED JAN 30 2015
DATE

APPROVED NOT APPROVED VETOED

ATTEST 
CITY CLERK


MAYOR HODGES

FEB 05 2015
DATE

2015R- 025
RESOLUTION
of the
CITY OF
MINNEAPOLIS
By Goodman

Authorizing sale of land Green Homes North Program - Disposition Parcel No VH-551 and VH-545 at 3607 Bryant Ave N and 3115 Sheridan Ave N, Minneapolis.

Whereas, the City of Minneapolis, hereinafter known as the City, has received an offer to purchase and develop Disposition Parcels VH-551 and VH-545, in the McKinley and Jordan neighborhoods, from Greater Metropolitan Housing Corporation, hereinafter known as the Redeveloper, the Parcels VH-551 and VH-545, being the following described land situated in the City of Minneapolis, County of Hennepin, State of Minnesota to wit:

LEGAL DESCRIPTIONS:

VH-551; 3607 Bryant Avenue North of Lot 14, Block 14, Walton Park;

VH-545; 3115 Sheridan Avenue North of Lot 4 Seallum Gates Second Addition to Minneapolis; and

Whereas, the Redeveloper has offered to pay the sum of \$3,800 for Parcel VH-551 and \$2,500 for Parcel VH-545 to the City for the land, and the Redeveloper's proposal is in accordance with the applicable Redevelopment Plan and/or Program; and

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

Whereas, the City has had the re-use value reviewed by an appraisal expert, stating that the re-use value opinion is consistent with the accepted methods in aiding the City in determining a re-use value for the Parcel; and

Whereas, pursuant to due notice thereof published in *Finance and Commerce* on January 9, 2015, a public hearing on the proposed sale was duly held on January 20, 2015, at the regularly scheduled Community Development & Regulatory Services Committee meeting of the City Council, at the Minneapolis City Hall, 350 South 5th Street, Room 317, at 1:30 p.m., in the City of Minneapolis, County of Hennepin, State of Minnesota;

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

That the re-use value for uses in accordance with the Green Homes North Program plan, as amended, is hereby estimated to be the sum of \$3,800 for Parcel VH-551 and \$2,500 for Parcel VH-545.

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 Redeveloper 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 and further subject to the following conditions; 1) land

sale closing must occur on or before 90 days from the date this Resolution is approved by the City and 2) payment of holding costs of \$300.00 per month if the land sale closing does not occur on or before the closing deadline.

Be It Further Resolved that the sale conditions described above may be waived or amended with the approval of the CPED Director.

Be It Further Resolved 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 Redeveloper; 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 Redeveloper 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.

Certified as an official action of the City Council:

RECORD OF COUNCIL VOTE (X INDICATES VOTE)													
COUNCIL MEMBER	AYE	NAY	ABSTAIN	ABSENT	VOTE TO OVERRIDE	VOTE TO SUSTAIN	COUNCIL MEMBER	AYE	NAY	ABSTAIN	ABSENT	VOTE TO OVERRIDE	VOTE TO SUSTAIN
Reich				X			Glidden	X					
Gordon	X						Cano	X					
Frey	X						Bender	X					
B Johnson				X			Quincy	X					
Yang	X						A Johnson	X					
Warsame	X						Palmisano	X					
Goodman	X												

ADOPTED JAN 30 2015
DATE

ATTEST
CITY CLERK

APPROVED NOT APPROVED VETOED

FEB 05 2015
MAYOR HODGES DATE

2015R- 026
RESOLUTION
of the
CITY OF
MINNEAPOLIS
By Goodman

Authorizing sale of land Green Homes North Program - Disposition Parcels VH-566, VH-567, VH-568 and VH-569 at 2719 Irving Ave N, 2958 Knox Ave N, 3100 Newton Ave N and 3011 Knox Ave N, Minneapolis.

Whereas, the City of Minneapolis, hereinafter known as the City, has received an offer to purchase and develop Disposition Parcels VH-566, VH-567, VH-568 and VH-569, in the Jordan neighborhood, from Twin Cities Habitat For Humanity, hereinafter known as the Redeveloper, the Parcel VH-566, VH-567, VH-568 and VH-569, being the following described land situated in the City of Minneapolis, County of Hennepin, State of Minnesota to wit:

LEGAL DESCRIPTIONS:

VH-566; 2719 Irving Avenue North: Lot 4 and the Southerly 7 feet of Lot 3, Block 2, Miller's Subdivision of Lot F of Babbitt's Out-lots to Minneapolis;

VH-567; 2958 Knox Avenue North: Lot 30, Block 4, and the North 19.00 feet of Lot 29, Block 4, Lauderdale's Subdivision of Lots I, J, K and L, Babbit's Outlot

VH-568; 3100 Newton Avenue North: Lot 22, Block 1, Hamisch's 3rd Addition

VH-569; 3011 Knox Avenue North: Lot 13, Block 2, Lauderdale's Sub'd of lots I, J, K & L, Babbitts Outlots; and

Whereas, the Redeveloper has offered to pay the sum of \$2,500 for Parcel VH-566; \$2,600 for Parcel VH-567; \$2,500 for Parcel VH-568 and \$2,500 for Parcel VH-569 to the City for the land, and the Redeveloper's proposal is in accordance with the applicable Redevelopment Plan and/or Program; and

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

Whereas, the City has had the re-use value reviewed by an appraisal expert, stating that the re-use value opinion is consistent with the accepted methods in aiding the City in determining a re-use value for the Parcel; and

Whereas, pursuant to due notice thereof published in *Finance and Commerce* on January 9, 2015, a public hearing on the proposed sale was duly held on January 20, 2015, at the regularly scheduled Community Development & Regulatory Services Committee meeting of the City Council, at the Minneapolis City Hall, 350 South 5th Street, Room 317, at 1:30 p.m., in the City of Minneapolis, County of Hennepin, State of Minnesota;

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

That the re-use value for uses in accordance with the Green Homes North Program plan, as amended, is hereby estimated to be the sum of \$2,500 for Parcel VH-566; \$2,600 for Parcel VH-567; \$2,500 for Parcel VH-568 and \$2,500 for Parcel VH-569.

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 Redeveloper 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 and further subject to the following conditions; 1) land sale closing must occur on or before 90 days from the date this Resolution is approved by the City and 2) payment of holding costs of \$300.00 per month if the land sale closing does not occur on or before the closing deadline.

Be It Further Resolved that the sale conditions described above may be waived or amended with the approval of the CPED Director.

Be It Further Resolved 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 Redeveloper; 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.

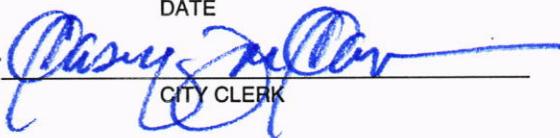
Be It Further Resolved that the Finance Officer or other appropriate official of the City is hereby authorized to execute and deliver a conveyance of the land to the Redeveloper in accordance with the provisions of the executed contract and upon payment to the City for the purchase price thereof; provided, 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.

Certified as an official action of the City Council: 

RECORD OF COUNCIL VOTE (X INDICATES VOTE)													
COUNCIL MEMBER	AYE	NAY	ABSTAIN	ABSENT	VOTE TO OVERRIDE	VOTE TO SUSTAIN	COUNCIL MEMBER	AYE	NAY	ABSTAIN	ABSENT	VOTE TO OVERRIDE	VOTE TO SUSTAIN
Reich				X			Glidden	X					
Gordon	X						Cano	X					
Frey	X						Bender	X					
B Johnson				X			Quincy	X					
Yang	X						A Johnson	X					
Warsame	X						Palmisano	X					
Goodman	X												

ADOPTED JAN 30 2015

APPROVED NOT APPROVED VETOED

ATTEST 
CITY CLERK


MAYOR HODGES

FEB 05 2015
DATE

2015R- 027
**RESOLUTION
of the
CITY OF
MINNEAPOLIS**
By Goodman

Authorizing sale of land Green Homes North Program - Disposition Parcel VH-550 at 3519 Dupont Ave N, Minneapolis.

Whereas, the City of Minneapolis, hereinafter known as the City, has received an offer to purchase and develop Disposition Parcel VH-550, in the Folwell neighborhood, from Peyser LLC, hereinafter known as the Redeveloper, the Parcel VH-550, being the following described land situated in the City of Minneapolis, County of Hennepin, State of Minnesota to wit:

LEGAL DESCRIPTION of VH-550; 3519 Dupont Avenue North: Lot 11, Block 1, Livingston Park; and

Whereas, the Redeveloper has offered to pay the sum of \$3,800 for Parcel VH-550 to the City for the land, and the Redeveloper's proposal is to develop a single family home; and

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

Whereas, the City has had the re-use value reviewed by an appraisal expert, stating that the re-use value opinion is consistent with the accepted methods in aiding the City in determining a re-use value for the Parcel; and

Whereas, pursuant to due notice thereof published in *Finance and Commerce* on January 9, 2015, a public hearing on the proposed sale was duly held on January 20, 2015, at the regularly scheduled Community Development & Regulatory Services Committee meeting of the City Council, at the Minneapolis City Hall, 350 South 5th Street, Room 317, at 1:30 p.m., in the City of Minneapolis, County of Hennepin, State of Minnesota;

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

That the re-use value for uses in accordance with the Green Homes North Program plan, as amended, is hereby estimated to be the sum of \$3,800 for Parcel VH-550.

Be it Further Resolved that the City finds that pursuant to Minnesota Statutes §469.105, the sale and conveyance of this Parcel as described herein is in the best interest of the City and furthers the City's general plan of economic development.

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 Redeveloper 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 consistent with the requirements of Minnesota Statutes §469.105 and further subject to the following conditions; 1) land sale closing must occur on or

before 90 days from the date this Resolution is approved by the City and 2) payment of holding costs of \$300.00 per month if the land sale closing does not occur on or before the closing deadline.

Be It Further Resolved that the sale conditions described above may be waived or amended with the approval of the CPED Director.

Be It Further Resolved 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 Redeveloper; 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 Redeveloper 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.

Certified as an official action of the City Council: *slw*

RECORD OF COUNCIL VOTE (X INDICATES VOTE)													
COUNCIL MEMBER	AYE	NAY	ABSTAIN	ABSENT	VOTE TO OVERRIDE	VOTE TO SUSTAIN	COUNCIL MEMBER	AYE	NAY	ABSTAIN	ABSENT	VOTE TO OVERRIDE	VOTE TO SUSTAIN
Reich				X			Glidden	X					
Gordon	X						Cano	X					
Frey	X						Bender	X					
B Johnson				X			Quincy	X					
Yang	X						A Johnson	X					
Warsame	X						Palmisano	X					
Goodman	X												

ADOPTED JAN 30 2015
DATE

APPROVED NOT APPROVED VETOED

ATTEST *[Signature]*
CITY CLERK

[Signature] MAYOR FORGES FEB 05 2015
DATE

2015R- 028
RESOLUTION
of the
CITY OF
MINNEAPOLIS
By Goodman

Authorizing sale of land Green Homes North Program - Disposition Parcel VH-570 at 2027 Russell Ave N, Minneapolis.

Whereas, the City of Minneapolis, hereinafter known as the City, has received an offer to purchase and develop Disposition Parcel VH-570, in the Willard-Hay neighborhood, from Concord Universal LLC, hereinafter known as the Redeveloper, the Parcel VH-570, being the following described land situated in the City of Minneapolis, County of Hennepin, State of Minnesota to wit:

LEGAL DESCRIPTION of VH-570; 2027 Russell Avenue North: Lot 2, Block 3, Nichols-Frissell Co.'s Shady Oaks Addition to Minneapolis; and

Whereas, the Redeveloper has offered to pay the sum of \$5,000 for Parcel VH-570 to the City for the land, and the Redeveloper's proposal is in accordance with the applicable Redevelopment Plan and/or Program; and

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

Whereas, the City has had the re-use value reviewed by an appraisal expert, stating that the re-use value opinion is consistent with the accepted methods in aiding the City in determining a re-use value for the Parcel; and

Whereas, pursuant to due notice thereof published in *Finance and Commerce* on January 9, 2015, a public hearing on the proposed sale was duly held on January 20, 2015, at the regularly scheduled Community Development & Regulatory Services Committee meeting of the City Council, at the Minneapolis City Hall, 350 South 5th Street, Room 317, at 1:30 p.m., in the City of Minneapolis, County of Hennepin, State of Minnesota;

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

That the re-use value for uses in accordance with the Willard-Homewood Urban Renewal Area plan, as amended, is hereby estimated to be the sum of \$5,000 for Parcel VH-570.

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 Redeveloper 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 and further subject to the following conditions; 1) land sale closing must occur on or before 90 days from the date this Resolution is approved by the City and 2) payment of holding costs of \$300.00 per month if the land sale closing does not occur on or before the closing deadline.

Be It Further Resolved that the sale conditions described above may be waived or amended with the approval of the CPED Director.

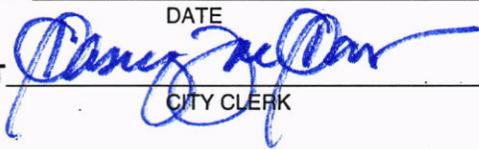
Be It Further Resolved that upon publication of this Resolution, the Finance Officer or other appropriate official of the City be and the same is hereby authorized to execute and deliver the contract to the Redeveloper; provided, however, that this Resolution does not constitute such a contract and no 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 Redeveloper 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.

Certified as an official action of the City Council: 

RECORD OF COUNCIL VOTE (X INDICATES VOTE)													
COUNCIL MEMBER	AYE	NAY	ABSTAIN	ABSENT	VOTE TO OVERRIDE	VOTE TO SUSTAIN	COUNCIL MEMBER	AYE	NAY	ABSTAIN	ABSENT	VOTE TO OVERRIDE	VOTE TO SUSTAIN
Reich				X			Glidden	X					
Gordon	X						Cano	X					
Frey	X						Bender	X					
B Johnson				X			Quincy	X					
Yang	X						A Johnson	X					
Warsame	X						Palmisano	X					
Goodman	X												

ADOPTED JAN 30 2015

DATE
 ATTEST 
 CITY CLERK

APPROVED NOT APPROVED VETOED

 FEB 05 2015
 MAYOR HODGES DATE