

City of Minneapolis

Request for Committee Action

To: Community Development & Regulatory Services
Date: 8/23/2016
Referral: N/A
From: Community Planning & Economic Development
Lead staff: Earl S. Pettiford, Senior Project Coordinator, 5231
Presented by: Earl S. Pettiford, Senior Project Coordinator, 5231
File type: Resolution
Subcategory: Land Sale

Subject:

Land Sale: 2008 Washington St. NE to Timothy Zurbey

Description:

Passage of a Resolution approving the sale of the property at 2008 Washington St. NE, VH-658, to Timothy Zurbey for \$35,400, subject to conditions.

Previous Actions:

On December 11, 2015, the City Council approved the Vacant Housing Recycling Program that defines the program guidelines for disposition of vacant buildings and lots for housing development. ([15-01481](#))

Ward/Address:

Ward 1
2008 Washington St. NE

Background/Analysis:

<u>PARCEL</u>	<u>ADDRESS</u>	<u>SALE PRICE</u>
VH-658	2008 Washington St. NE	\$35,400

PURCHASER

Timothy Zurbey
2701 Marshall St. NE
Minneapolis, MN 55418

PROPOSED DEVELOPMENT:

Timothy Zurbey proposes to build a 1,700 square foot, four-bedroom, three and a half - bath, single family home with a two car, detached garage.

The lot size is 55' x 100' = approximately 5,500 total square feet.

LAND DISPOSITION POLICY:

The sale of this property is in compliance with the City's Disposition Policy. The sales price of this property reflects the full re-use value.

FINANCING*:

TCF National Bank—Line of credit

*Subject to application and underwriting requirements.

COMMENTS

On October 31, 2008, at the request of Holland neighborhood, the City acquired this foreclosed, vacant building from INDYMAC Bank for \$33,500.00. The neighborhood contributed some of their Neighborhood Revitalization Program funds for the acquisition. The building was demolished and the vacant parcel was subsequently publicly advertised on the City's website and through e-mail notification to a list of over 750 developers and homebuyers. An informational meeting was held in December 2015 to inform potential developers and homebuyers about the City's disposition process and the VHRP information is posted on the City's website.

This is the only offer received for this property. The offer was evaluated based on program criteria stated in the VHRP manual, including: financial capacity, experience, and responsibility, scope of work and occupancy intentions.

The developer will be the owner occupant of the completed home.

Notification was provided to the Holland Neighborhood Improvement Association.

Financial Review:

No additional appropriation required, amount included in current budget.

- Elimination of future property management costs estimated at \$3,600 per year.
- Proposed Write-off (see attached table): \$12,717
- Proposed Re-Use Value Write-Down(see attached table): \$0

Future budget impact anticipated.

Approved by the Permanent Review Committee.

Meets Small and Underutilized Business Program goals.

Attachments:

1. 2008 Washington St. NE Land Sale_Resolution
2. 2008 Washington St. NE Land Sale_Ward Map
3. 2008 Washington St. NE Land Sale_Cost Sheet
4. 2008 Washington St. NE Land Sale_Schematics