



**Request for City Council Committee Action
From the Department of Community Planning & Economic Development**

Date: April 19, 2005

To: Council Member Lisa Goodman, Community Development Cmte

Prepared by: Nancy Pray, Project Coordinator, Phone 612-673-5228

Presenter in Committee: Bill Koncak, Senior Project Coordinator

Approved by: Chuck Lutz, Deputy CPED Director _____
Elizabeth Ryan, Director, Housing Policy _____
& Development

Subject: Land Sale – Public Hearing
Vacant Housing Recycling Program

RECOMMENDATION: Adopt the attached Resolution for the proposed lot division that approves the lot division and waives the requirement for a subdivision plat. Approve the land sale of 416-33rd Avenue North, Parcel 33-13A for \$135.00 to Rosa Sanchez and Parcel 33-13B for \$135.00 to Donald Gary Swensrud, subject to the following conditions; 1) land sale closing must occur on or before 30 days from date of approval, and 2) payment of holding costs of \$150.00 per month from the date of approval to the date of closing if land sale closing does not occur on or before 30 days from date of approval. The sale conditions may be waived or amended with the approval of the CPED Director.

Previous Directives: CPED acquired 416-33rd Avenue North on January 6, 1997.

Financial Impact (Check those that apply)

- No financial impact - or - Action is within current department budget.
(If checked, go directly to Background/Supporting Information)
- Action requires an appropriation increase to the Capital Budget
- Action requires an appropriation increase to the Operating Budget
- Action provides increased revenue for appropriation increase
- Action requires use of contingency or reserves
- Other financial impact (Explain): Eliminate property management costs.
- Request provided to the Budget Office when provided to the Committee Coordinator

Community Impact (Summarize below)

Ward: 3

Neighborhood Notification: The McKinley Community reviewed this proposal and recommended it be approved.

City Goals: Foster the development and preservation of a mix of quality housing types that is available, affordable, meets current needs, and promotes future growth.

Comprehensive Plan: The land sale has been reviewed by the Planning Commission for consistency with the Comprehensive Plan on March 10, 2005.

Zoning Code: R2B

Living Wage/Job Linkage: N/A

Other:

Background/Supporting Information

<u>PARCEL</u>	<u>ADDRESS</u>	<u>SALE PRICE</u>
McKly 33-13A	416 33rd Avenue North	\$135
McKly 33-13B	416 33rd Avenue North	\$135

<u>PURCHASER</u>	<u>PARCEL</u>
Rosa Sanchez 422 33 rd Avenue North Minneapolis, MN 55412	McKly 33-13A

Donald Gary Swensrud 5429 Lyndale Avenue North Brooklyn Center, MN 55430	McKly 33-13B
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PROPOSED DEVELOPMENT:

The subject parcel is 31' x 87' or 2,697 total square feet. The West 15.5 feet (Parcel 33-13A) will be combined as sideyard to a single family dwelling located at 422-33rd Ave N. that is owner-occupied by Rosa Sanchez. Her lot is currently 31' x 87' or 2,697 square feet. This will create a new lot of 46.5' x 87' or 4,045.5 square feet.

The East 15.5 feet (Parcel 33-13B) will be combined as sideyard to a duplex located at 414-33rd Ave N that is owned, but not occupied by Donald Swensrud. His lot is currently 29' x 87' or 2,523 square feet. This will create a new lot of 44.5' x 87' or 3,871.50 square feet.

LAND DISPOSITION POLICY:

This property is a non-buildable lot as defined by City policy and is being sold for sideyard.

FINANCING*: Cash

OFFERING PROCEDURE:

The sales price reflects the appraised value of this parcel.

COMMENTS:

Rosa Sanchez proposes to seed/sod the parcel for use as sideyard and possibly build a garage in the future. Donald Swensrud plans to seed/sod the parcel for use as sideyard.

Upon receipt of these offers, staff forwarded the request to the McKinley Community for review. We have received recommendation from the neighborhood that lends support to the division and land sale of 416-33rd Ave N as a sideyard to each adjoining property owner. Staff concurs and recommends the sale of each parcel for \$135.00.

REFERRED TO (NAME OF) COMMITTEE:
DATE:

**RESOLUTION
of the
CITY OF
MINNEAPOLIS**

By _____

Authorizing sale of land Disposition Parcel No. 33-13A

Whereas, the City of Minneapolis, hereinafter known as the City, has received an offer to purchase the Disposition Parcel 33-13A, in the McKinley neighborhood, from Rosa Sanchez, hereinafter known as the Purchaser, the Parcel 33-13A, being the following described land situated in the City of Minneapolis, County of Hennepin, State of Minnesota to wit:

Legal Description

The Westerly 15.68 feet of That part of Lots 7 and 8, Block 18, Baker's Fourth Addition to Minneapolis, described as follows: Commencing at a point on the South line of Lot 7, 96.08 feet East of the Southwest corner of said Block 18, thence East along said South line 31.36 feet, thence at right angles North 87.82 feet, thence at right angles West 31.36 feet, thence at right angles South 87.82 feet to the place of beginning.

The Easterly line of said Westerly 15.68 feet is to be 15.68 feet Easterly of and parallel with the West line of said overall parcel.

Whereas, the Purchaser has offered to pay the sum of \$135, for Parcel 33-13A, to the City for the land; and

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

Whereas, the Planning Commission received the sale on March 10, 2005 for consistency with the Comprehensive Plan, the results of which were reported to the City Council; and

Whereas, the City has determined the offer of \$135 to purchase the Parcel to be reasonable; 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 City's accepted methods in determining a re-use value for the Parcel; and

Whereas, the City's Real Estate Disposition Policy provided in Section 2.2.13 for the sale of land for sideyard; and

Whereas, pursuant to due notice thereof published in *Finance and Commerce* on April 8, 2005, a public hearing on said proposal and proposed sale and the provisions thereof, was duly held on April 19, 2005, 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; and

Now, Therefore, Be It Resolved by The City Council of The City of Minneapolis: That the re-use value for the 33-13A is hereby estimated to be the sum of \$135.

Be It Further Resolved that the acceptance of the offer and Purchaser's proposal is hereby determined to be in accordance with the City's approved disposition policy and it is further determined that the Purchaser possesses the qualifications and financial resources necessary to acquire and maintain the Parcel in accordance with the contract for the sale of land.

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

Certified as an official action of the City Council:

RECORD OF COUNCIL VOTE (X INDICATES VOTE)													
COUNCIL MEMBER	AY	NA	NOT VOTIN	ABSEN	VOTE T OVERRI	VOTE T O SUSTAIN	COUNCIL MEMBER	AY	NA	NOT VOTIN	ABSEN	VOTE T OVERRI	VOTE TO SUS
President Ostrow							Goodman						
							Lilligren						
Zerby							Schiff						
Samuels							Niziolek						
Johnson							Benson						
Johnson Lee							Colvin Roy						
Zimmermann							Lane						

PASSED _____
VETOED

APPROVED **NOT APPROVED**

DATE

ATTEST

CITY CLERK

MAYOR

DATE

REFERRED TO (NAME OF) COMMITTEE:
DATE:

**RESOLUTION
of the
CITY OF
MINNEAPOLIS**

By _____

Approving the subdivision of a lot at 416-33rd Avenue North.

Whereas, the City of Minneapolis' Department of Community Planning and Economic Development (CPED) has requested that a parcel of land located at 416-33rd Avenue North and legally described as:

That part of Lots 7 and 8, Block 18, Baker's Fourth Addition to Minneapolis, described as follows: Commencing at a point on the South line of Lot 7, 96.08 feet East of the Southwest corner of said Block 18, thence East along said South line 31.36 feet, thence at right angles North 87.82 feet, thence at right angles West 31.36 feet, thence at right angles South 87.82 feet to the place of beginning.

To be subdivided as follows:

33-13A

The Westerly 15.68 feet of That part of Lots 7 and 8, Block 18, Baker's Fourth Addition to Minneapolis, described as follows: Commencing at a point on the South line of Lot 7, 96.08 feet East of the Southwest corner of said Block 18, thence East along said South line 31.36 feet, thence at right angles North 87.82 feet, thence at right angles West 31.36 feet, thence at right angles South 87.82 feet to the place of beginning.

The Easterly line of said Westerly 15.68 feet is to be 15.68 feet Easterly of and parallel with the West line of said overall parcel.

33-13B

That part of Lots 7 and 8, Block 18, Baker's Fourth Addition to Minneapolis, described as follows: Commencing at a point on the South line of Lot 7, 96.08 feet East of the Southwest corner of said Block 18, thence East along said South line 31.36 feet, thence at right angles North 87.82 feet, thence at right angles West 31.36 feet, thence at right angles South 87.82 feet to the place of beginning except for the Westerly 15.68 feet thereof.

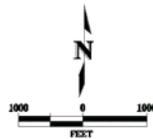
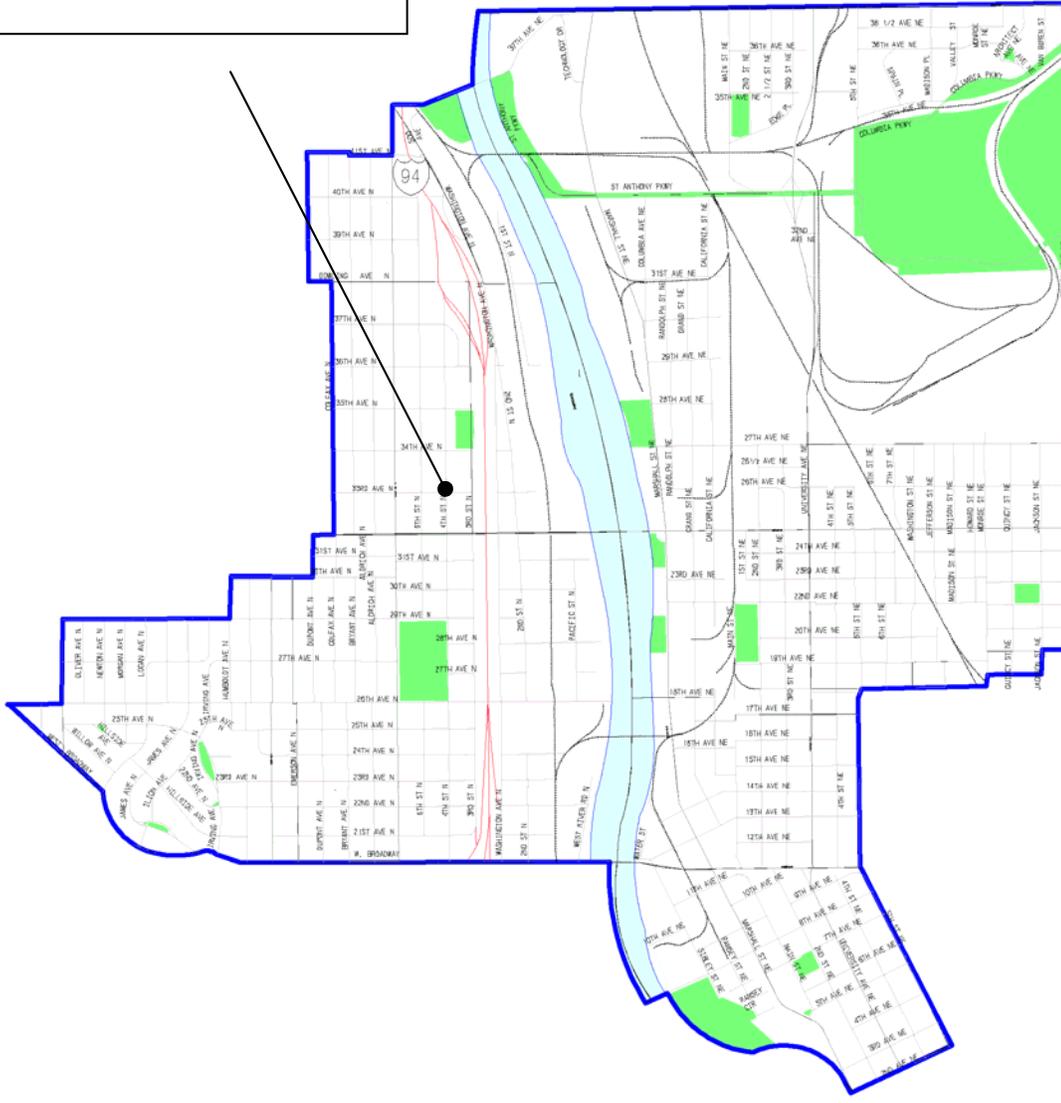
The Easterly line of said Westerly 15.68 feet is to be 15.68 feet Easterly of and parallel with the West line of said overall parcel.

Whereas, CPED intends to convey the subdivided parcels listed above to the owners of the adjacent properties with the following parcels:

Address: 416-33rd Avenue North
Parcel: McKly 33-13
Purchaser: Rosa Sanchez (33-13A), 1,377 sf

Donald Gary Swensrud (33-13B), 1,377 sf
Sq. Zoning: R2B

WARD 3



REFERRED TO (NAME OF) COMMITTEE:
DATE:

RESOLUTION of the CITY OF MINNEAPOLIS

Authorizing sale of land Disposition Parcel No. 33-13B

Whereas, the City of Minneapolis, hereinafter known as the City, has received an offer to purchase the Disposition Parcel 33-13B, in the McKinley neighborhood, from Donald Gary Swensrud, hereinafter known as the Purchaser, the Parcel 33-13B, being the following described land situated in the City of Minneapolis, County of Hennepin, State of Minnesota to wit:

Legal Description

That part of Lots 7 and 8, Block 18, Baker's Fourth Addition to Minneapolis, described as follows: Commencing at a point on the South line of Lot 7, 96.08 feet East of the Southwest corner of said Block 18, thence East along said South line 31.36 feet, thence at right angles North 87.82 feet, thence at right angles West 31.36 feet, thence at right angles South 87.82 feet to the place of beginning except for the Westerly 15.68 feet thereof.

The Easterly line of said Westerly 15.68 feet is to be 15.68 feet Easterly of and parallel with the West line of said overall parcel.

Whereas, the Purchaser has offered to pay the sum of \$135, for Parcel 33-13B, to the City for the land; and

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

Whereas, the Planning Commission received the sale on March 10, 2005 for consistency with the Comprehensive Plan, the results of which were reported to the City Council; and

Whereas, the City has determined the offer of \$135 to purchase the Parcel to be reasonable; 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 City's accepted methods in determining a re-use value for the Parcel; and

Whereas, the City's Real Estate Disposition Policy provided in Section 2.2.13 for the sale of land for sideyard; and

Whereas, pursuant to due notice thereof published in *Finance and Commerce* on April 8, 2005, a public hearing on said proposal and proposed sale and the provisions thereof, was duly held on April 19, 2005, 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; and

Now, Therefore, Be It Resolved by The City Council of The City of Minneapolis: That the re-use value for the 33-13B is hereby estimated to be the sum of \$135.

Be It Further Resolved that the acceptance of the offer and Purchaser's proposal is hereby determined to be in accordance with the City's approved disposition policy and it is further determined that the Purchaser possesses the qualifications and financial resources necessary to acquire and maintain the Parcel in accordance with the contract for the sale of land.

Be It Further Resolved that the offer is hereby accepted, subject to the execution of a contract for the sale of land. Furthermore, that the Finance Officer or other appropriate official of the City is hereby authorized to execute and deliver the contract to the Purchaser; 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.

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Zimmermann							Lane						

PASSED _____
VETOED _____

DATE

APPROVED **NOT APPROVED**

ATTEST _____
 CITY CLERK

 MAYOR DATE