



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

Date: August 21, 2007

To: Council Member Lisa Goodman, Chair, Community Development Committee

Subject: Classification of Tax Forfeited land, authorization for the City of Minneapolis/CPED and the City of Minneapolis/Park Board to purchase certain parcels and register title on said parcels

Recommendation: The City Council adopts the attached resolution for the purchase of five parcels of land for CPED and one parcel of land for the Park Board and authorizes the Mayor and the City Clerk to sign an application for title registration which will be filed pursuant to Minnesota Statutes 508.03(6).

Previous Directives: None

Prepared by: Edie Oliveto-Oates, Senior Project Coordinator, Phone 612-673-5229
Approved by: Charles T. Lutz, Deputy CPED Director _____
Elizabeth Ryan, Director Housing Policy & Development _____
Presenters in Committee: Edie Oliveto-Oates, Senior Project Coordinator

Financial Impact

- No financial impact
- Action requires an appropriation increase to the Capital Budget _____ or Operating Budget _____
- Action provides increased revenue for appropriation increase
- Action requires use of contingency or reserves
- Action is within the Business Plan
- Action requires a change to the Business Plan
- Other financial impact
- Request provided to the Finance Department when provided to the Committee Coordinator

Community Impact

Neighborhood Notification: A letter was sent to all of the neighborhood groups in Minneapolis as well as an email notification which was sent on July 18, 2007

City Goals: A SAFE PLACE TO CALL HOME *Housing, Health and Safety*- In five years all Minneapolis residents will have a better quality of life and access to housing and services; residents will live in a healthy environment and benefit from healthy lifestyles; the city's infrastructure will be well-maintained and people will feel safe in the city.

Sustainability Targets
Comprehensive Plan
Zoning Code

Living Wage/Business Subsidy Agreement
Job Linkage
Other

Yes_____ No_____
Yes_____ No_____

Supporting Information

Background/Supporting Information:

In accordance with Minnesota Statute 282.01, the City of Minneapolis was notified on July 16, 2007, by Hennepin County that certain properties located within the jurisdiction of the municipality had forfeited to the State of Minnesota for unpaid taxes. These properties have, in accordance with Minnesota Statute 282.135, been classified by Hennepin County as conservation lands or non-conservation lands. It is the obligation of the City to review this classification and take action to concur or change the classification placed on the subject parcels by the County. In addition, it is the obligation of the City to approve parcels for public auction, for private auction to adjacent owners, or request public use conveyance and of nonpublic sale to the City.

Also, in accordance with Minnesota Statute 282.01(1) the City has sixty (60) days from receipt of the notice to respond. The deadline for responding to the County is September 10, 2007. Notification was sent to all the neighborhoods on July 18, 2007, by mail and by email where an email address was available.

City staff has completed a review of the properties and determined that the City has an interest in acquiring five at this time and will be investigating development partners for an additional four properties over the next six months. If no development partner is identified these properties will be released for public sale by the County. All of the properties are located in target neighborhoods. In accordance with the existing Memorandum of Understanding between the City and the County, staff is requesting conveyance of these properties. These properties will be developed as housing.

Additionally, CPED staff has been working with the Bottineau neighborhood and the Minneapolis Park & Recreation Board regarding the addition of this parcel to the Edgewater Park. The state would provide a use deed which would require that the parcel be returned to the state if and when the parcel is no longer used as park land.

10-029-24-41-0007	2314 MARSHALL ST NE (PARK BOARD)	3	5/17/07	R6 VACANT CML LAND	SOUTH 50 FEET OF LOT 9 AUDITOR'S SUBDIVISION NO.034 HENNEPIN COUNTY, MINN
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Title clearance will be necessary for all of the properties conveyed to the City of Minneapolis. Staff is recommending that the City Council authorizes the Mayor and the City Clerk to sign an application for title registration on the properties that will be acquired and that application will be filed pursuant to Minnesota Statutes 508.03(6).

In accordance with Minnesota Statute 282.135, staff is recommending that all of the properties contained in this list be classified as non-conservation and that the remaining properties be released for sale as indicated in the resolution.

(Resolution)

Approving the classification of certain forfeited land located in the City of Minneapolis, Hennepin County, Minnesota, as non-conservation and the conveyance thereof.

WHEREAS, the City Council of the City of Minneapolis, Hennepin County, Minnesota, has been advised by the County of Hennepin, Minnesota, that certain parcels of land in said City have become the property of the State of Minnesota under the provision of law declaring the forfeiture of lands to the State for nonpayment of taxes;

NOW, THEREFORE, BE IT RESOLVED by the City Council of The City of Minneapolis, that the parcels listed below which have not already been designated as non-conservation land be designated as such, and that all the property listed below be withheld from public and private sale and conveyed to the City of Minneapolis/CPED.

1411 Conservation/Non-Conservation List

(01) City of Minneapolis

<u>PID Number</u>	<u>Address</u> <u>Target</u> <u>Lot Size</u>	<u>Ward</u>	<u>Date Of</u> <u>Forfeit</u>	<u>Zoning</u> <u>Current Use</u>	<u>Legal Description</u>
10-029-24-32-0087	316 30 TH Ave. N. Yes (Cluster) 40X110	3	4/27/07	R2B Vacant Land	EAST 40 FEET OF LOTS 8 AND 9, BLOCK 011 MORRISONS ADDITION TO NORTH MINNEAPOLIS
17-029-24-11-0236	2332 McNAIR AVE YES 40X120	5	5/17/07	R2B VACAND LAND	LOT 30 AUDITOR'S SUBDIVISION NO. 150 HENNEPIN COUNTY, MINN
17-029-24-13-0164	2018 UPTON AV N YES 40X128	5	6/22/07	R1A VACANT LAND	LOT 28, BLOCK 4 "UPLAND ADDITION TO MINNEAPOLIS"
09-029-24-34-0011	2639 JAMES AV N YES – CLUSTER 42X129	5	6/22/07	R1A VACANT LAND	LOT 5 "HARDY'S ADDITION TO MINNEAPOLIS"
35-029-24-14-0039	2431 – 16 TH AVE S. YES 29X123	9	5/17/07	R2B VACANT LAND	NORTH 29 FEET OF LOT 10, BLOCK 3 GILPATRICK'S ADDITION TO MINNEAPOLIS

NOW, THEREFORE, BE IT RESOLVED by the City Council of The City of Minneapolis, that the parcels listed below be designated as non-conservation land, and that all the property listed below be withheld from sale for six (6) months:

<u>PID Number</u>	<u>Address</u> <u>Target</u> <u>Lot Size</u>	<u>Ward</u>	<u>Date Of</u> <u>Forfeit</u>	<u>Zoning</u> <u>Current Use</u>	<u>Legal Description</u>
16-029-24-33-0196	1519 Oliver Av. N. Yes 40X125.5	5	4/27/07	R1A VACANT LAND	LOT 004 "WALTON'S FIRST ADDITION TO MINNEAPOLIS"
17-029-24-42-0109	1639 VINCENT AV N Yes 40X129	5	6/21/07	R1A	LOT 6, BLOCK 1 "HIGHLAND ADDITION TO MINNEAPOLIS"
09-029-24-33-0081	2722 NEWTON AV N YES 42X127	5	6/22/07	R1A VACANT LAND	LOT 13, BLOCK 2 SUPPLEMENT TO FOREST HEIGHTS MINNEAPOLIS"
12-029-24-32-0127	1005 – 24 TH AVE NE	1	5/17/07	R2B VACANT LAND	EAST 36 FEET OF THE WEST 72 FEET OF LOTS 8 AND 9, BLOCK 2 WILSON'S RE-ARRANGEMENT OF BLOCKS:2,3,6,7,9,10,11,14, 15,19,20,21,24,26,29,31,33, 35,37,39,41, OF EAST-SIDE ADDITION TO CITY OF MINNEAPOLIS

NOW, THEREFORE, BE IT RESOLVED by the City Council of The City of Minneapolis, that the parcels listed below be designated as non-conservation land, and that all the property listed below be released for public auction.

<u>PID Number</u>	<u>Ward</u>	<u>Address</u>	<u>Date Of</u> <u>Forfeit</u>	<u>Legal Description</u>
09-029-24-32-0191	5	2950 OLIVER AVE N	4/27/07	LOT 013, BLOCK 003 "SUPPLEMENT TO FOREST PARK ADDITION TO MINNEAPOLIS"
09-029-24-43-0210	5	2818 HUMBOLDT AV N	4/27/07	LOT 012, BLOCK 032 FAIRMOUNT PARK ADDITION TO MINNEAPOLIS
09-029-24-43-0022	3	1108 – 27 TH AVE N	3/1607	WEST 34 FEET OF THE EAST 88 5/100 FEET OF LOT 6 AND THE WEST 11 FEET OF THE EAST 99 5/100 FEET OF THE SOUTH 14 6/10 FEET OF LOT 6 AND THE WEST 45 FEET OF THE EAST 99 5/10 FEET OF LOT 7, LOTS 6 AND 7, BLOCK 018 FAIRMOUNT PARK ADDITION TO MINNEAPOLIS
07-028-23-41-0093	12	4224 – 45 TH AVE S (OCCUPIED SINGLE FAMILY – REPURCHASED)	5/17/07	NORTH 43 FEET OF LOT 001, BLOCK 002 MARY C. MORRIS MINNEHAHA ADDITION TO MINNEAPOLIS
02-028-24-22-0103	8	3032 PARK AVE S (OCCUPIED DUPLEX)	5/17/07	LOT 005, BLOCK 001 KINGSTONS ADDITION TO MINNEAPOLIS

02-028-24-32-0126	8	3532 CHICAGO AVE (VACANT DUPLEX)	5/17/07	EAST 122 FEET OF LOT 003, BLOCK 001 FRENSEY'S ADDITION TO MINNEAPOLIS
10-028-24-31-0127	11	4307 Wentworth S (SINGLE FAMILY)	5/17/07	LOT 12, BLOCK 10 CABLE LINE ADDITION TO MINNEAPOLIS
10-028-24-42-0054	8	4330 STEVENS S (OCCUPIED SINGLE FAMILY – REPURCHASED)	5/17/07	LOT 4, BLOCK 1 EDWIN PHILLIPS ADDITION TO MINNEAPOLIS
02-029-24-21-0081	1	3460 ½ 5 TH STREET NE VACANT LAND (TRIANGULAR LOT)	5/17/07	THAT PART OF LOT 5 LYING NORTH OF A LINE RUNNING FROM THE NORTHEAST CORNER OF LOT 5 AND PARALLEL WITH THE SOUTH LINE THEREOF TO A POINT 10 FEET EASTERLY OF THE INTERSECTION OF ITS EXTENSION WITH THE WEST LINE OF SAID LOT 5 THEN NORTHWESTERLY TO A POINT IN THE WEST LINE OF LOT 5 DISTANT 10 FEET NORTH FROM SAID DESCRIBED INTERSECTION OF LOT 5, BLOCK 2 "LOWRY'S SUBDIVISION, BLOCK H, COLUMBIA HEIGHTS ADDITION TO MINNEAPOLIS MINN."
03-029-24-23-0029	4	4080 ½ WASHINGTON AVE N (LAND LOCKED GRAIN ELEVATOR)	5/17/07	ALL THOSE PARTS OF LOTS 120 AND 124, AUDITORS SUBDIVISION NUMBER 198, BOUND AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 124, THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 124 A DISTANCE OF 47.5 FEET TO THE ACTUAL POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE NORTHWESTERLY AT AN ANGLE TO THE LEFT 122 DEGREES, 29 MINUTES A DISTANCE OF 50 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES A DISTANCE OF 35 FEET; THENCE SOUTHEASTERLY AT RIGHT ANGLES A DISTANCE OF 120 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES A DISTANCE OF 35 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES A DISTANCE OF 70 FEET TO THE POINT OF BEGINNING. AUDITOR'S SUBDIVISION NO. 198 HENNEPIN COUNTY, MINN
09-029-24-32-0011	5	2914 MORGAN AVE N' (VAC SINGLE FAMILY – REPURCHASED)	5/17/07	LOT 11, BLOCK 1 FOREST PARK ADDITION TO MINNEAPOLIS
09-029-24-32-0135	4	3015 MORGAN AVE N	5/17/07	LOT 11, BLOCK 1 "HAMISCH'S 3D ADDITION TO MINNEAPOLIS"

09-029-24-42-0173	3	2911 DUPTON AVE N (CITY ORDER TO DEMO DUPLEX)	5/17/07	LOT 11, BLOCK 16 "SILVER LAKE ADDITION" TO MINNEAPOLIS
21-029-24-32-0174	5	411 OLIVER AVE N (OCCUPIED DUPLEX)	5/17/07	LOT 4, BLOCK 1 TINDOLPH'S FIRST ADDITION TO MINNEAPOLIS
21-029-24-34-0115	5	196 LOGAN AVE N (VBC DUPLEX – REPURCHASED)	5/17/07	LOT 5, BLOCK 1 EXCEPT SOUTHWESTERLY 4 FEET OF THE SOUTHEASTERLY 12 FEET THEROF AND EXCEPT THE WOUTHWESTERLY 3 FEET OF THE NORTHWESTERLY 7 FEET OF THE SOUTHEASTERLY 95.75 FEET THEREOF ALSO THAT PART OF LOT 6 B, BLOCK 1 LYING NORTHERLY OF A LINE AND ITS EXTS RUN PERPENDICULAR TO THE WEST LINE OF SAID LOT 6 FROM A POINT ON SAID WEST LINE FOR A DISTANCE OF 63 FEET NORTH FROM THE SOUTHWEST CORNER THEREOF LOT 5, BLOCK 1 "CLEVELAND PARK AN ADDITION TO MINNEAPOLIS"
23-029-24-33-0558	7	121 WASHINGTON AVE S #1518	5/17/07	UNIT NO G-200 DONDOMINIUN NO. 0260 THE CROSSINGS, A CONDOMINIUM
27-029-24-33-0812	6	522 RIDGEWOOD AVE #11	5/17/07	UNIT NO 11 CIC NO. 1392 HISTORIC RIDGEWOOD CONDOMINIUM
34-029-24-12-0165	6	111 FRANKLIN AV E #G-35	5/17/07	UNIT NO G-35 CIC NO 1309 FRANKLIN LOFTS CONDOMINIUM
34-029-24-12-0166	6	111 FRANKLIN AV E #G-36	5/17/07	UNIT NO G-36 CIC NO 1309 FRANKLIN LOFTS CONDOMINIUM
34-029-24-12-0167	6	111 FRANKLIN AV E #G-37	5/17/07	UNIT NO G-37 CIC NO 1309 FRANKLIN LOFTS CONDOMINIUM
35-029-24-14-0073	9	2440 – 16 TH AVE S (4-PLEX REPURCHASED)	5/17/07	SOUTH 42 FEET OF THE NORTH 46 FEET OF LOT 15, BLOCK 4 GILPATRICK'S ADDITION TO MINNEAPOLIS
35-029-24-14-0215	9	2526 CEDAR AVE S (VAC DUPLEX REPURCHASED)	5/17/07	LOT 1, BLOCK 1 "GILPATRICK'S SECOND ADDITION TO MINNEAPOLIS"
35-029-24-44-0194	9	2837 – 17 TH AVE S (OCCUPIED SINGLE FAMILY)	5/17/07	LOT 9, BLOCK 3 "LAYMAN AND COLBURNS ADDITION TO MINNEAPOLIS"
09-029-24-11-0152	3	3407 LYNDAL AVE N	6/21/07	LOT 14, BLOCK 2 HILLTOP ADDITION TO MINNEAPOLIS
29-029-24-44-0044	7	1940 PENN AVE S (OCC SINGLE FAMILY)	6/21/07	LOT 7, BLOCK 8 "KENWOOD, MINNEAPOLIS, MINN."
34-029-24-34-0051	6	2820 PILLSBURY AVE (VB SINGLE FAMILY)	6/21/07	LOT 6, BLOCK 3 LINDLEY & LINGENFELTER'S ADDITION TO MINNEAPOLIS

NOW, THEREFORE, BE IT RESOLVED by the City Council of The City of Minneapolis, that the parcels listed below be designated as non-conservation land, and that all the property listed below be released for auction to adjacent owners.

<u>PID Number</u>	<u>Ward</u>	<u>Address</u> <u>Lot Size</u>	<u>Date Of</u> <u>Forfeit</u>	<u>Legal Description</u>
01-028-24-22-0129	9	1847 31 ST STREET E	5/17/07	WEST 15 FEET OF EAST 90 FEET OF LOTS 11 AND 12, BLOCK 011 MINNEHAHA ADDITION TO MINNEAPOLIS
08-028-24-43-0046	13	4427 ½ VINCENT AV S 42X5	5/17/07	EAST 5 FEET OF LOT 22, BLOCK 1 SECOND DIVISION OF REMINGTON PARK
35-029-24-13-0170	9	2516 – 14 TH AVE S	5/17/07	NORTH ½ LOT 5, BLOCK 11 “GALES 1 ST ADDITION TO MINNEAPOLIS”
35-029-24-11-0054	9	2308 – 16 TH AVE S 28X123	6/21/07	NORTH ½ OF LOT 13, BLOCK 5 FOSTER'S ADDITION TO MINNEAPOLIS
09-029-24-42-0163	3	1111 30 TH AVE N YES 32X65	6/21/07	COMMENCING 95 FEET WEST FROM THE NORTHEAST CORNER OF LOT 1 THEN WEST TO THE NORTHWEST CORNER OF LOT 1 THEN SOUTH 65 FEET THEN EAST TO A POINT 95 FEET WEST FROM THE EAST LINE OF LOT 2 THEN NORTH 65 FEET TO THE BEGINNING, BLOCK 16 “SILVER LAKE ADDITION TO MINNEAPOLIS

NOW, THEREFORE, BE IT RESOLVED by the City Council of The City of Minneapolis, that the parcels listed below be designated as non-conservation land, and that the City of Minneapolis accepts the parcel below with a use deed to be added to the Edgewater Park:

10-029-24-41-0007	2314 MARSHALL ST NE (PARK BOARD)	3	5/17/07	R6 VACANT CML LAND	SOUTH 50 FEET OF LOT 9 AUDITOR'S SUBDIVISION NO.034 HENNEPIN COUNTY, MINN
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BE IT FURTHER RESOLVED by the City Council of the City of Minneapolis, that the city is authorized to file an application for title registration on the tax forfeited properties listed in this resolution for acquisition by the City of Minneapolis signed by the Mayor and the City Clerk pursuant to Minnesota Statutes 508.03(6):