



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

Date: May 17, 2005

To: Council Member Lisa Goodman, Community Development Cmte

Prepared by: Earl S. Pettiford, Phone 612-673-5231

Presenter in Committee: Earl S. Pettiford

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

Subject: Land Sale – Public Hearing
Cedar-Riverside





RECOMMENDATION: Approve the sale of 2717 South 8th Street to Kathy Ringhofer for \$30,000, 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.

Approve sale of 2717 South 8th Street to Mohammad Thabet for \$30,000 if Kathy Ringhofer fails to close. Sale to Mohammad Thabet is subject to the following conditions; 1) land sale closing must occur on or before 30 days from date of CPED notification, and 2) payment of holding costs of \$150.00 per month from the date of notification to the date of closing if land sale closing does not occur on or before 30 days from the date of CPED notification. The sale conditions may be waived or amended with the approval of the CPED Director.

Previous Directives: CPED acquired 2717 South 8th Street on December 31, 1986.

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: 2

Neighborhood Notification: West Bank Community Coalition 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: This lot is located within the Cedar-Riverside plan which was adopted on March 1, 1968 and the sale is therefore consistent with the City's Comprehensive Plan.

Zoning Code: R4

Living Wage/Job Linkage: N/A

Other:

Background/Supporting Information

<u>PARCEL</u>	<u>ADDRESS</u>	<u>SALE PRICE</u>
80-5	2717 South 8th Street	\$30,000

PURCHASER:

Kathy Ringhofer
2613 7th Street South
Minneapolis, MN 55454

ALTERNATE PURCHASERS:

Mohammad Thabet
12425 – 53rd Street N.
Stillwater, MN 55082

OR

Robert J. Ganser and Cheryl A. George
4025 East 44th Street
Minneapolis, MN 55406

PROPOSED DEVELOPMENT:

Kathy Ringhofer proposes to build a 1584 square foot two story single family home with three bedrooms, two baths and a two car garage that she will owner occupy. The total development cost is \$240,000.

Mohammad Thabet is the alternate buyer and proposes to build a 1820 square foot two story single family home with four bedrooms and 2 ½ baths and a two car garage. The developer's plan is to sell the completed home to his son and daughter-in-law for owner occupancy. The total development cost is \$235,000.

Mr. Gasner and Ms. George are proposing to build a 3 bedroom 1760 square foot single family home with 1 ½ bathrooms with a two car garage. The total development cost is \$260,000.

The lot size is 30' x 100' = 3,000 total square feet.

LAND DISPOSITION POLICY:

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

FINANCING*:

Kathy Ringhofer has secured a Honeywell Federal Credit Union line of credit to finance this development.

Mohammad Thabet has been approved for financing in the amount of \$205,000 by Franklin Bank.

Mr. Gasner and Ms. George have a financing commitment from Cherokee Bank for both construction and permanent financing in the amount of \$260,000.

*Subject to application and underwriting requirements.

OFFERING PROCEDURE:

Public Advertisement. The sales price of this property does reflect the full re-use value.

COMMENTS:

Kathy Ringhofer has been a union carpenter for the last 12 years and is acting as her own general contractor for this development. Upon completion she will occupy this home as her principal residence. Ms. Ringhofer has been a long time Cedar Riverside Resident.

Mr. Thabet will be selling the home to his son and daughter-in-law who will owner occupy the home. They desire a location close to the U of M where he is completing an advanced degree.

Mr. Gasner and Ms. George currently own a home which they will be marketing. Once their home is sold they will owner occupy the new home.

Staff and the neighborhood believe that Ms. Rhinghofer's plan is the best choice for the existing site. Mr. Thabet's plan is in keeping with the style of the neighborhood but the home is slightly large for the site. Mr. Gasner and Ms. George's proposal is for a contemporary home which does not fit well with the existing style of homes on the block.

REFERRED TO (NAME OF) COMMITTEE:
DATE:

RESOLUTION of the CITY OF MINNEAPOLIS

By _____

Authorizing sale of land Cedar-Riverside Disposition Parcel No. CR 80-5

Whereas, the City of Minneapolis, hereinafter known as the City, has received an offer to purchase and develop Disposition Parcel CR 80-5, in the Cedar-Riverside neighborhood, from Kathy Ringhofer, hereinafter known as the Redeveloper, the Parcel CR 80-5, being the following described land situated in the City of Minneapolis, County of Hennepin, State of Minnesota to wit:

LEGAL DESCRIPTION

Lot 6, A.Y. Davidson's Re-Subdivision of Lots 1, 2, 13, & 14, Block 19, Murphy's Addition to Minneapolis.

Whereas, the Redeveloper has offered to pay the sum of \$30,000, for Parcel CR 80-5 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 May 6, 2008, a public hearing on the proposed sale was duly held on May 17, 2005, at the regularly scheduled Community Development 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 Cedar-Riverside plan, as amended, is hereby estimated to be the sum of \$30,000 for Parcel CR 80-5.

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. Furthermore, that 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 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	NOT VOTING	ABSENT	VOTE TO OVERRIDE	VOTE TO SUSTAIN	COUNCIL MEMBER	AYE	NAY	NOT VOTING	ABSENT	VOTE TO OVERRIDE	VOTE TO SUSTAIN
President Ostrow							Goodman						
							Lillgren						
Zerby							Schiff						
Samuels							Niziolek						
Johnson							Benson						
Johnson Lee							Colvin Roy						
Zimmermann							Lane						

PASSED _____
 APPROVED VETOED _____
 DATE

APPROVED NOT

ATTEST _____
 CITY CLERK

 MAYOR DATE

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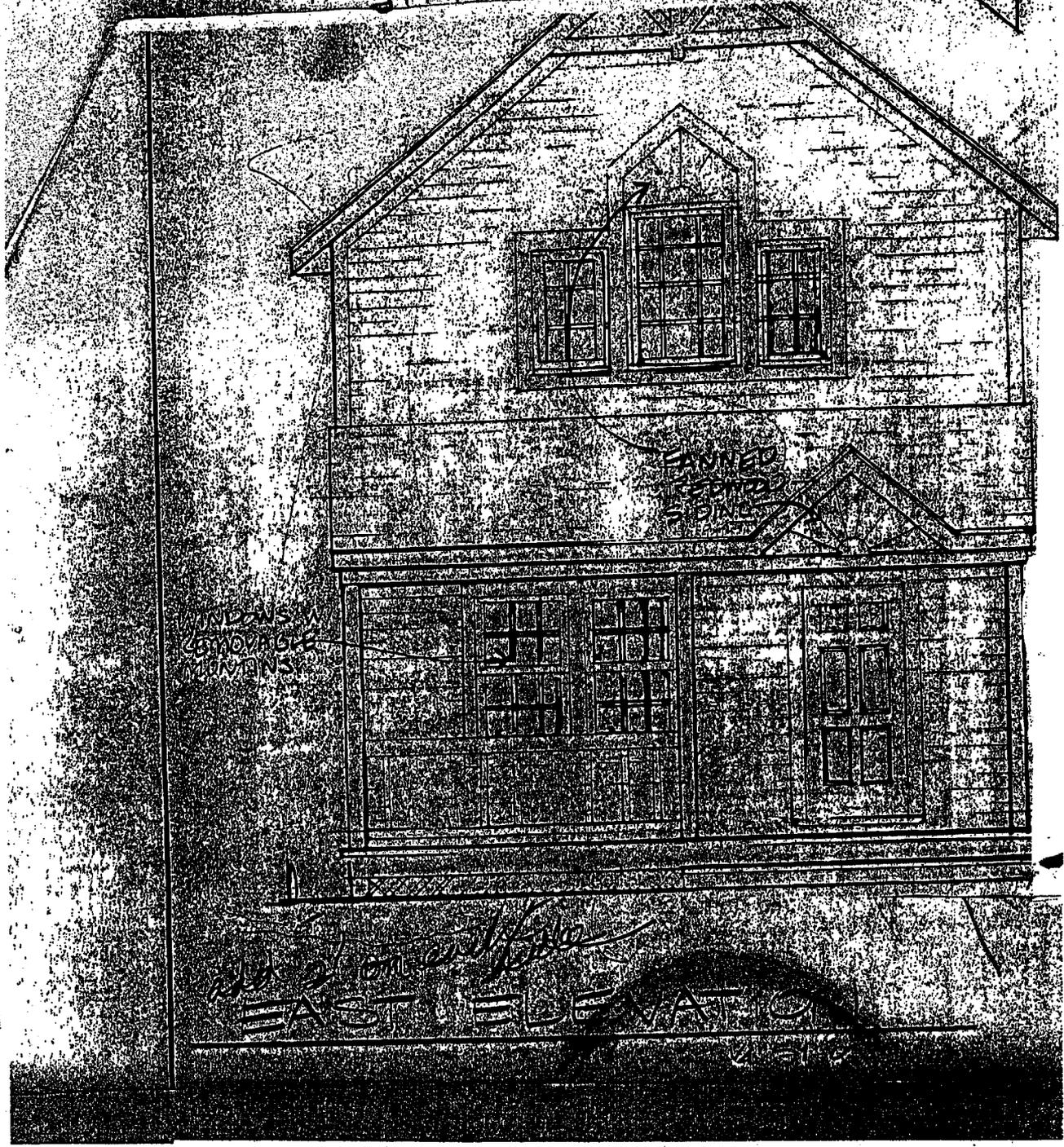
PASSED _____
 APPROVED VETOED
 DATE

APPROVED NOT

ATTEST _____
 CITY CLERK

 MAYOR DATE

Ringhoffer's Plan 2717-8th St. S.

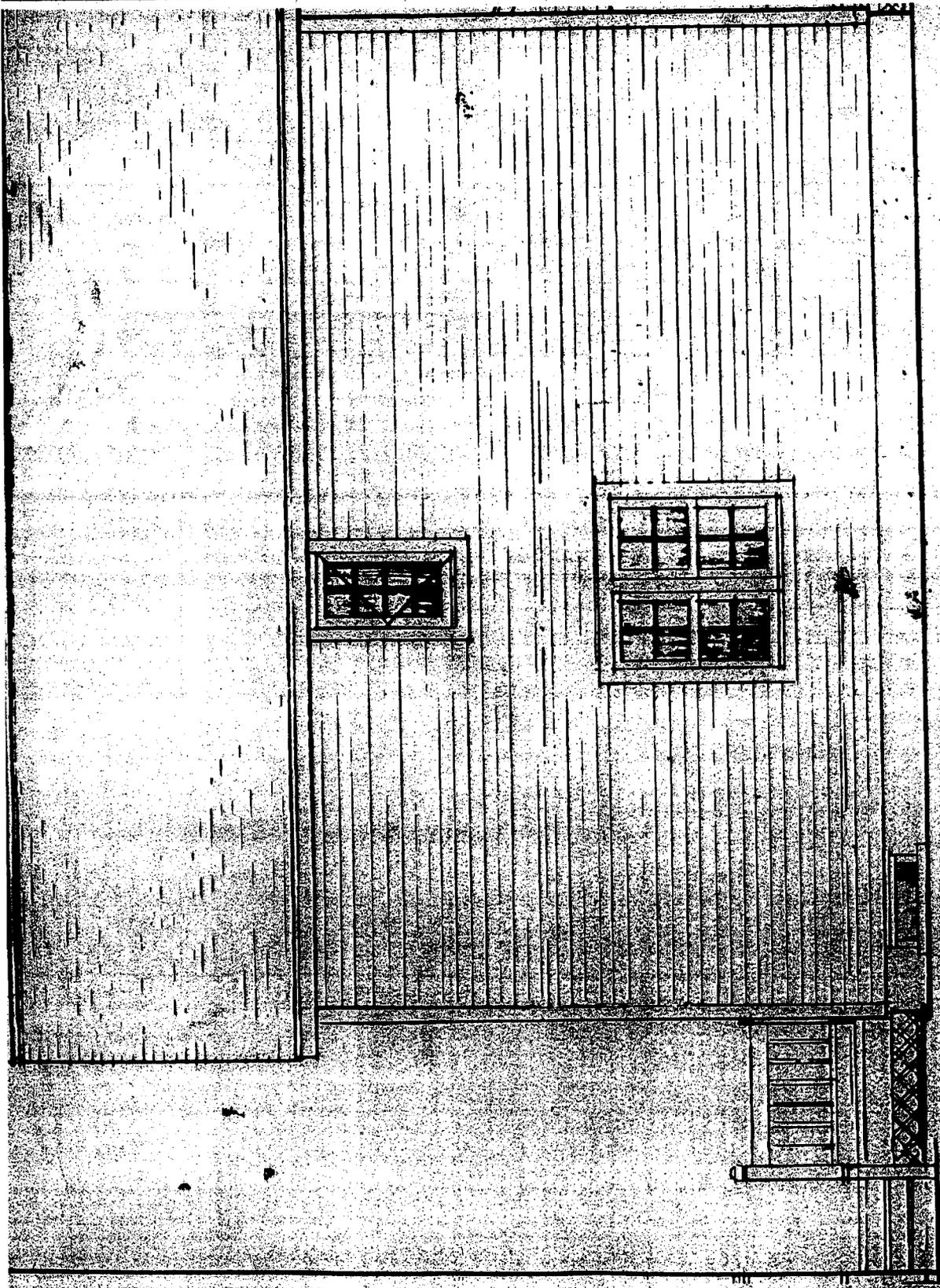


WINDOWS & CROWN MOULDING

DORMER WINDOW

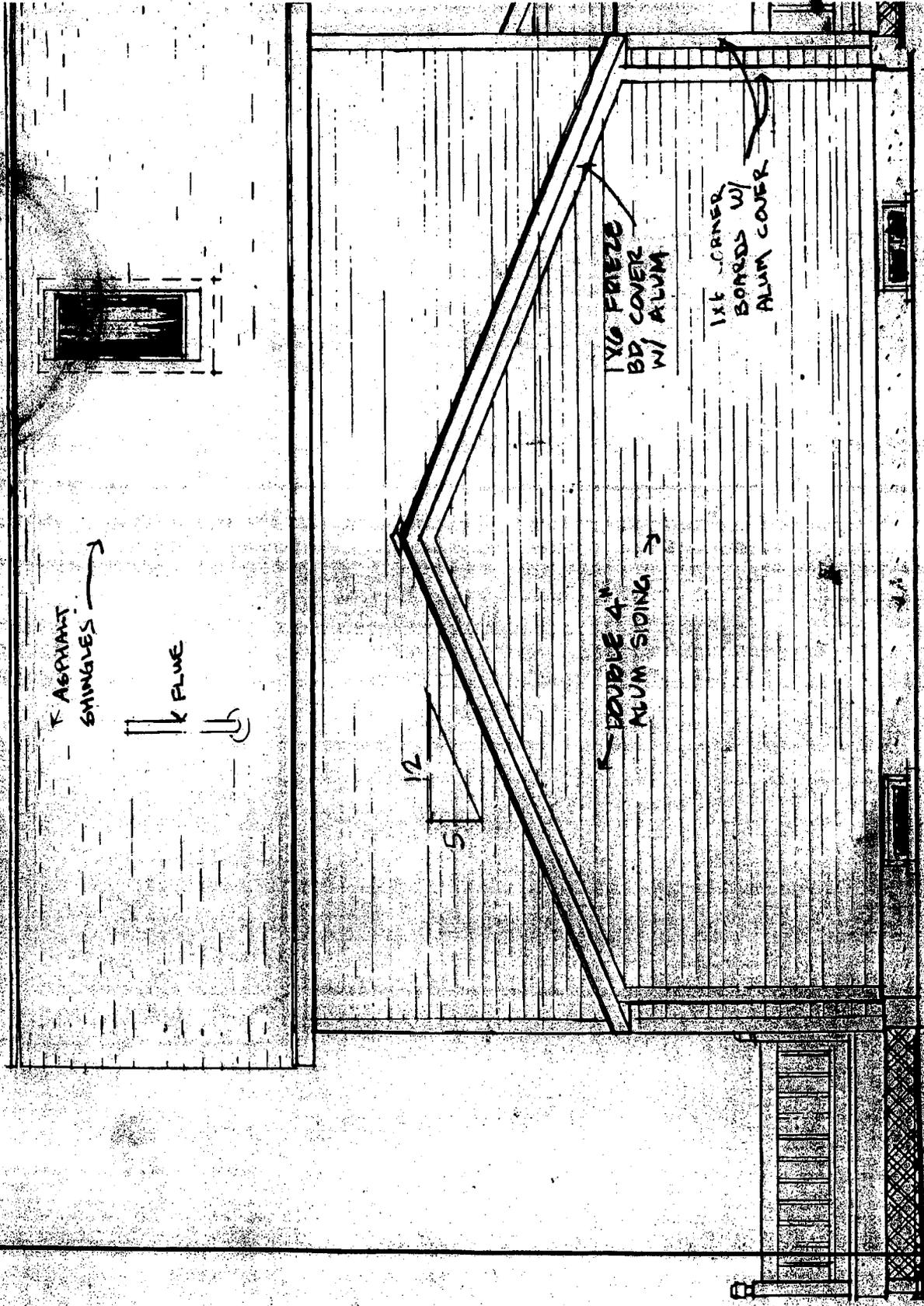
EAST ELEVATION

2717



2

SOUTH ELEVATION
Ringhoffer's Plan 2717 8th St. S.

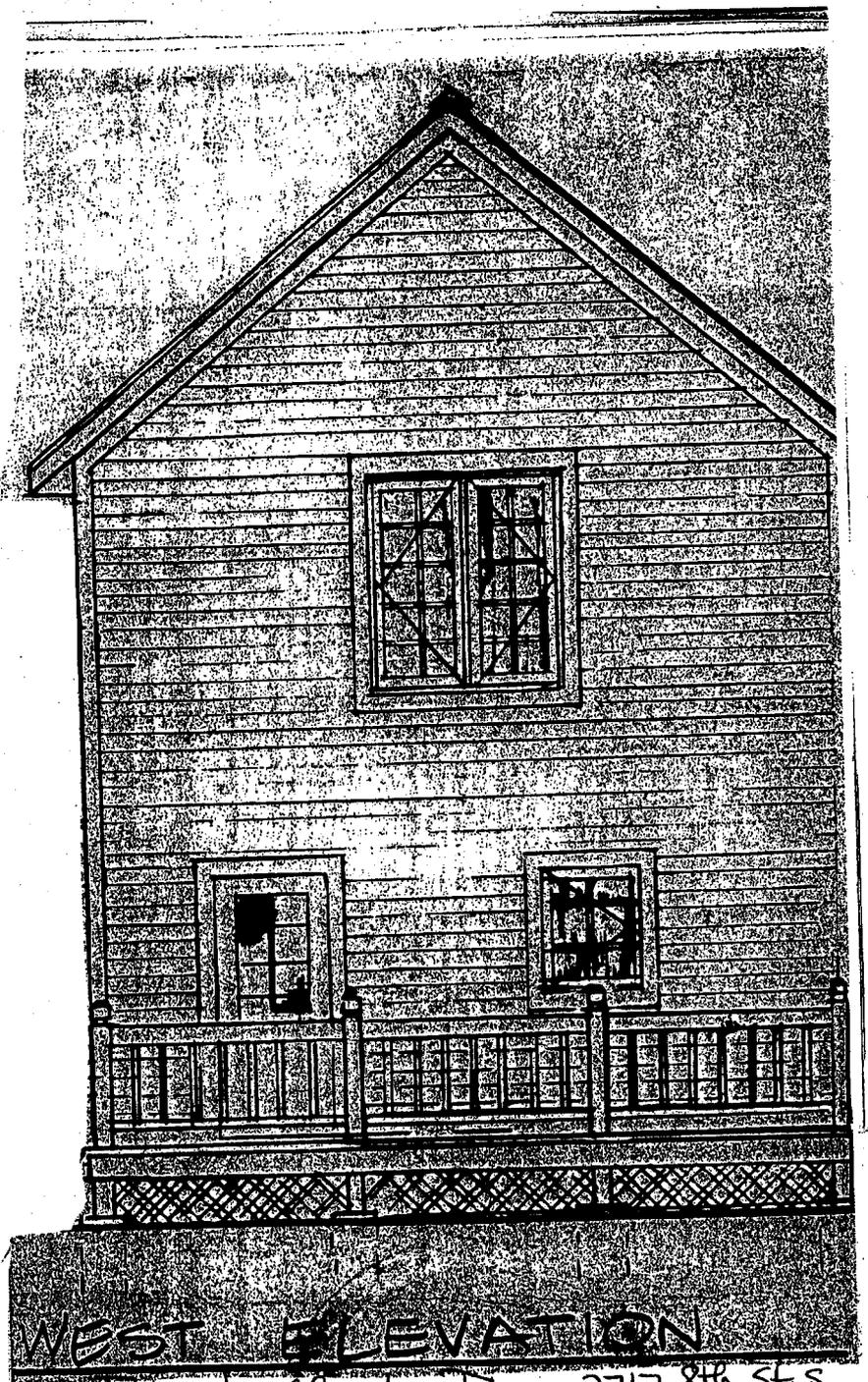


NORTH ELEVATION

Ringhoffer's Plan 2717 8th St. S. 1/4" = 1'-0"

①

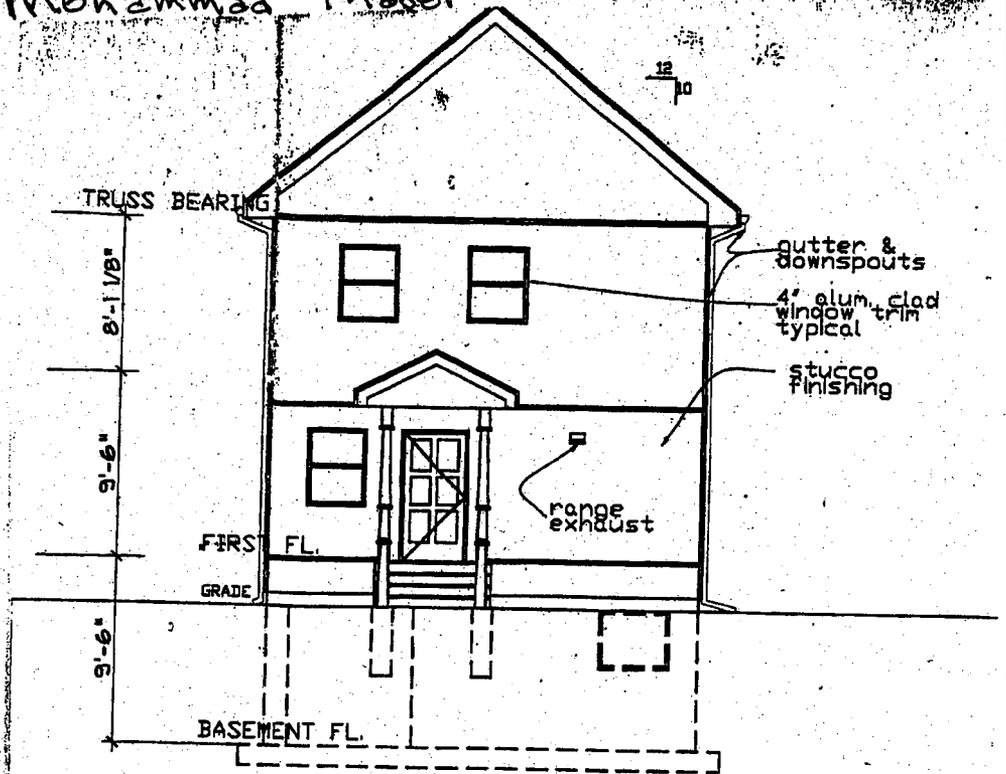
①



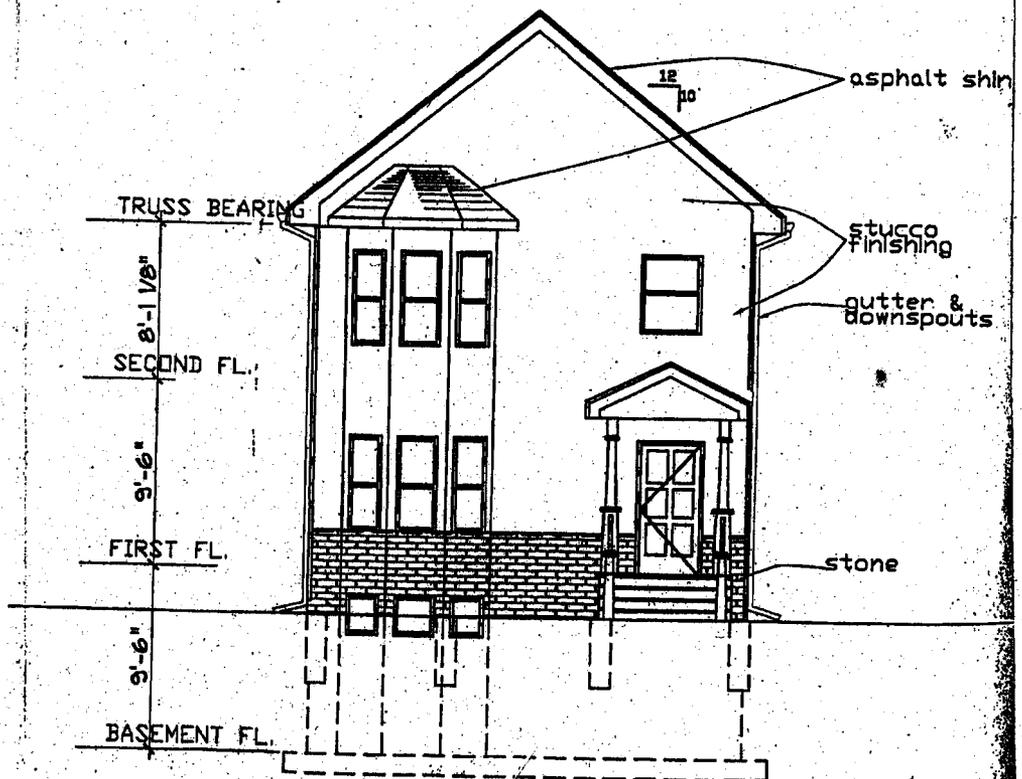
WEST ELEVATION

Ringhoffer's Plan 2717 8th St. S.

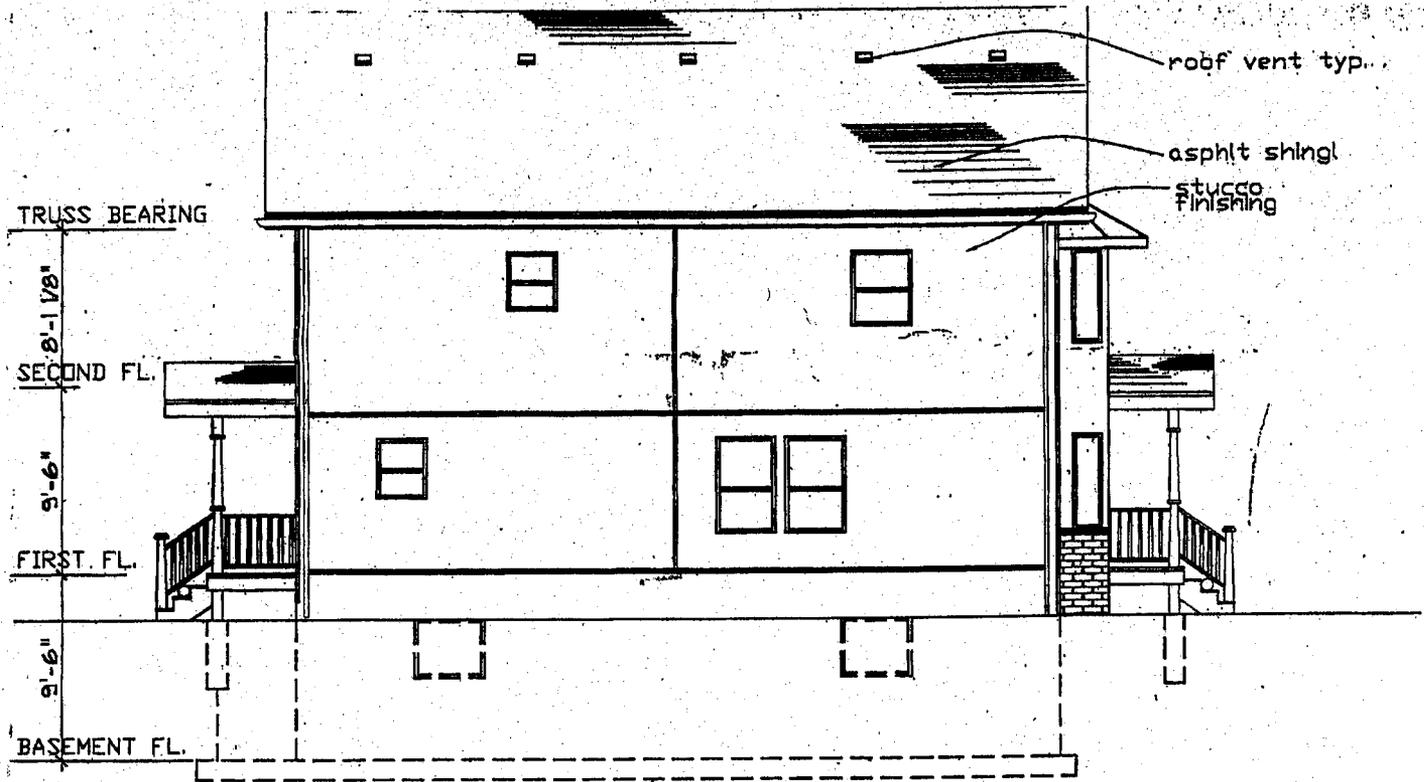
Mohammad Thabet 2717 8th St. S.



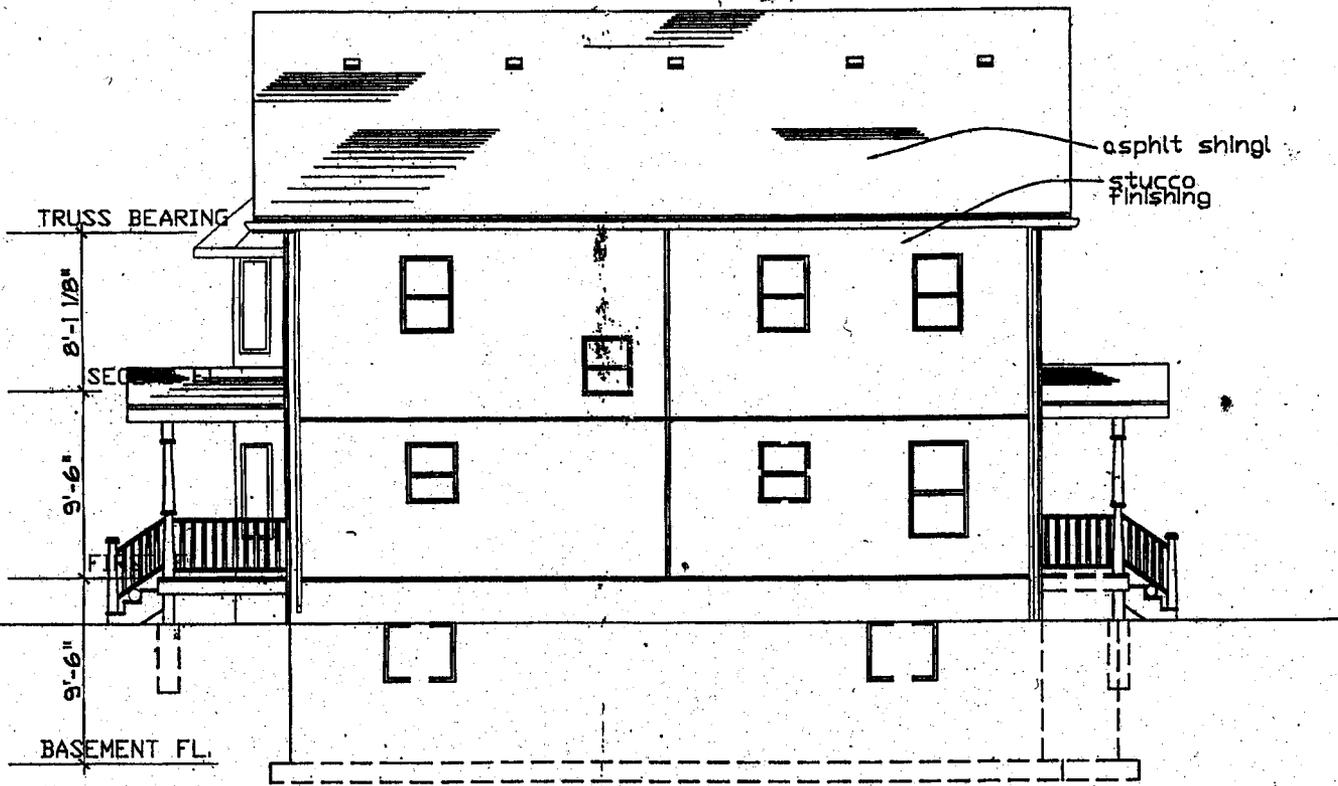
3 REAR ELEVATION
P-2 1/8" = 1' = 0"



5 FRONT ELEVATION
P-2 1/8" = 1' = 0"

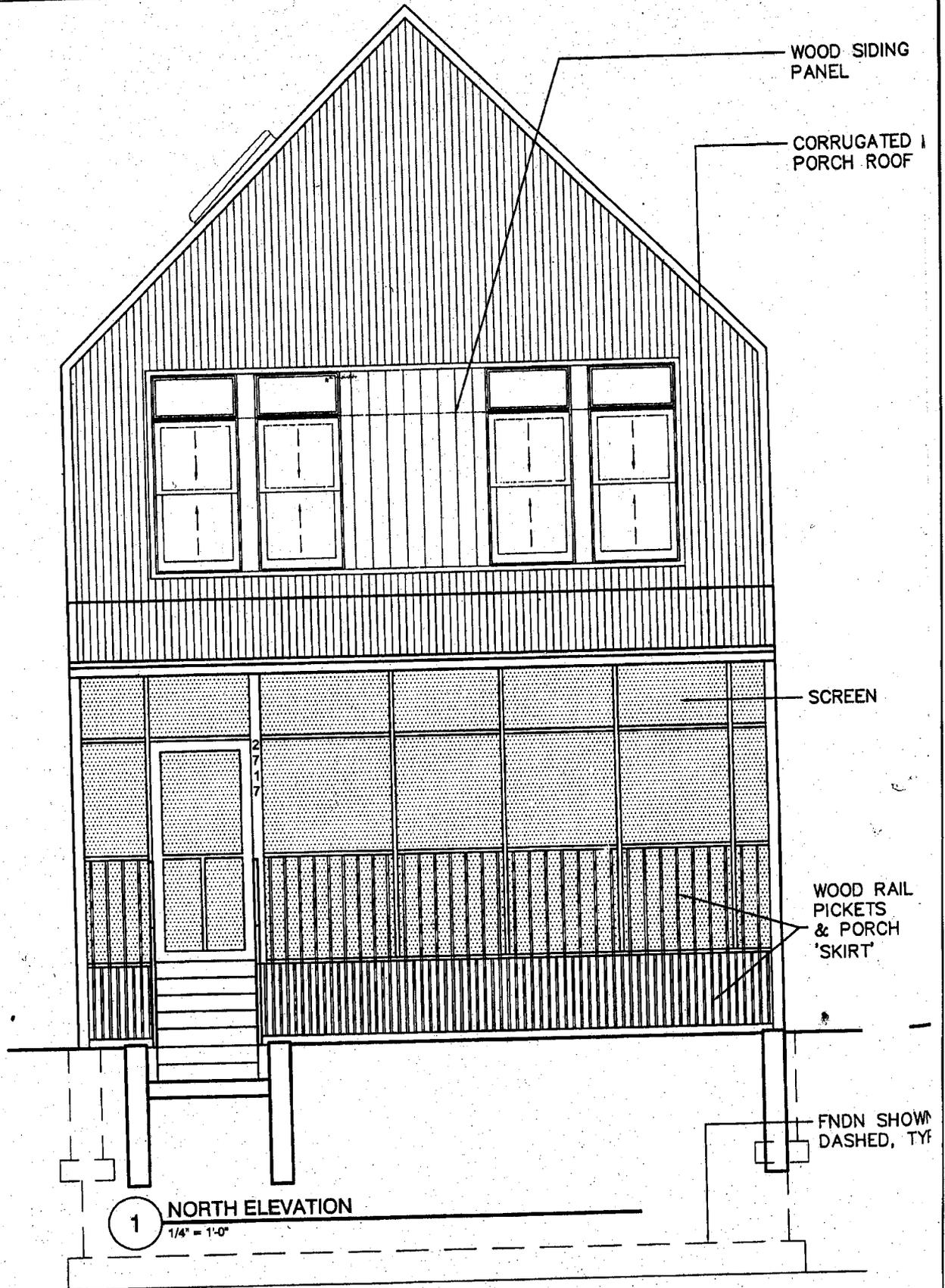


4 SIDE ELEVATION
 P-2 1/8" = 1' = 0"



6 SIDE ELEVATION

Mohammad Thabet
 2717 8th St. S.



WOOD SIDING
PANEL

CORRUGATED
PORCH ROOF

SCREEN

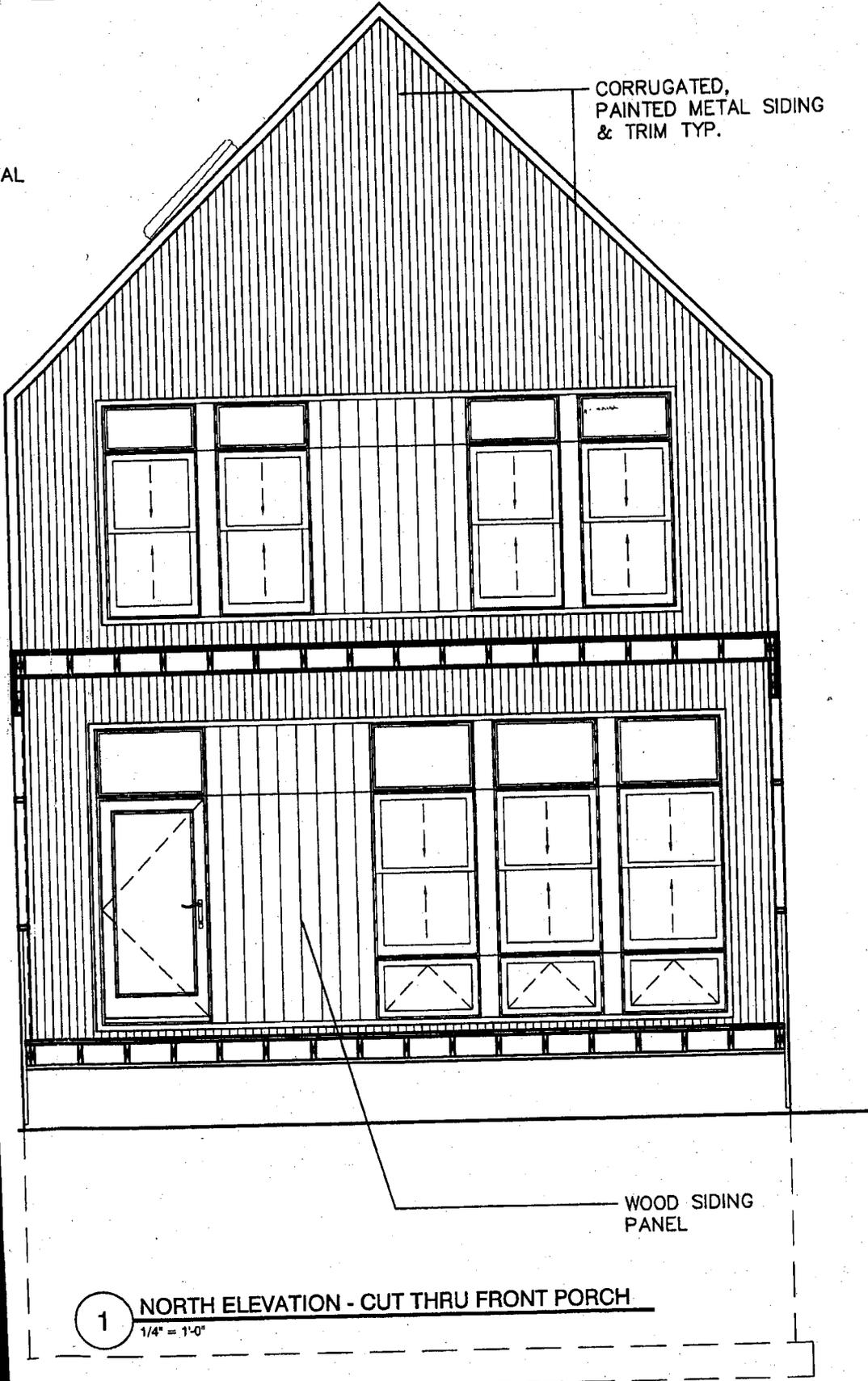
WOOD RAIL
PICKETS
& PORCH
'SKIRT'

FNDN SHOW
DASHED, TYF

1 NORTH ELEVATION
1/4" = 1'-0"

George Ganser
2717 South 8th St.

AL



CORRUGATED,
PAINTED METAL SIDING
& TRIM TYP.

WOOD SIDING
PANEL

1 NORTH ELEVATION - CUT THRU FRONT PORCH
1/4" = 1'-0"

**GEORGE-GANSER
RESIDENCE**
Minneapolis, MN

**PROPOSAL FOR
2717 SOUTH 8TH
STREET**

Proposed Owners:
Cheryl George &
Robert Ganser
4025 East 44th Street
Minneapolis, MN 55406
612.728.9724 t.

Proposed Contractor:
John Thomas Custom
Homes, Inc.
1161 Wayzata Blvd.
#218
Wayzata, MN 55391
LIC#0004528
952.746.7999 t.
952.746.7998 f.

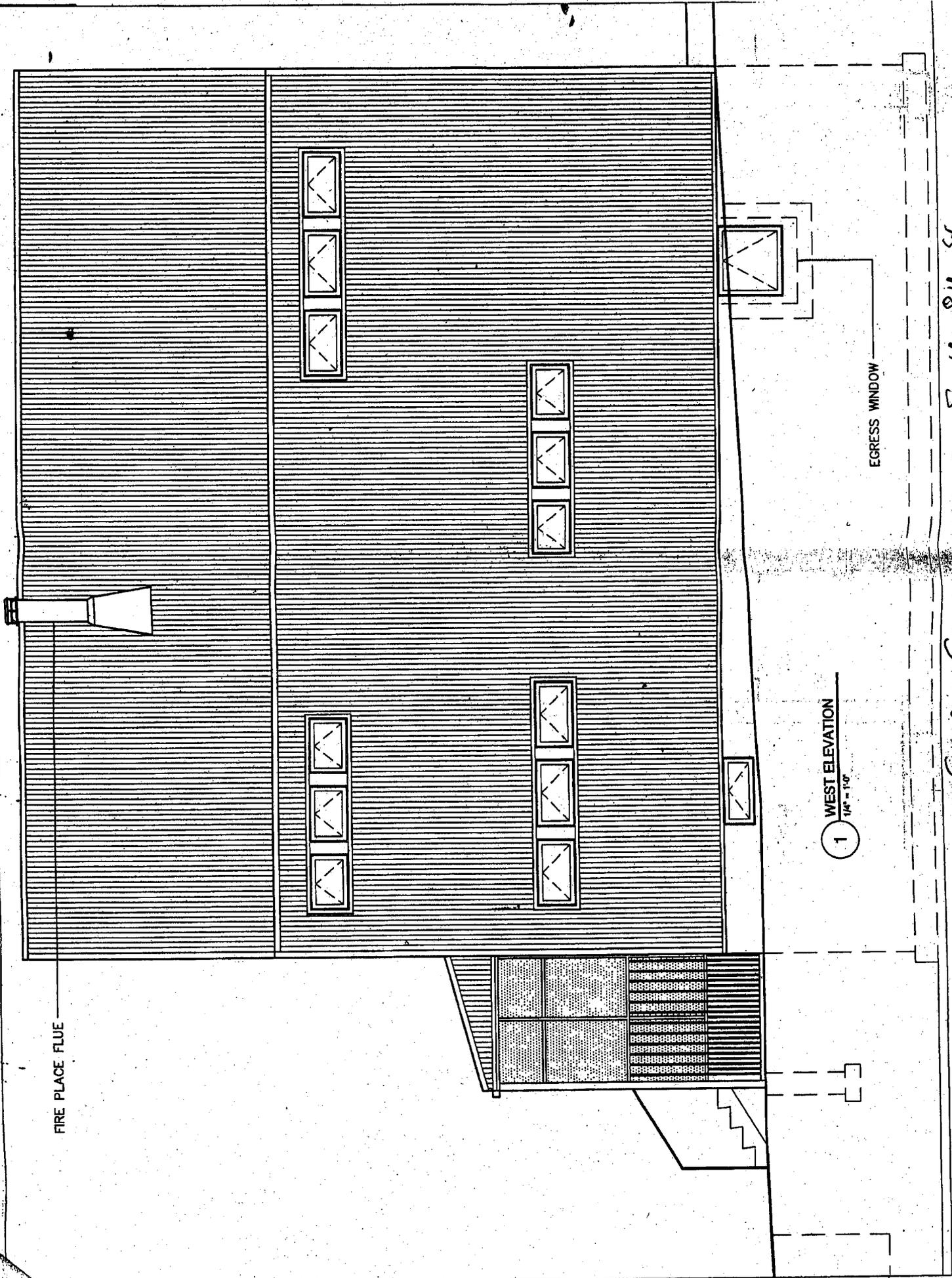
**SCHEMATIC
DESIGN**

**NOT FOR
CONSTRUCTION**

ISSUED: June 7, 2004
DRAWN BY: Robert J. Ganser
ELEVATIONS

A3.0

*George Ganser
2717 South 8th St.*



FIRE PLACE FLUE

1 WEST ELEVATION
1/4" = 1'-0"

EGRESS WINDOW

Handwritten notes and markings on the right side of the drawing.

CORRUGATED,
PAINTED METAL SIDING
& TRIM TYP.

SCREEN

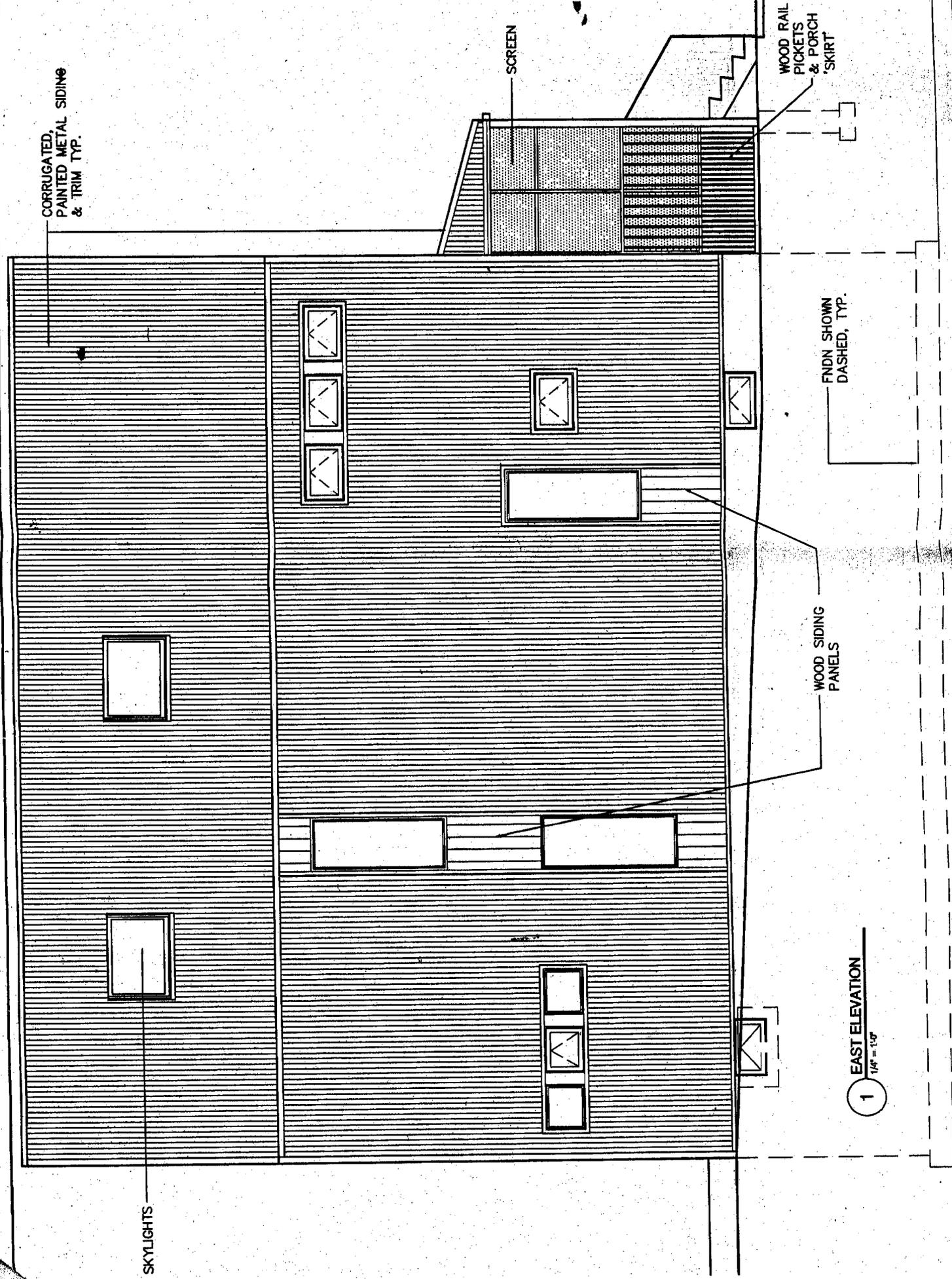
WOOD RAIL
PICKETS
& PORCH
'SKIRT'

FNDN SHOWN
DASHED, TYP.

WOOD SIDING
PANELS

SKYLIGHTS

1 EAST ELEVATION
1/4" = 1'-0"



Pettiford, Earl S.

From: Mary Mellen [sidha@qwest.net]
Sent: Friday, March 04, 2005 1:11 PM
To: Pettiford, Earl S.
Subject: WBCC Riverside Park Committee Meeting - City Lot House Plan Recommendation

Earl,

As per our conversation this morning, I am following up with the specifics of our official meeting yesterday on March 2, 2005 of the West Bank Community Coalition (WBCC)- Riverside Park Committee held in the conference room at Davani's Pizza on 25th and Riverside Avenue.

Vacant City Lot and Proposed House Plan Reviews-

As per your request, the WBCC- Riverside Park Committee consisting of the park area home owners and long time renters witnessed the "House Plan" presentations of all three of the lot submission candidate's you gave us. Our committee reviewed each of their proposals for the vacant city lot located on Riverside Park at 2717- 8th Street South, Mpls, MN 55454.

We found that all of the candidates intend to be resident homeowners who would live on the property and that they are all qualified to build a home on the above mentioned lot. All three candidates have 1.) financing in place and are approved for building and 2.) house plans that were professionally drawn and acceptable. This said, all candidates proposed good, solid house plans. Unfortunately there is only one city lot available on the park and choosing only one candidate's plan was a difficult choice. Our intention as a committee was to select the best house plan for the lot. A plan that was esthetically pleasing for a narrow lot and one that was compatible with the neighborhood's park, history and designs.

Therefore after much discussion, our committee is recommending that the house plans of Ms. Kathy Ringhoffer are the most appropriate and fitting to build on the vacant lot for the following reasons:

The Selected Ringhoffer House Plan-

- The Ringhoffer's House Plan has a urban look and seems proportionate in scale and size to fit on the narrow lot. It also seems most appropriate and compatible with the other styles of homes located around the park. For example, the traditional house plan shape and style, the proposed exterior materials and the front porch are 'features' that are similar characteristics to the newly built house next door to the lot (also on a narrow lot) and the other homes in the area. It's these 'common features' with other homes on the block and the surrounding area that gave us reason to consider this house plan as the most appropriate plan for the narrow lot.

The Other Candidates Plans-

- The Thabet House Plan also has an urban look and is traditional in style. A good plan from this respect. However upon closer examination, the committee felt that this plan was larger in size, scale and proportion and therefore less appropriate for the narrow lot.
- The Ganser House Plan is also a good plan however it is more contemporary in style and the exterior materials are different than the rest of the neighborhood styles and designs. For example

3/4/2005

this house plan calls for a metal roof and a flat panel type siding. These are contemporary materials which aren't compatible with the materials used on the other more traditional style homes of the area.

Earl, thank you for letting the WBCC Riverside Park Committee be a part of the decision making process on this lot. Our community members greatly appreciate being able to give you and the city council input and feedback on the type of home structure that will be built on this city lot. If you have any further questions please call me at 612-338-0249.

Sincerely,

Mary Mellen
WBCC Secretary/Treasurer &
Riverside Park Committee Chair

Please note: I personally have a degree in Interior Design from the U of MN and I have consulted professionally in the field for over 20 years.

3/4/2005

GIS2004 Map Results



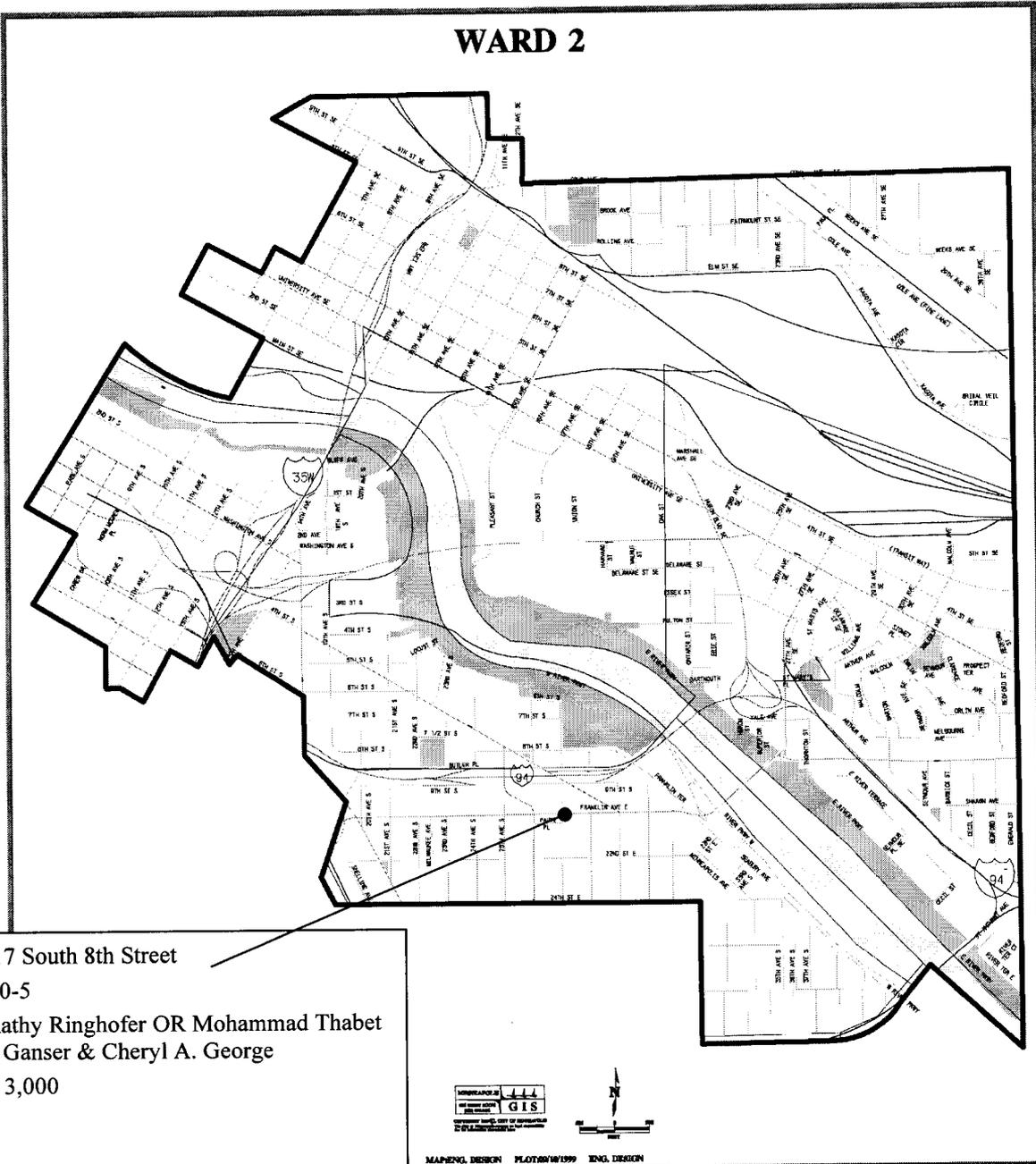
- Legend**
- Selected Features
 - Railroads
 - Lot Lines
 - Misc Lot Lines
 - Jones
 - Lot Lines
 - Other
 - Lot Text
 - Streets
 - Parcels
 - Buildings
 - Orthophotos

GIS Business Services
 331 East Hennepin Ave., 220
 Minneapolis, MN 55401
 612-673-2411

Minneapolis
 City of Lakes

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 Copyright © City of Minneapolis 2002

WARD 2



Address: 2717 South 8th Street

Parcel: CR 80-5

Purchaser: Kathy Ringhofer OR Mohammad Thabet
OR Robert J. Ganser & Cheryl A. George

Sq. Footage: 3,000

Zoning: R4



MAPPING DESIGN PLOT/18/1999 KING DESIGN