

Minneapolis Community Development Agency

Request for City Council Committee Action

Date: June 10, 2002

To: Council Member Lisa Goodman, Community Development Committee

Refer to: MCDA Board of Commissioners

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

Approved by Chuck Lutz, Interim Executive Director _____

**Subject: Lot Division & Land Sale – Public Hearing
Hawthorne Redevelopment Area**

<u>Parcel</u>	<u>Address</u>	<u>Sale Price</u>
TF-585A	412 22 nd Ave N	\$ 700.00
TF-585B	412 22 nd Ave N	\$ 700.00
TF-584	2201 4 th St N	\$ 5,800.00

Purchaser:	TF-585A and TF-584	TF-585B
	Brakins Homes, Inc 13805 60th Ave N Plymouth, Mn. 55446	Ying Vang and Pang Her Vang 1383 Summer Ave. Maplewood, Mn. 55109

Previous Directives: The MCDA acquired these properties on December 18, 2000.

Ward: 3

Neighborhood Group Notification: The Hawthorne Area Community Council reviewed the housing proposal for parcel TF-585A and TF-584 on May 13, 2002 and recommended it be approved. The neighborhood was notified on May 15, 2002 of the offer to sell parcel TF-585B for sideyard purposes.

Consistency with *Building a City That Works*: The sale of this property is consistent with *Building a City That Works*, Goal 1: Increase the City's economic competitiveness and extend the benefits of the growing economy to all Minneapolis residents;

Crown Roller Mill,
105 Fifth Ave. S., Suite 200
Minneapolis, MN 55401-2534
Telephone: (612) 673-5095
TTY: (612) 673-5154
Fax: (612) 673-5100
www.mcda.org

Goal 2: Ensure that an array of housing choices exists to meet the needs of our current residents in the City; Goal 3: Support strong and diverse neighborhoods where people choose to live, and Goal 5: Participate in partnerships to achieve common community development objectives.

Comprehensive Plan Compliance:

Parcel TF-585A and TF 584: This new single family construction is consistent with the Comprehensive Plan as shown on the Land Use Map for the Hawthorne Neighborhood.

Parcel TF-585B: This sideyard use is consistent with the Comprehensive Plan as shown on the Land Use Map and is in conformance with the Hawthorne Redevelopment Area relating to the community.

Zoning Code Compliance: It complies, zoned R2B.

Impact on MCDA Budget: The sale of these properties will eliminate future property management expenditures.

Living Wage / Business Subsidy: Not applicable.

Job Linkage: Not applicable.

Affirmative Action Compliance: Will comply. A formal review and approval of a written affirmative action plan is not required for sideyard sales.

City Council Recommendation: The Interim Executive Director recommends that the Minneapolis City Council adopt the attached Resolution for the proposed lot division.

MCDA Board Recommendation: The Interim Executive Director recommends the sale of Parcels TF-585A and TF 584 to Brakins Homes, Inc. and Parcel TF-585B to Ying Vang & Pang Her Vang. These land sales are contingent upon the proposed lot division of 412 22nd Ave N being approved by the City Council.

PROPOSED DEVELOPMENT:

TF 585A and TF 585B

The subject parcel at 412 22nd Ave N. is 52' x 87' = 4,524 sq ft. The MCDA proposes to divide the south 41.5 feet (Parcel TF 585A) and combine it with the MCDA vacant lot located at 2201 4th St N (TF 584) for the purpose of constructing a single family home. TF-584 is currently substandard in size at 41.5' x 105' = 4,357.5 sq ft. This will create a new lot which is 41.5' x 157' = 6,515.5 sq ft.

The remaining north 45.5' feet (Parcel TF 585B) will be combined as sideyard to a duplex, which is owned, but not occupied by Ying Vang and Pang Her Vang. Their lot is currently substandard in size at 45' x 105' = 4,725 sq ft. Their offer proposes a new lot size of 45' x 157' = 7,065 sq ft., which would give them access to the alley and adequate space to build a garage.

LAND DISPOSITION POLICY:

TF-585A and TF-584: This parcel is a buildable lot as defined by MCDA policy and is being sold for development.

TF-585B: This parcel is not a buildable lot as defined by MCDA policy and may be sold as sideyard.

OFFERING PROCEDURE:

TF-585A and TF-584: Publicly advertised. The sale prices reflect the appraised reuse value of these parcels.

TF-585B: Negotiated. The sale price reflects the appraised reuse value of this parcel.

FINANCING:

TF-585A and TF-584
Construction Financing

TF-585B
Cash

COMMENTS:

TF-585A and TF-584

Brakins Homes, Inc. is proposing to construct a one level, owner occupied, single family, handicap accessible home. When completed the home will have three bedrooms, 1 ¾ bath, and approximately 1,500 square feet of finished living area. A two-car garage will be attached to the house. The total development cost for this property is \$176,000. The home has been pre-sold with a sales price of \$146,000.00. A construction subsidy of \$30,000 is needed for this house. The subsidy will be provided by Hawthorne NRP in the amount of \$15,000 and MCDA LRP in the amount of \$15,000.

TF-585B

Ying Vang and Pang Her Vang propose to seed/sod the parcel for use as sideyard and build a fence and garage in the future.

RECOMMENDATIONS:

City Council Recommendation: The Interim Executive Director recommends that the Minneapolis City Council adopt the attached Resolution for the proposed lot division.

MCDA Board Recommendation: The Interim Executive Director recommends the sale of Parcels TF-585A and TF-584 to Brakins Homes, Inc. and Parcel TF-585B to Ying Vang & Pang Her Vang. These land sales are contingent upon the proposed lot division of TF 585A and TF585B (412 22nd Ave N) being approved by the City Council.

Approving the subdivision of a lot at 412 22nd Avenue North.

WHEREAS, the Minneapolis Community Development Agency (MCDA) has requested that a parcel of land located at 412 22nd Avenue North and legally described as:

Parcel 1 (Torrens)

Lot 12 and the West 20 feet front and rear of Lot 11, Block 2, Nickels and Smith's Addition to Minneapolis except the North 9/10 of a foot of said lots.

Parcel 2 (Abstract)

The North 9/10 of a foot of Lot 12 and the North 9/10 of a foot of the West 20 feet of Lot 11, Block 2, Nickels and Smith's Addition to Minneapolis.

be subdivided as follows:

PARCEL A: (Torrens)

The South 41.5 feet of the following described property:

Lot 12 and the West 20 feet front and rear of Lot 11, Block 2, Nickels and Smith's Addition to Minneapolis except the North 9/10 of a foot of said lots, Hennepin County, Minnesota.

PARCEL B:

Parcel 1 (Torrens): Lot 12 and the West 20 feet front and rear of Lot 11, Block 2, Nickels and Smith's Addition to Minneapolis except the North 9/10 of a foot of said lots, and except the South 41.50 feet of said lots, Hennepin County, Minnesota.

Parcel 2 (Abstract): The North 9/10 of a foot of Lot 12 and the North 9/10 of a foot of the West 20 feet of Lot 11, Block 2, Nickels and Smith's Addition to Minneapolis, Hennepin County, Minnesota.

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

Parcel A: 2201 4th Street North

Lot 10 and the South 41 6/10 feet of the East 20 feet of Lot 11, Block 2, Nickels and Smith's Addition to Minneapolis.

Parcel B: 2207 4th Street North

Lot 9 and the North 45 feet of the East 20 feet of Lot 11, Block 2, Nickels and Smith's Addition to Minneapolis.

WHEREAS, the proposed subdivision conforms with Minnesota Statutes Section 462.358 and Land Subdivision Regulations adopted by the Minneapolis City Council on July 14, 1995; and

WHEREAS, pursuant to due notice thereof published in Finance and Commerce on May 31, 2002, a public hearing on said subdivision and proposed sale was duly held in a joint meeting of the Community Development Committee of the City Council and the Operating Committee of the MCDA at 1:30 p.m., June 10, 2002, in Room 317, Minneapolis City Hall, 350 South 5th Street, 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 division of the above described property be approved and the requirement of a subdivision plat be waived.

BE IT FURTHER RESOLVED, that a certified copy of this resolution shall be attached to the deeds conveying the subdivided parcels.