



**Request for City Council Committee Action from the Department of Community Planning & Economic Development – CPED**

Date: April 3, 2007

To: Council Member Lisa Goodman, Chair, Community Development Committee  
Referral to: MCDA Board of Commissioners

**Subject:** Request to Transfer MCDA-Owned parcels to the City  
Laurel Village Project

**City Council Recommendation:** That the City Council adopt the attached resolution transferring the Laurel Village Project real estate from the MCDA to the City of Minneapolis.

**MCDA Board Recommendation:** That the MCDA Board adopt the attached resolution authorizing the transfer of the Laurel Village Project real estate to the City of Minneapolis.

**Previous Directives:** On August 8, 2003, the City Council adopted Resolution 2003R-358, approving certain policies and directing certain actions pertaining to the transfer of employees, assets and activities from the MCDA to the City. On December 29, 2003, the City Council adopted Resolution 2003R-625 stating that CPED staff shall prepare to transfer MCDA-owned real estate to the City by approximately April, 2004. On April 16, 2004 the City Council directed the CPED Director to return to Council by June, 2004 to formally request the transfer of MCDA real estate to the City. On October 22, 2004, the City Council adopted Resolution 2004R-459, approving certain MCDA-Owned real estate to the City, which specifically excluded the transfer of the Laurel Village Project real estate.

Prepared by: Kevin Walker, Senior Project Coordinator, Phone 612-673-5236  
Approved by: Chuck Lutz, Deputy CPED Director \_\_\_\_\_  
Elizabeth Ryan, Director Housing Policy & Development \_\_\_\_\_  
Presenters in Committee: Kevin Walker, Senior Project Coordinator

**Financial Impact**

- No financial impact

**Community Impact**

- Neighborhood Notification: N/A
- City Goals: N/A
- Sustainability Targets: N/A
- Comprehensive Plan: N/A
- Zoning Code: N/A
- Living Wage/Business Subsidy Agreement Yes \_\_\_\_\_ No X
- Job Linkage Yes \_\_\_\_\_ No X

## **Supporting Information**

On October 22, 2004, the City Council adopted Resolution 2004F-459, approving the transfer of certain Real Property of the MCDA to the City. At that time, the Laurel Village Project real estate was specifically withheld from the transfer resolution due to procedural prerequisites that must be addressed prior to transfer.

The MCDA holds fee title as part of the financing structure for this project. Staff has addressed the necessary notice, consent and other procedural issues and is requesting that all real estate associated with the Laurel Village Project be transferred from the MCDA to the City.

**Transferring Certain Real Property of the Minneapolis Community Development Agency to the City of Minneapolis.**

Whereas, the City Council exercising powers granted by Minnesota Laws, 2003, Chapter 127, Article 12, Sections 31-34, adopted Chapter 415, Minneapolis Code of Ordinances, establishing the Department of Community Planning and Economic Development ("CPED") and authorizing transfers to the City of money, real property, investments, personal property, assets, programs, projects, districts, developments and obligations of the Minneapolis Community Development Agency ("MCDA"); and

Whereas, pursuant to Resolution Nos. 2003R-625 and 2003R-626, both adopted on December 29, 2003, the City Council approved transfer of the money, investments, personal property, programs, projects, districts and obligations of the MCDA described therein, including the assets, rights and obligations of the Common Bond Fund, effective as of January 1, 2004; and

Whereas, the City Council has decided to now transfer certain MCDA-owned real estate;

Now, Therefore, Be It Resolved by The City Council of The City of Minneapolis as follows:

1. The City Council hereby transfers and conveys to the City the MCDA real property being the following described land situated in the City of Minneapolis, County of Hennepin, State of Minnesota to wit:

LEGAL DESCRIPTION

Laurel Village Project: 1103, 1317, & 1325 Hawthorne Avenue  
1100, 1126, 1216, 1222, 1306, 1300, & 1322 Hennepin Avenue  
20 15<sup>th</sup> Street N and 1400 Laurel Avenue

Par 1: Lot 1 except the Northwesterly 157 feet thereof, Lot 2; The Northeasterly 13 feet of Lot 3; The Northwesterly 27 feet of the Northeasterly 13 feet of Lot 8; The Northwesterly 27 feet of Lot 9; The Northwesterly 8 feet of Lot 10; Block 10, Harmon's Addition To Minneapolis.

Par 2: All that part of Lots 6, 7, 8 and 9, Block 10, Harmon's Addition To Minneapolis, except the Northwesterly 27 feet of said lots and except that part taken for the widening of Hennepin Avenue.

Par 3: The Northwesterly 44 feet of Lots 6 and 7; Lots 8, 9 and 10, except the Southeasterly 11 feet taken for widening Hennepin Avenue; The Southeasterly 11 feet of Lots 3, 4 and 5, Block 11, Harmon's Addition To Minneapolis.

Par 4: Lot 1 and the Northeasterly 33 feet of Lot 2, Block 12, Harmon's Addition To Minneapolis, together with that portion of the Southwesterly 5 feet of vacated 13<sup>th</sup>

Street North, formerly Fremont Street, lying between the Northeasterly extensions across said strip of the Northwesterly and the Southeasterly lines of said Lot 1.

Par 5: All that part of Lot 2, Block 12, Harmon's Addition To Minneapolis, lying Southwesterly of the Northeasterly 33 feet of said Lot 2, except that part of said lot which is embraced within the plat of Wilson, Bell & Wagner's Addition To Minneapolis.

Par 6: That part of Lot 3, Block 12, Harmon's Addition To Minneapolis, described as beginning at the most Easterly corner of said Lot 3; thence Southwesterly along the Southeasterly line of said Lot 3, a distance of 10.62 feet; thence Northwesterly parallel with the Northeasterly line of said Lot 3 a distance of 5 feet more or less, to a line erected perpendicular to the Northeasterly line of said Lot 3 at a point on said Northeasterly line distant 170 feet Northwesterly from the most Easterly corner of said Lot 8 in said Block 12; thence Northeasterly, along the last described perpendicular line to the Northeasterly line of said Lot 3; thence Southeasterly, along said Northeasterly line, to the point of beginning.

Par 7: Lot 3, Block 23, Wilson Bell And Wagner's Addition To Minneapolis.

Par 8: Lots 4, 5, 6, 7, 8 and 9, Block 23, Wilson Bell And Wagner's Addition To Minneapolis.

Being registered property as is evidenced by Certificate of Title No. 1133429.

Par 1: Lots 1, 2, 10, 11 and 12, Block 23, Wilson Bell And Wagner's Addition To Minneapolis.

Par 2: Lots 6 and 7, Block 11, Harmon's Addition To Minneapolis, except the Northwesterly 44 feet thereof and except the Southeasterly 11 feet of said Lots 6 and 7 taken for widening Hennepin Avenue.

Par 3: Lots 3 and 4, Block 12, Harmon's Addition To Minneapolis, except that part of said Lots embraced within the plat of Wilson, Bell & Wagners Addition of Minneapolis and except the following described property:

That part of Lot 3 in said Block 12 described as beginning at the most Easterly corner of said Lot 3; thence Southwesterly along the Southeasterly line of said Lot 3 a distance of 10.62 feet; thence Northwesterly parallel with the Northeasterly line of said Lot 3 a distance of 5 feet, more or less, to a line erected perpendicular to the Northeasterly line of said Lot 3 at a point on said Northeasterly line distant 170.00 feet Northwesterly from the most Easterly corner of Lot 8 in said Block 12; thence Northeasterly along the last described perpendicular line to the Northeasterly line of said Lot 3; thence Southeasterly along said Northeasterly line to the point of beginning.

Par 4: Lots 6, 7, 8, and 9, Block 12, Harmon's Addition To Minneapolis.

Par 5: Lot 10, Block 12, Harmon's Addition To Minneapolis, including that portion of the Southwesterly 5 feet of Thirteenth Street North, formerly Fremont Street, now vacated lying between extensions across said strip of the front and rear lines of said Lot 10 and excepting that portion of said premises included Hennepin Avenue as widened.

Being registered land as is evidenced by Certificate of Title No. 760850.

Par 1: The Northwesterly 157 feet of Lot 1, Block 10, Harmons Addition to Minneapolis.

Par 2: Lot 10, except part taken for widening of Hennepin Avenue and except the rear 8 feet thereof taken for public alley, Block 10, Harmons Addition to Minneapolis.

Being registered land as is evidenced by Certificate of Title No. 742892.

2. The transfer authorized by this resolution shall be effective upon execution and delivery of a deed with respect to the property identified above or other appropriate instrument from the MCDA in favor of the City.

**Authorizing the Transfer of Certain Real Property of the Minneapolis Community Development Agency to the City of Minneapolis.**

Whereas, the City Council exercising powers granted by Minnesota Laws, 2003, Chapter 127, Article 12, Sections 31-34, adopted Chapter 415, Minneapolis Code of Ordinances, establishing the Department of Community Planning and Economic Development (“CPED”) and authorizing transfers to the City of money, real property, investments, personal property, assets, programs, projects, districts, developments and obligations of the Minneapolis Community Development Agency (“MCDA”); and

Whereas, the City Council has determined that it is in the best interests of the City and the MCDA to now transfer real property as described in that certain resolution of the City Council dated of even date herewith (the “Transfer Resolution”); and

Whereas, the MCDA concurs with the City Council’s determination that the transfer is in the best interest of the City and MCDA;

Now, Therefore, Be It Resolved by The Board of Commissioners of the Minneapolis Community Development Agency as follows:

That the adoption of the Transfer Resolution is hereby approved by the Board of Commissioners of the MCDA.

Be It Further Resolved that the proper MCDA officers and officials are hereby authorized and directed to sign and deliver such documents and agreements as may be required to accomplish the transfer identified in the Transfer Resolution, including without limitation, a deed to the real property identified on the Transfer Resolution.