

Minneapolis Community Development Agency

## Request for City Council Action

Date: February 11, 2003

To: Council Member Lisa Goodman, Community Development Committee

Prepared by Dollie Crowther, Senior Project Coordinator, Phone 612-673-5263

Approved by Lee Sheehy, MCDA Executive Director  
Chuck Lutz, MCDA Deputy Executive Director \_\_\_\_\_

**Subject: West Bank Community Housing Corporation and  
Riverside Homes of Minneapolis Limited Partnership**

**Previous Directives:** In 1982, the City Council approved various land sale conveyances as part of the Planned Unit Residential Development for proposals of implementing the Cedar Riverside Urban Renewal Plan. These included Tax Increment Financing and Housing Revenue Bonds, HUD, etc. In July the West Bank CDC on behalf of the MCDA completed a quiet title and PUD replat. In November, 2002 the Board of Commissioners approved several conveyances and declarations.

**Ward:** 2

**Neighborhood Group Notification:** The West Bank Community Coalition reviewed this PUD on July 1, 2001, and recommended it be approved.

**Consistency with *Building a City That Works*:** The sale of these properties is consistent with *Building a City That Works*, Goal 3: Support strong and diverse neighborhoods where people choose to live and, Goal 5: Participate in partnership to achieve common community development objectives.

**Comprehensive Plan Compliance:** Complies

**Zoning Code Compliance:** Complies.

**Impact on MCDA Budget:** (Check those that apply)

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- No financial impact
- Action requires an appropriation increase to the MCDA Budget
- Action provides increased revenue for appropriation increase
- Action requires use of contingency or reserves
- Other financial impact (Explain):

**Living Wage / Business Subsidy:** N/A

**Job Linkage:** N/A

**Affirmative Action Compliance:** Will comply.

**RECOMMENDATION:**

**City Council Recommendation:** The Executive Director recommends that the City Council

- 1. Consent to the quit claim deed from MCDA to West Bank Community Housing Corporation, which will convey MCDA's interest in the eight Transition Homes lots within the Randy Stoecker Addition.**
- 2. Amend the City's HDG mortgage by amending the legal description to conform to the replatted lot boundaries in the Randy Stoecker Addition.**
- 3. Consent to an amendment of the Riverside Homes ground lease to conform the legal description to the replatted lots boundaries in the Randy Stoecker Addition.**
- 4. Consent to the Declaration of Easements, Covenants, Conditions and Restrictions, which creates vehicular and pedestrian access, parking and utility easements over the common areas in the Randy Stoecker Addition.**
- 5. Authorize the appropriate City official or other official to execute the required documents.**

**Dear Council Member Goodman:**

In November 2002 the MCDA Board of Commissioners approved various actions that allowed the Riverside Homes of Minneapolis Limited Partnership and other affected parties to clear title and to give effect to the Planned Unit Development (PUD) by the

creation of easements and common areas for ingress/egress, parking and community and play areas.

The City holds a HUD Hodag (HDG) mortgage on part of the land and as a mortgagee, the City Council must consent to the creation of the Randy Stoecker PUD easements and common areas and amending the legal description to conform to the replatted lot boundaries.

City Council Recommendations:

1. Consent to the quit claim deed from MCDA to West Bank Community Housing Corporation, which will convey MCDA's interest in the eight Transition Homes lots within the Randy Stoecker Addition.
2. Amend the City's HDG mortgage by amending the legal description to conform to the replatted lot boundaries in the Randy Stoecker Addition.
3. Consent to an amendment of the Riverside Homes ground lease to conform the legal description to the replatted lots boundaries in the Randy Stoecker Addition.
4. Consent to the Declaration of Easements, Covenants, Conditions and Restrictions, which creates vehicular and pedestrian access, parking and utility easements over the common areas in the Randy Stoecker Addition.
5. Authorize the appropriate City official or other official to execute the required documents.