



**Master Copy**

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

**Date:** April 5, 2005

**To:** Council Member Lisa Goodman, Community Development Cmte

**Prepared by:** Bernadette Hornig, Phone 612-673-5236

**Presenter in Committee:** Bernadette Hornig

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

**Subject:** Land Sale – Public Hearing  
3310-14 Nicollet (Nicollet Park Commons)

**RECOMMENDATION:** Approve the sale of 3310-14 Nicollet Avenue to 3310 Nicollet LLC, a wholly owned subsidiary of Prima Land Inc. for \$230,400.

**Previous Directives:** MCDA acquired 3310-14 Nicollet Avenue on January 30, 1997. On April 2, 2004, the City granted exclusive development rights to a joint venture between Prima Land, Inc. and the Lyndale Neighborhood Development Corporation (LNDC).

**Financial Impact** (Check those that apply)

- No financial impact - or - Action is within current department budget.  
(If checked, go directly to next box)
- 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): Sale of this property will eliminate the need for future property management expenditures and generate \$230,400 in CDBG program income.
- Request provided to the Budget Office when provided to the Committee Coordinator

**Community Impact** (Summarize below)

**Ward:** 10

**Neighborhood Notification:** Lyndale Neighborhood Association (LNA) reviewed the proposed project and land sale on July 26, 2004 and recommended approval.

**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 Model Urban Renewal Plan area, which the MHRA and City Planning Commission approved on March 5, 1970, and the City Council approved on October 23, 1970. The sale is therefore consistent with the City’s Comprehensive Plan.

**Zoning:** R6

**Living Wage/Job Linkage:** N/A

**Other:** See attached report from the Planning Division on the Conditional Use Permit, Variance and Site Plan, which the Planning Commission approved on December 13, 2004.

**Background/Supporting Information**

<u>PARCEL</u>	<u>ADDRESS</u>	<u>SALE PRICE</u>
TF 337 and 338	3310-14 Nicollet Avenue	\$230,400

**PURCHASER**  
3310 Nicollet LLC, a wholly owned subsidiary of Prima Land Inc.  
2800 Maplewood Circle W, Wayzata, MN 55391

**PROPOSED DEVELOPMENT**  
Combined, the two vacant lots at 3310-14 Nicollet total 19,000 square feet. The developer has also purchased an adjacent vacant single-family house next to the alley in order to improve circulation on the site. The approved site plan and elevations are attached.

The developer plans to build 35 for-sale condominiums with 32 underground parking spaces. Twenty percent (7 units) will be perpetually affordable to households earning 50% of area medium income (AMI) through the City of Lakes Community Land Trust. The remaining 28 units will be affordable to households earning 80% of median income,

but without income restrictions. See attached project data worksheet for a complete breakdown of unit sizes and affordability.

**LAND DISPOSITION POLICY**

These parcels are buildable lots as defined by City policy and are being sold for development.

**FINANCING**

The developer has obtained a firm construction financing commitment from Marshall Bank, N.A. See attached project data worksheet for a complete list of permanent sources and uses.

**OFFERING PROCEDURE**

Request for Proposal: the sales price of this property reflects the current full re-use value.

**COMMENTS**

None.

REFERRED TO (NAME OF) COMMITTEE:
DATE:

# RESOLUTION of the CITY OF MINNEAPOLIS

By \_\_\_\_\_

## Authorizing sale of land Model City Urban Renewal Plan Disposition Parcel No. TF-337 and 338.

Whereas, the City of Minneapolis, hereinafter known as the City, has received an offer to purchase and develop Disposition Parcel TF-337 and 338, in the Lyndale neighborhood, from 3310 Nicollet LLC, a wholly owned subsidiary of Prima Land Inc., hereinafter known as the Redeveloper, the Parcel TF-337 and 338, being the following described land situated in the City of Minneapolis, County of Hennepin, State of Minnesota to wit:

### LEGAL DESCRIPTION

#### Parcel TF-337

Lots 5 and 6, Block 1, Nicollet Addition to Minneapolis.  
Being registered land as is evidenced by Certificate of Title No. 856434.

#### Parcel TF-338

Lots 7 and 8, Block 1, Nicollet Addition to Minneapolis.  
Being registered land as is evidenced by Certificate of Title No. 856435.

Whereas, the Redeveloper has offered to pay the sum of \$230,400, for Parcel TF-337 and 338 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 March 25, 2005, a public hearing on the proposed sale was duly held on April 5, 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 3:00 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 Model City Urban Renewal plan, as amended, is hereby estimated to be the sum of \$230,400 for Parcel TF-337 and 338.

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						
							Lilligren						
Zerby							Schiff						
Samuels							Niziolek						
Johnson							Benson						
Johnson Lee							Colvin Roy						
Zimmermann							Lane						

PASSED \_\_\_\_\_  
 APPROVED  VETOED   
 DATE

APPROVED  NOT

ATTEST \_\_\_\_\_  
 CITY CLERK

\_\_\_\_\_  
 MAYOR DATE

