



8/9/05 - Continued Public Hearing to 8/23/05.

## Request for City Council Committee Action From the Department of Public Works

**Date:** August 9, 2005  
**To:** Honorable Sandra Colvin Roy, Chair Transportation & Public Works Committee

**Subject:** Public Hearing: Proposed Sale of Vacant Land at 1910 Plymouth Avenue N

### Recommendations:

- a. Conduct a public hearing on the proposed sale of the 1910 Plymouth Avenue North, as required by Minneapolis Ordinance Section 14.120.
- b. Approve the sale of this parcel for \$58,000 to the adjacent owner, Birch Jones, according to the terms of the purchase agreement.
- c. Authorize the proper City Officers to execute a Quit Claim Deed to convey the property to the buyer. Further, authorize the proper City Officers to sign any other necessary documents to facilitate the sale of this property.
- d. If the above buyer later withdraws his purchase agreement, Public Works is authorized to sell the property to the highest bidder using public bidding procedures.
- e. Direct that the sale proceeds be used to reimburse Public Works for associated expenses of selling the property, with the remaining balance deposited into the Fund 6200-923-9242.

**Prepared by:** Rebecca Law, CPED Project Manager, 673-5064

**Approved by:**

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Klara A. Fabry, P.E., City Engineer, Director of Public Works

**Presenter:** Steven A. Kotke, Deputy Director of Public Works for Internal Services

### 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):
- Request provided to the Budget Office when provided to the Committee Coordinator

### Background/Supporting Information:

The City of Minneapolis owns a vacant, buildable parcel with commercial zoning at 1910 Plymouth Avenue North. This land was initially acquired to provide additional parking for the Fourth Precinct. Public Works and Police representatives recently re-evaluated the property and determined it was no longer needed for that purpose. Birch Jones, the adjacent property owner, wants to buy the City's land and use the combined land for a neighborhood retail building. This proposed sale is also being reviewed by the City Planning Commission for conformance with the City's comprehensive plan, as required by Minnesota Statutes section 462.356.

The CPED appraiser established the property's market value as \$58,000 and Mr. Jones has agreed to this price. Public Works usually sells similar parcels to the general public using sealed bids in order to maximize the revenue. However, since the City will receive the full market value from Mr. Jones, Public Works is comfortable using the "private sale to adjacent owner" method of disposition in this case. Council Member Johnson-Lee supports this proposed sale.

We recommend the following actions:

- a. Conduct a public hearing on the proposed sale of the 1910 Plymouth Avenue North, as required by Minneapolis Ordinance Section 14.120.
- b. Approve the sale of this parcel for \$58,000 to the adjacent owner, Birch Jones, according to the terms of the purchase agreement.
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