



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

Date: May 17, 2005

To: Council Member Lisa Goodman, Community Development Cmte

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

Presenter in Committee: Edith Johnson, Senior Project Coordinator

Approved by: Chuck Lutz, Deputy CPED Director CL
Elizabeth Ryan, Director, Housing Policy & Development ER

Subject: Land Sale – Public Hearing
Near North

RECOMMENDATION: Approve the sale of 1401 Plymouth Avenue North to Northside Residents Redevelopment Council for \$22,000.00 with a conservation easement, subject to the following conditions; 1) land sale closing must occur on or before 30 days from date of approval, and 2) payment of holding costs of \$150.00 per month from the date of approval to the date of closing if land sale closing does not occur on or before 30 days from date of approval. The sale conditions may be waived or amended with the approval of the CPED Director.

Previous Directives: CPED acquired 1401 Plymouth Avenue North on June 27, 1986.

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): Eliminate property management costs.
- Request provided to the Budget Office when provided to the Committee Coordinator

Community Impact (Summarize below)

Ward: 5

Neighborhood Notification: Northside Residents Redevelopment Council reviewed this proposal and recommended it be approved.

City Goals: Preserve and enhance our natural and historic environment and promote a clean, sustainable Minneapolis.

Comprehensive Plan: This lot is located within the Grant Urban Renewal Plan, which was adopted on February 28, 1964 and the sale is therefore consistent with the City's Comprehensive Plan.

Zoning Code: R5

Living Wage/Job Linkage: N/A

Other: The Planning Department's staff reviewed NRRC's "pocket park" concept and stated that "community gathering spaces and housing growth are both principles that are supported by the City's comprehensive plan." Staff advised us of its reluctance to sell the parcel for a single family home. A single family home would appear quite out of place, being bound by townhouses on the west and institutional uses on the east, with no other single family home of this kind on Plymouth Avenue in the near vicinity.

Background/Supporting Information

<u>PARCEL</u>	<u>ADDRESS</u>	<u>SALE PRICE</u>
NN 97-9	1401 Plymouth Avenue North	\$22,000.00

PURCHASER

Northside Residents Redevelopment Council (NRRC)
1313 Plymouth Avenue North
Minneapolis, MN 55411

PROPOSED DEVELOPMENT:

The property dimensions of this vacant lot are 44' x 143' = 6,292 sq ft and will be developed as a community "pocket park".

LAND DISPOSITION POLICY:

This property is a buildable lot as defined by City policy and is being sold for the development of a community "pocket park". The lot will be sold with a conservation easement prohibiting construction on the property, without City of Minneapolis' authorization.

FINANCING:

NRRC has demonstrated that it has sufficient funds to purchase the property and develop the "pocket park".

OFFERING PROCEDURE:

The sales price reflects the appraised reuse value of this parcel for single family development.

COMMENTS:

This parcel is located on the southwest corner of Plymouth and Humboldt Avenues North, to the east of the Plymouth Avenue Townhomes. The parcel is in close proximity to the Townhomes, a commercial building, the City, Inc., two Minneapolis Public Housing Authority duplexes and an alley. Additionally, the parcel is in a steep curve on Plymouth Avenue. Due to these potential barriers, the Planning Department of CPED believes that although this is a buildable parcel, placement of a single-family structure on this site will appear quite out of place. NRRC believes that a park/open space is best suited for this site.

NRRC has developed a vision for the restoration and revitalization of Plymouth Avenue. The vision includes the creation of a "pocket park" at the site of this vacant parcel. This neighborhood park is an important component of a \$100,000 grant from U. S. Forest Service to the Tree Trust, which is embarking on a greening effort on Plymouth Avenue.

According to NRRC's submission to CPED, the project partners are the Tree Trust, Legacy Management, The Green Team, Jewish Community Action and Minneapolis Park Board. NRRC has partnered with Tree Trust and the federal forestry innovation initiative to provide jobs (employment of 16 youth), plants and construction materials for the park. The park will fulfill a significant part of a vision of having beautiful, functional green space and providing the neighborhood with a peaceful place for families, bikers and residents. The park is expected to have a positive effect on air and water quality, thus providing an impact on the mental and physical health of residents who live there.

The Green Team and Jewish Community Action believe in the health of the community and are steering this effort. The Green Team consists of residents and the aforementioned agencies.

The park will provide sixteen (16) youth jobs this summer. Due to recent social concerns in North Minneapolis, these jobs can help keep youths off the street and provide them with a positive work experience.

Maintenance of the park will be the responsibility of NRRC. NRRC will also secure insurance for the park.

NRRC mentioned that over the past several years it has tried to purchase the subject parcel from MCDA/CPED. Although the fair reuse value of the parcel changed over the years (from \$3,000 to \$22,000), NRRC continually showed interest in purchasing the parcel. At this time, NRRC has secured funds and resources to develop the parcel as a "pocket park". According to NRRC, if it does not receive city approval to purchase the parcel, the funds secured for the project will be lost.

The MCDA acquired this property that once housed a funeral home. The property was later demolished and has remained in CPED's inventory of vacant parcels.

The City Council approved Real Estate Disposition Policy Section 2.2.14.C.i allows for the sale of buildable lots for community garden use in neighborhoods where the residential lot widths are predominantly less than 50 feet with a lot area less than 6,000 square feet and there is a surplus of "buildable lots" available for housing development unless there are legal requirements prohibiting the sale of Development Properties for purposes other than development. It further states, "Buildable Lots will not be sold for community garden use in those neighborhoods of the city where there is not a sufficient amount of Buildable Lots available for housing development."

In the case of 1401-03 Plymouth Avenue North, this parcel is located in the Near North/Willard Hay neighborhood that has 13% of the total city-owned residential buildable lots, most of which have been in our inventory for years. Next to Jordan, Near North/Willard Hay has the most city-owned buildable parcels.

Additionally, the policy allows us to sell a buildable lot to provide needed off-street parking and/or open space to an adjacent multi-unit residential building, licensed day care center, community center or nonresidential land use. In the case of 1401-03 Plymouth Avenue North, this parcel sits next to the Plymouth Avenue Townhomes, in which Legacy Management and NRRC are partners, and the parcel will be used for open space.

The value of the parcel has been appraised for single-family use although it is being proposed for open space use. By disposing of this parcel, the City of Minneapolis eliminates future property management costs because NRRC will maintain the parcels in the future. Staff has reviewed the offer and supports the proposal.

REFERRED TO (NAME OF) COMMITTEE:
DATE:

**RESOLUTION
of the
CITY OF
MINNEAPOLIS**

By _____

**Authorizing sale of land
Disposition Parcel No. NN 97-9**

Whereas, the City of Minneapolis, hereinafter known as the City, has received an offer to purchase the Disposition Parcel NN 97-9, in the Near North neighborhood, from Northside Residents Redevelopment Council (NRRC), hereinafter known as the Purchaser, the Parcel NN 97-9, being the following described land situated in the City of Minneapolis, County of Hennepin, State of Minnesota to wit:

Legal Description

Lot 1, Block 1, Oak Park Addition to Minneapolis.

Whereas, the Purchaser has offered to pay the sum of \$22,000, for Parcel NN 97-9, to the City for the land; and

Whereas, the Purchaser has submitted to the City a statement of financial responsibility and qualifications; and

Whereas, the lot is located within the Grant Urban Renewal Plan, which was adopted on February 28, 1964 and the sale is therefore consistent with the City's Comprehensive Plan; and

Whereas, the City has determined the offer of \$22,000 to purchase the Parcel to be reasonable; 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 City's accepted methods of 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 said proposal and proposed sale and the provisions thereof, was duly held on May 3, 2005, at the Minneapolis City Hall, 350 South 5th Street, Room 317, at 1:30 p.m., in the City of Minneapolis, County of Hennepin, State of Minnesota; and

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 Grant Urban Renewal Plan, as amended, is hereby estimated to be the sum of \$22,000.00 for Parcel NN 97-9.

Be It Further Resolved that the acceptance of the offer and Purchaser's proposal is hereby determined to be in accordance with the City's approved disposition policy and it is further determined that the Purchaser possesses the qualifications and financial resources necessary to acquire and maintain the Parcel in accordance with the contract for the sale of land.

Be It Further Resolved that the offer 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 is hereby authorized to execute and deliver the contract to the Purchaser; 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 upon publication of this Resolution, the Finance Officer or other appropriate official of the City is hereby authorized to execute and deliver a conveyance of the land to the Purchaser in accordance with the provisions of the executed contract and upon payment to the City of 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 official of the City.

Certified as an official action of the City Council:

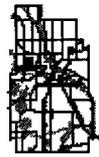
RECORD OF COUNCIL VOTE (X INDICATES VOTE)													
COUNCIL MEMBER	AYE	NAY	NOT VOTING	ABSENT	VOTE TO OVERRIDE	VOTE TO SUSTAIN	COUNCIL MEMBER	AYE	NAY	NOT VOTING	ABSENT	VOTE TO OVERRIDE	VOTE TO SUSTAIN
President Ostrow							Goodman						
							Lilligren						
Zerby							Schiff						
Samuels							Niziolek						
Johnson							Benson						
Johnson Lee							Colvin Roy						
Zimmermann							Lane						

PASSED _____
 APPROVED VETOED
 DATE

APPROVED NOT

ATTEST _____
 CITY CLERK

 MAYOR DATE



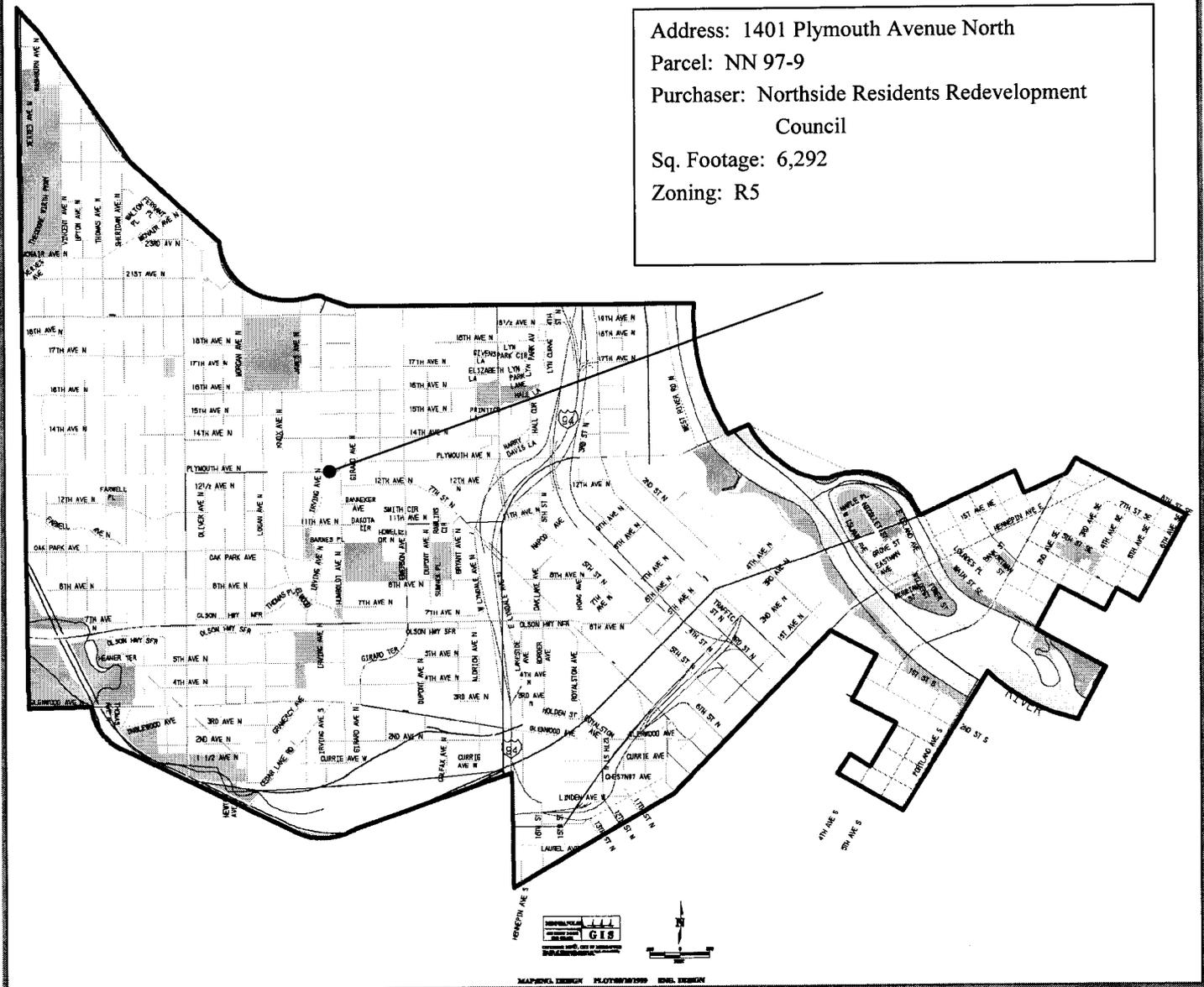
- Legend**
- Selected Features
 - Lot Text
 - Streets
 - Parcels
 - Buildings
 - Orthophotos

GIS Business Services
 251 2nd Ave. S., Ste. 228
 Minneapolis, MN 55401
 612-673-2431

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WARD 5

Address: 1401 Plymouth Avenue North
Parcel: NN 97-9
Purchaser: Northside Residents Redevelopment
Council
Sq. Footage: 6,292
Zoning: R5



MAPWORKS DESIGN PLYMOUTH 01/2009 DWG. DESIGN