



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

Date: April 19, 2005

To: Council Member Lisa Goodman, Community Development Cmte

Prepared by: Edie Oliveto-Oates, Phone 612-673-5229

Presenter in Committee: Edie Oliveto-Oates, Senior Housing Project Coordinator

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

Subject: Land Sale – Public Hearing
Jordan NRP

RECOMMENDATION: Approve the sale of 1722 – 26th Avenue N. to Jordan Area Community Council for \$1 for use as a community garden.

Previous Directives: CPED acquired 1722 – 26th Avenue N. on October 29, 1996.

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

Community Impact (Summarize below)

Ward: 3

Neighborhood Notification: N/A

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

Comprehensive Plan: The land sale was reviewed by the Planning Commission for consistency with the Comprehensive Plan on January 10, 2005.

Zoning Code: R1A. It complies

Living Wage/Job Linkage: N/A

Background/Supporting Information

<u>PARCEL</u>	<u>ADDRESS</u>	<u>SALE PRICE</u>
JOR 63-12	1722 – 26 th Avenue N.	\$1

PURCHASER

Jordan Area Community Council
2507 Fremont Avenue N.
Minneapolis, MN 55411

PROPOSED DEVELOPMENT:

The lot size is 42' X 89' = 3,738 total square feet.

LAND DISPOSITION POLICY:

This property is a buildable lot as defined by City policy. In accordance with the disposition policy the property will be sold with a conservation easement to ensure that it will remain a permanent community garden.

FINANCING:

Jordan Neighborhood's NRP funds.

OFFERING PROCEDURE:

Negotiated. The sales price of this property does not reflect the full re-use value.

COMMENTS:

This property was acquired in 1996 using the Jordan Neighborhood's NRP funding. The structure was subsequently demolished using the same funding source. To date, the Jordan neighborhood has paid \$26,400 from their NRP funds to acquire and demolish this property. Since that time, the neighborhood has taken this highly visible vacant lot, performed property management and turned it into a highly visible community garden. This garden has become a symbol of solidarity and non-violence for residents demonstrating that this neighborhood is their home and that they are committed to making it a safe place to live, work and play.

The Jordan Area Community Council approached CPED staff to acquire the parcel of land for permanent use as a community garden. The current fair market value of the lot is \$18,000. Based on the fact that the neighborhood has already invested \$26,400 in this lot as well as performing the majority of the property management responsibilities

while it has been in the City's property inventory, staff believes it is appropriate to sell this property to the neighborhood for \$1.00. The neighborhood has supplied staff with an acceptable maintenance plan which is attached.

REFERRED TO (NAME OF) COMMITTEE:
DATE:

RESOLUTION of the CITY OF MINNEAPOLIS

By _____

Authorizing sale of land Disposition Parcel No. JOR 63-12.

Whereas, the City of Minneapolis, hereinafter known as the City, has received an offer to purchase the Disposition Parcel JOR 63-12, in the Jordan neighborhood, from Jordan Area Community Council, hereinafter known as the Purchaser, the Parcel JOR 63-12, being the following described land situated in the City of Minneapolis, County of Hennepin, State of Minnesota to wit:

Legal Description

Front or West 42.20 feet of Lots 8 and 9, Block 1, ON THE HEIGHTS, an Addition to Minneapolis.

Whereas, the Purchaser has offered to pay the sum of \$1 for Parcel JOR 63-12, 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 Planning Commission reviewed the sale on January 10, 2005, for consistency with the Comprehensive Plan, the results of which were reported to the City Council; and

Whereas, the City has determined the offer of \$1 to purchase the Parcel for use as a community garden 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 in determining a re-use value for the Parcel; and

Whereas, the City's Real Estate Disposition Policy provided in Section 2.2.14 for the sale of land for community gardens; and

Whereas, pursuant to due notice thereof published in *Finance and Commerce* on April 8, 2005, a public hearing on said proposal and proposed sale and the provisions thereof, was duly held on April 19, 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 the JOR 63-12 for use as a community garden is hereby estimated to be the sum of \$1.

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

