



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: Edie Oliveto-Oates, Senior Project Coordinator

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

Subject: Land Sale – Public Hearing
Hiawatha Housing





RECOMMENDATION: Approve the sale of 4216 34th Avenue South to Ronald C. Doll for \$280.00, 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 4216 34th Avenue South on June 18, 1993.

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: 12

Neighborhood Notification: Standish-Ericsson 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: On March 11, 2005, City Council approved the waiving of Planning Commission's review for certain real estate transactions (including sideyard dispositions) that have no relationship to the City's Comprehensive Plan.

Zoning Code: R1A

Living Wage/Job Linkage: N/A

Other:

Background/Supporting Information

<u>PARCEL</u>	<u>ADDRESS</u>	<u>SALE PRICE</u>
12-1 PT	4216 34th Avenue South	\$280.00

PURCHASER
Ronald C. Doll
3106 22nd Avenue South #7
Minneapolis, MN 55407

PROPOSED DEVELOPMENT:

The property dimensions of this vacant lot are 5' x 141' or 705 sq ft. The adjacent property owner's lot is irregular in dimension, totaling 6,486 sq ft. When combined, the revised lot will be 7,191 sq ft.

LAND DISPOSITION POLICY:

This property is a non-buildable lot as defined by City policy and is being sold for sideyard.

FINANCING:

Cash

OFFERING PROCEDURE:

The sales price reflects the appraised value of this parcel.

COMMENTS:

This parcel lies between a single family dwelling and a duplex. Both owners were afforded an opportunity to purchase this parcel from the City of Minneapolis. The owner of the property located at 4218 34th Avenue South did not respond to our offer.

Ronald C. Doll owns but does not occupy the single family dwelling at 4212 34th Avenue South. He proposes to seed/sod the parcel for use as side yard.

Upon receipt of the offer, staff forwarded the request to the Standish-Ericsson Neighborhood Association for review. We have received recommendation from the neighborhood that lends support to the sale of 4216 34th Avenue South as a side yard. Staff concurs and recommends the sale of this parcel to Ronald C. Doll for \$280.00.

REFERRED TO (NAME OF) COMMITTEE:
DATE:

RESOLUTION of the CITY OF MINNEAPOLIS

By _____

Authorizing sale of land Hiawatha Housing Disposition Parcel No. HIA 12-1

Whereas, the City of Minneapolis, hereinafter known as the City, has received an offer to purchase the Disposition Parcel HIA 12-1, in the Standish-Ericsson neighborhood, from Ronald C. Doll, hereinafter known as the Purchaser, the Parcel HIA 12-1, being the following described land situated in the City of Minneapolis, County of Hennepin, State of Minnesota to wit:

Legal Description

Outlot B, Hiawatha Place.

Being registered land as is evidenced by Certificate of Title No. 1142724.

Whereas, the Purchaser has offered to pay the sum of \$280, for Parcel HIA 12-1, 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's review was waived on March 11, 2005 by the City Council; and

Whereas, the City has determined the offer of \$280 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 in determining a re-use value for the Parcel; and

Whereas, the City's Real Estate Disposition Policy provided in Section 2.2.13 for the sale of land for sideyard; and

Whereas, pursuant to due notice thereof published in *Finance and Commerce* on May 6, 2005, a public hearing on said proposal and proposed sale and the provisions thereof, was duly held on May 17, 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 HIA 12-1 is hereby estimated to be the sum of \$280.

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						

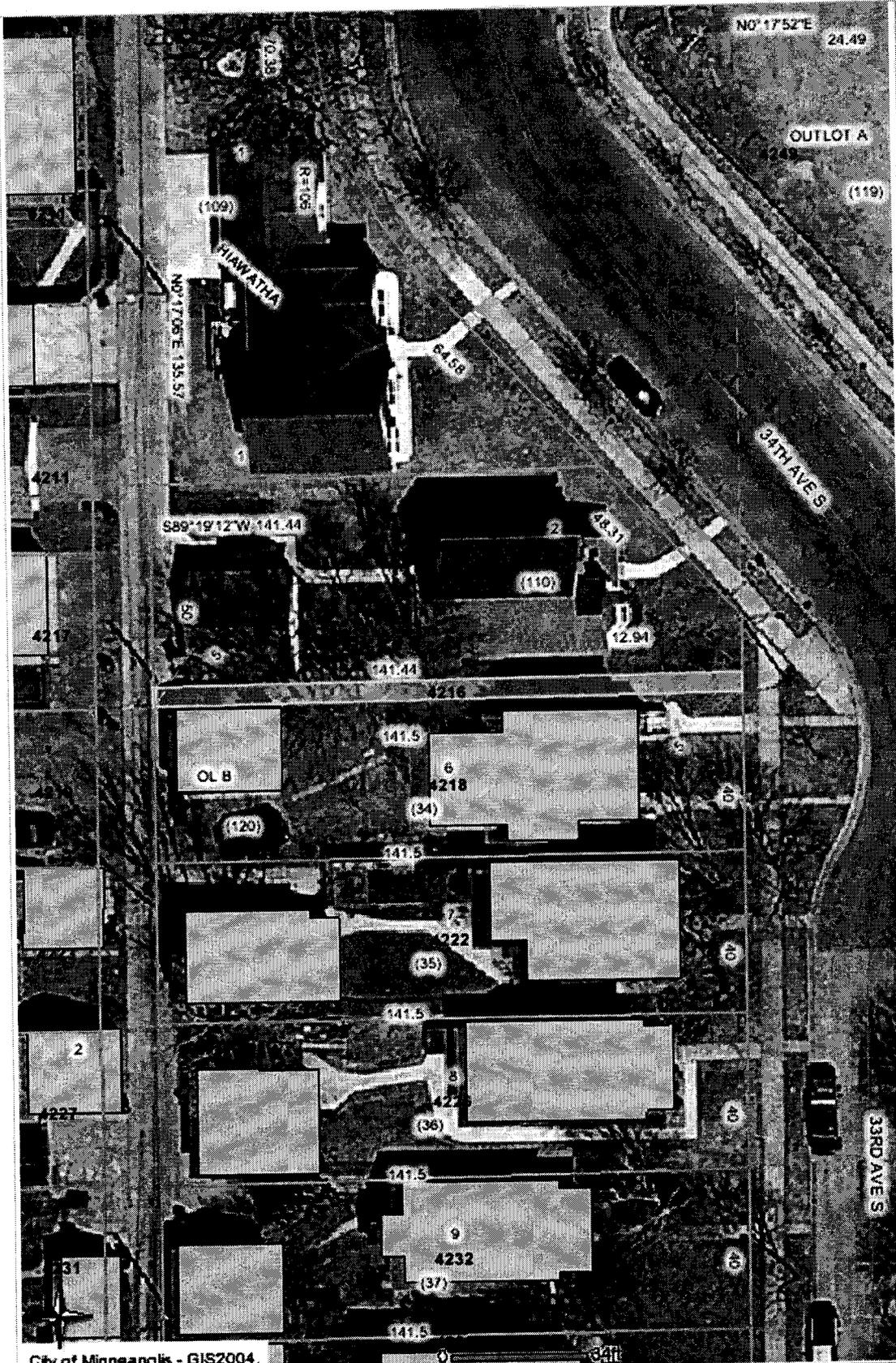
PASSED _____
 APPROVED VETOED
 DATE

APPROVED NOT

ATTEST _____
 CITY CLERK

 MAYOR DATE

GIS2004 Map Results



Legend

Selected Features

Railroads

Lot Lines

Misc Lot Lines

Joints

Lot Lines

Other

Lot Text

Streets

Parcels

Buildings

Orthophotos

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Minneapolis
 City of Lakes

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