



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

**Date:** June 7, 2005  
**To:** Honorable Sandra Colvin Roy, Chair Transportation & Public Works Committee  
**Subject:** Exchange land between the City and the Spiritual Assembly of the Bahai's

**Recommendation:** Approve the exchange and authorize the appropriate officials to execute the necessary documents.

**Previous Directives:** Resolution No. 2004R-064, vacating a portion 37<sup>th</sup> Street W

**Prepared by:** Dennis Morris, Real Estate Supervisor, 673-3607

**Approved by:**

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

**Presenters** Dennis Morris, Real Estate Supervisor, Engineering 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 needs to acquire a portion of land owned by the Spiritual Assembly of the Bahai's (the Assembly) for construction of the Columbus Holding Pond and the Assembly needs a portion of 37<sup>th</sup> Street E for construction of their new parking lot. As a result of the vacation of 37<sup>th</sup> Street E, ½ of the street has accrued to the Assembly and the other has accrued to the City since we own the abutting property.

The size of both parcels is roughly equal and consequently of similar value. The City Assessors Office reviewed and agreed with Public Works determination that the parcel exchange was one of equal value; the Permanent Review Committee has reviewed and agreed to the parcel

exchange. The City Engineer has determined that the City owned portion of the vacated right of way is excess public land. The Assembly has presented a Deed of Conveyance to the City for their portion of the exchange. Public Works has drafted its conveyance deed and will route it for signatures upon approval of the City Council.

CC: Council Member Robert Lilligren, Ward 8

Attachment 1 – Aerial photo of site

Attachment 2 -- Bahai's site plan

Attachment 3 – Department of Assessor letter

Acquire from Bahai's

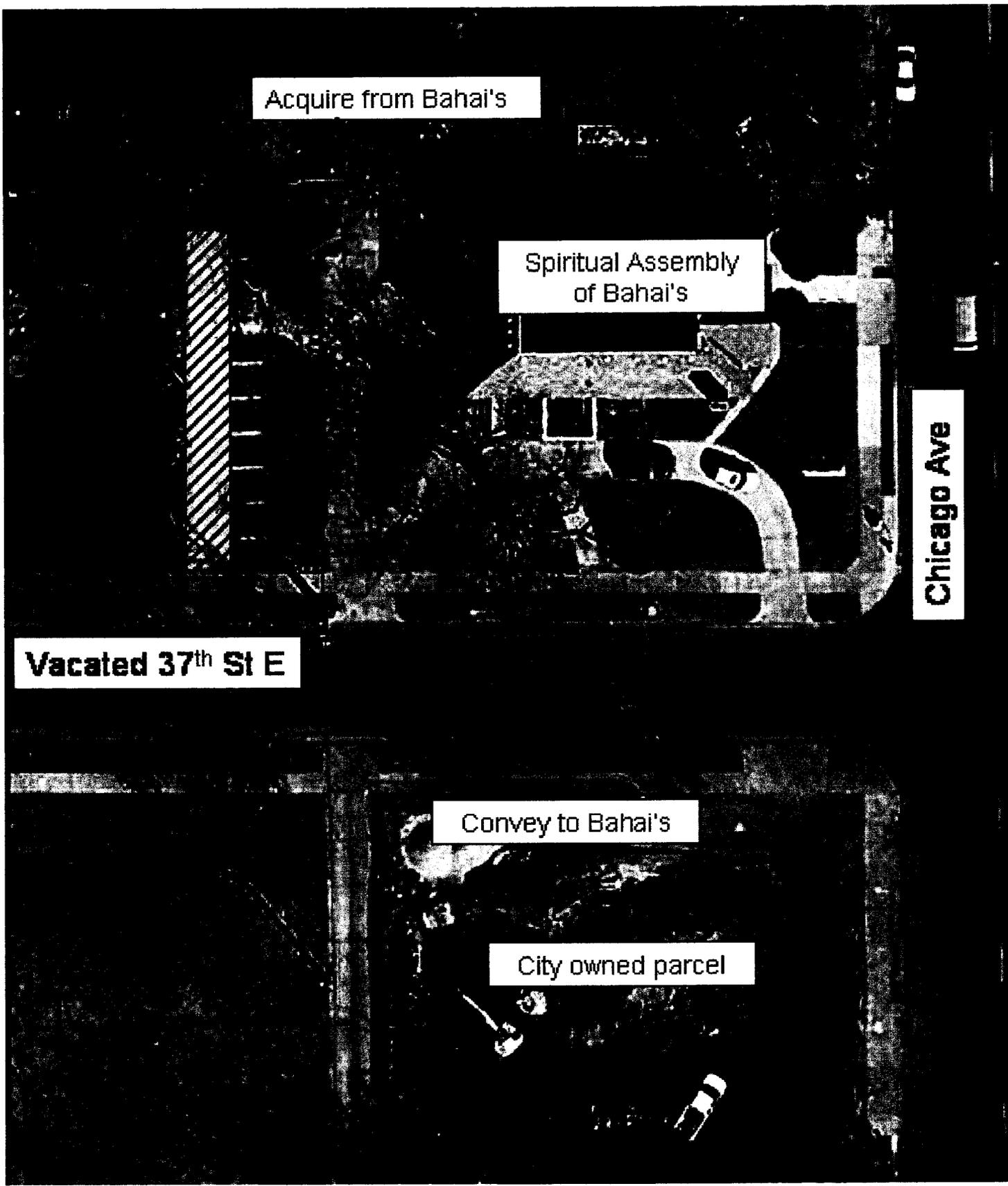
Spiritual Assembly  
of Bahai's

Chicago Ave

Vacated 37<sup>th</sup> St E

Convey to Bahai's

City owned parcel





DEPARTMENT OF ASSESSOR  
309 2nd Ave S - Room 100  
Minneapolis, Minnesota 55401-2234

J. Scott Renne, MAI, CAE  
City Assessor

TDD (612) 673-2157



March 13, 2003

Mr. Dennis Morris  
Engineering Services/Right of Way Section  
Department of Public Works  
309 Second Avenue South; #201  
Minneapolis, MN 55401

Subject: Proposed values for land exchange at 3644 Chicago Avenue South

Dear Dennis:

At your request, our office has reviewed the values associated with the property exchange outlined in your memo of March 7, 2003. It is our understanding that an "even" trade is being proposed with the city parcel at \$3.88 per square foot and the Spiritual Association Baha'is Mpls parcel at \$3.88 per square foot plus consideration for a one year temporary construction easement.

Current market conditions support the value conclusions used in the analysis. It is our opinion that the value of the land in the proposed trade is \$3.88 per square foot. If you need any additional information, please feel free to call me at 612-673-2391.

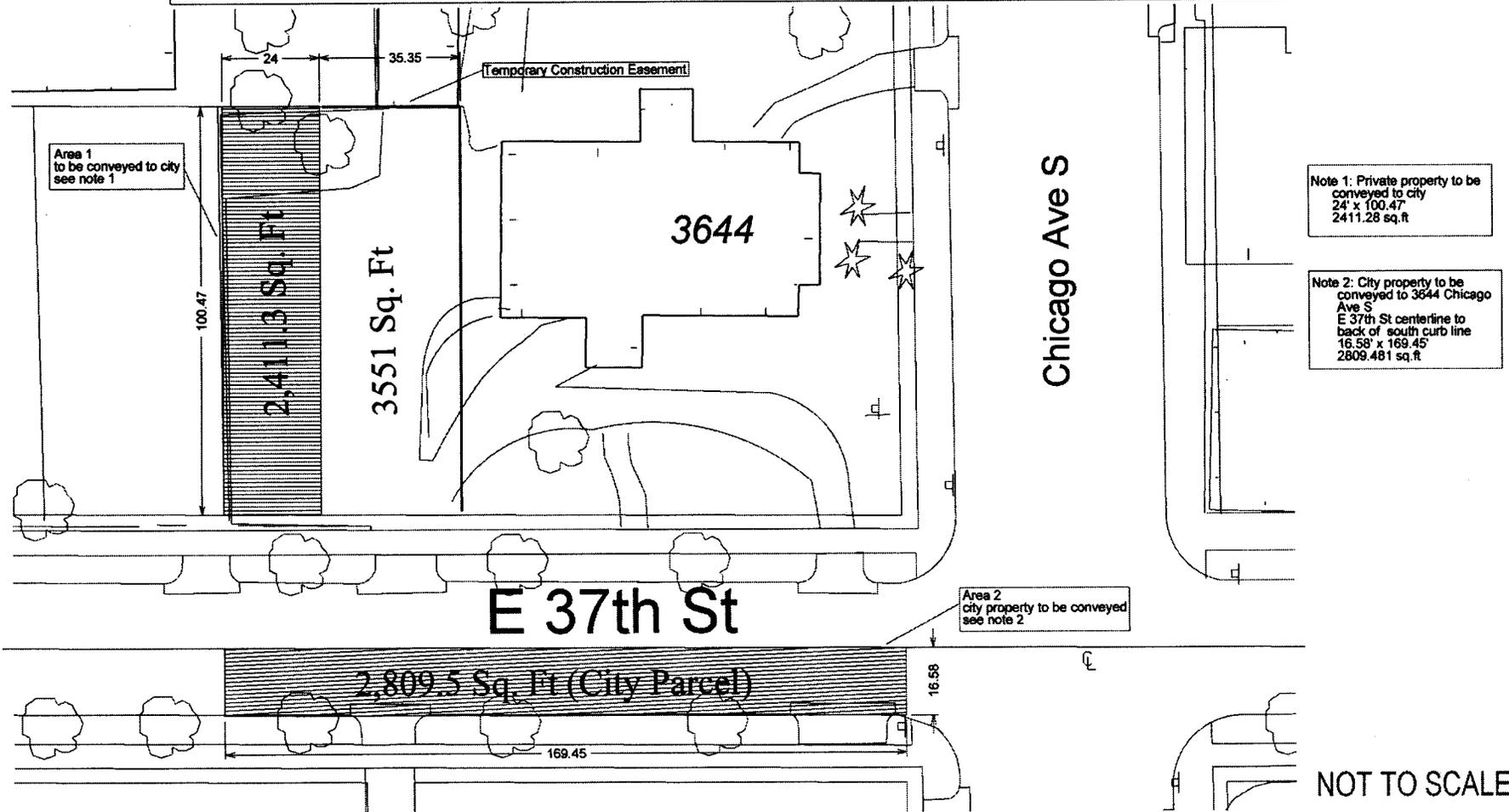
Sincerely,

A handwritten signature in black ink that reads "J. Scott Renne". The signature is written in a cursive, flowing style.

J. Scott Renne, MAI

cc: Dana Beasley

# 3644 Chicago Ave S Property Exchange



<b>3644 Chicago:</b>	2,411.3 sf. (fee title) @ \$3.88 sf. = \$9,355.84
	3,551 sf. (temporary easement) @ .25cents sf. = \$887.00.
<b>Total value,</b>	<b>\$10,243.</b>
<b>City Parcel:</b>	2,809.5 sf. (fee title) @ 3.88 sf. = \$10,900.