



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

Date: August 23, 2005

To: Council Member Lisa Goodman, Community Development Cmte

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

Presenter in Committee: Edie Oliveto-Oates, Project Coordinator

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

Subject: Tax Forfeit Land

RECOMMENDATION: The Director recommends that the City Council approves the acquisition of 2525 James Avenue N. PID #16-029-24-21-0035, legally described as Lot 002, Block 003 "Forest Heights" and adopts the attached Resolution classifying tax forfeited properties listed on the 1335 Conservation/Non Conservation list. It is also recommended that the City Council authorizes the Mayor and the City Clerk to sign an application for title registration which will be filed pursuant to Minnesota Statutes, Chapter 508.03(6).

Previous Directives: None

Financial Impact (Check those that apply)

- 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: City Wide

Neighborhood Notification: N/A

City Goals: Increase the City's population and tax base by developing and supporting housing choices city-wide through preservation of existing housing and new construction.

Comprehensive Plan: Acquisition of this parcel complies with all city goals.

Zoning Code: It complies

Living Wage/Job Linkage: N/A

The City of Minneapolis has been notified by Hennepin County (the County) through the 1335 Conservation/Non-Conservation List of a group of properties, which the County has classified as non-conservation. The County is requesting action by the City on these properties. The City staff has reviewed this list and is making the following recommendations and included in the attached resolutions.

Recommendation of Properties to be Acquired

Staff is recommending the purchase of one property at 2525 James Avenue North which is located in the demonstration cluster for the Northside Home Fund on the 1335NC list. This property is located in a target neighborhood; therefore the application will request that conveyance be made without the payment of fair market value in accordance with Amendment #1 to the Memorandum of Understanding between the City of Minneapolis and Hennepin County.

SPECIAL ASSESSMENTS

In accordance with Resolution 96R-089, the City is not required to pay pre-forfeit special assessments. The City is required to pay post-forfeit special assessments on tax forfeit properties located in target neighborhoods up to their fair market value as defined by our acquisition cost. Because we are paying \$1.00 for this property, all specials associated with this property will be cancelled.

Recommendation of Properties to be released for Public and/or Private Sale

Staff is recommending that the properties listed in the attached resolution be released for public and/or private sale.

RECOMMENDATION: The Director recommends that the City Council approves the acquisition of 2525 James Avenue N. PID #16-029-24-21-0035, legally described as Lot 002, Block 003 "Forest Heights" and adopts the attached Resolution classifying tax forfeited properties listed on the 1335 Conservation/Non Conservation list. It is also recommended that the City Council authorizes the Mayor and the City Clerk to sign an application for title registration which will be filed pursuant to Minnesota Statutes, Chapter 508.03(6).

Approving the purchase of certain forfeited land located in the City of Minneapolis, Hennepin County, Minnesota, and the conveyance thereof and authorizing the City to file an application for title registration on all tax forfeit properties signed by the Mayor and the City Clerk.

WHEREAS, the City Council of the City of Minneapolis, Hennepin County, Minnesota, has been advised by the County of Hennepin, Minnesota, that certain parcels of land in said City have become the property of the State of Minnesota under the provision of law declaring the forfeiture of lands to the State for nonpayment of taxes;

NOW, THEREFORE, BE IT RESOLVED by the City Council of The City of Minneapolis, that the parcel located at 2525 James Avenue North, 16-029-24-21-0035, legally described as Lot 002, Block 003 "Forest Heights", be purchased by and conveyed to the City of Minneapolis pursuant to the provisions of Minnesota Statutes 282.01, Subd. 1b and be classified as non conservation land;

BE IT RESOLVED by the City Council of the City of Minneapolis, that the parcels listed below which have not already been designated as non-conservation land be designated as such, and that all the property listed below be released for public auction.

PID Number Address	Lot Size	Ward	Date of Forfeit	Current Use	Zoning	Legal Description
01-028-24—23-0187 3307 Cedar Ave.	8x12 5	Y 9	5/26/05	Vac. Land	R2B	North 8 feet of South 33 feet, Lot 011, Block 028 Minnehaha Addition to Minneapolis
03-028-24-23-0098 3216 Garfield Av. S.	42X 120	Y 10	5/26/05	Vac, boarded SF home	R2B	Lot 005, Block 012 Motor Line Addition to Minneapolis
12-028-24-12-0118 3805 – 24 th Ave. S.	40X 122	N	5/26/05	Vacant Cml land	C1	Lot 029, Block 004 "Robert Blaisdells Addition to Minneapolis"

14-028-24-23-0100 4815 Oakland Ave.	37X 119	N 8	5/26/05	Vac. Land	R1A	Lot 013, Block 003 Dunsmoor's Fifth Addition to Minneapolis
04-029-24-14-0210 4055 Lyndale Av. N.	40X 121	N	5/26/05	Occ. Apt. Bldg.	R2B	That part of Lot 134 laying West of the East 4 feet thereof auditor's subdivision No. 198 Hennepin County, Minn
08-029-24-41-0177 3123 Russell Av. N.	42X 127	Y	5/26/05	Occupied Duplex	R4	Lot 002 Seallum Gates Addition to Minneapolis
09-029-24-32-0185 2935 Newton Av. N.	42X 127	Y	5/26/05	Vacant Duplex	R2B	Lot 006, Block 003 "Supplement to Forest Park Addition to Minneapolis"
09-029-24-43-0045 2623 Dupont Av. N.	42X 127	Y	5/26/05	Vacant Duplex	R2B	Lot 002, Block 020 Fairmount Park Addition to Minneapolis
10-029-24-22-0024 3518 - 4 th St. N.	40X 157	N	5/26/05	Vacant SF	R1A	Lot 020, Block 003 "Nichols-Frissell Co.'s Stewart Heights Addition to Minneapolis"
15-029-24-22-0183 2411 - 4 th St. N.	42X 127	Y	5/26/05	Vacant Land	R2B	Lot 006, Block 005 Woodland Park
21-029-24-31-0044 418 Logan Ave. N.	33X 126	Y	5/26/05	Vacant/Bo arded SF Home	R1A	Lot 017, Block 009 Maben, White, and LeBron's addition to Minneapolis Minnesota
14-028-24-14-0023 4809 Bloomington	127 X12 4	N	6/23/05	Occupied Duplex	R3	Lot 008 "Hegg's addition to Minneapolis Minnesota"
17-029-24-41-004 2217 Golden Valley Rd.	39X 125	Y	6/23/05	Vacant/Bo arded Cml Bldg	C1	Lot 005, Block 001 Eastlawn Addition to Minneapolis
17-029-24-41-0005 2221 Golden Valley Rd.	76X 126	Y	6/23/05	Vacant/Bo arded Cml Bldg	C1	Lots 6 and 7, Block 001 Eastlawn Addition to Minneapolis
21-029-24-22-0048 1031 Newton Av. N.	63X 126	Y	6/24/05	Vacant Land	R2B	Lot 7 and North 1/2 of Lot 8, Block 026 "Oak Park Addition to Minneapolis"
09-029-24-41-0021 2930 Aldrich Av. N.	40X 124	Y	6/24/05	Vacant Land	R2B	Lot 023, Block 001 "Harmony Terrace"

16-029-24-11-0132 2404 Dupont Av. N.	25X 157	Y	6/24/05	Vacant Land	R2B	South ½ Lot 009, Block 16 Highland Park Addition to the City of Minneapolis
16-029-24-23-0041 2009 Illion Ave. N.	50X 90	Y	6/24/05	Vacant Land - Commerci al	R5	Northeasterly 45 feet of Lots 51 and 52, Block 019 "Forest Heights"

BE IT FURTHER RESOLVED by the City Council of the City of Minneapolis, that the city is authorized to file an application for title registration on all tax forfeited properties signed by the Mayor and the City Clerk pursuant to Minnesota Statutes, Chapter 508.03(6)