



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

**Date:** May 3, 2005

**To:** Council Member Lisa Goodman, Community Development Cmte

**Prepared by:** Edith Johnson, Senior Project Coordinator, Phone 673-5262

**Presenter in Committee:** Edith Johnson, Senior Project Coordinator

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

**Subject:** Land Sale – Public Hearing  
Near North

**RECOMMENDATION:** Approve the sale of 1131 Irving Avenue North to Keum J. Kim for \$21,250, 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.

Approve the sale of 1131 Irving Avenue North to Creative Home Construction, Inc., \$21,250 if Keum J. Kim fails to close. Sale to Creative Home Construction, Inc., is subject to the following conditions; 1) land sale closing must occur on or before 30 days from date of CPED notification, and 2) payment of holding costs of \$150.00 per month from the date of notification to the date of closing if land sale closing does not occur on or before 30 days from the date of CPED notification. The sale conditions may be waived or amended with the approval of the CPED Director.

**Previous Directives:** CPED acquired 1131 Irving Avenue North on June 24, 1968.

**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's Residential and Commercial Task Force (RCTF) reviewed the proposals and recommended that Keum J. Kim's proposal be approved.

**City Goals:** Foster the development and preservation of a mix of quality housing types that is available, affordable, meets current needs, and promotes future growth.

**Comprehensive Plan:** This lot is located within the Near North Urban Renewal Plan, and the sale is therefore consistent with the City's Comprehensive Plan.

**Zoning Code:** R2B

**Living Wage/Job Linkage:** N/A

**Other:** Both developers' house elevations and site plans were submitted to the Planning Department for review and comments. The Planning Department's staff believes that a single family home is appropriate for the subject property.

**Background/Supporting Information**

<u>PARCEL</u>	<u>ADDRESS</u>	<u>SALE PRICE</u>
XPH 21	1131 Irving Avenue North	\$21,250

**PURCHASER:**

Keum J. Kim  
600 North Lilac Drive, Apt. 313  
Golden Valley, MN 55422

**ALTERNATE PURCHASER:**

Creative Home Construction, Inc.  
1436 Triangle Drive  
Houlton, WI 54082

**PROPOSED DEVELOPMENT:**

**Keum J. Kim** proposes construction of a single family 2-story home containing 3 bedrooms, 2 1/2 baths, full unfinished basement, approximately 1,500 square feet of finished living space and the option of a detached or attached two-car garage.

The developer's estimated after-construction value of the home is \$188,250. Ms. Kim will reside in the home after construction is complete. Michlitsch Builders of Plymouth, Minnesota, is her general contractor/builder.

**Creative Home Construction, Inc.**, proposes construction of a single family 2-story home containing 3 bedrooms, 2 baths, full unfinished basement, approximately 1,724 square feet of finished living space and detached two-car garage.

The developer's estimated after-construction value of the home is \$210,000. The home will be marketed and sold to an owner occupant after construction is complete. Creative Home Construction, Inc., of Houlton, Wisconsin, will be the general contractor/builder.

The lot size is 42' x 116' = 4,872 total square feet.

**LAND DISPOSITION POLICY:**

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

**FINANCING\*:**

Keum J. Kim and Creative Home Construction, Inc., have demonstrated sufficient financing for the above-mentioned proposed developments.

\*Subject to application and underwriting requirements.

**OFFERING PROCEDURE:**

Public Advertisement. The sales price of this property does reflect the full re-use value.

**COMMENTS:**

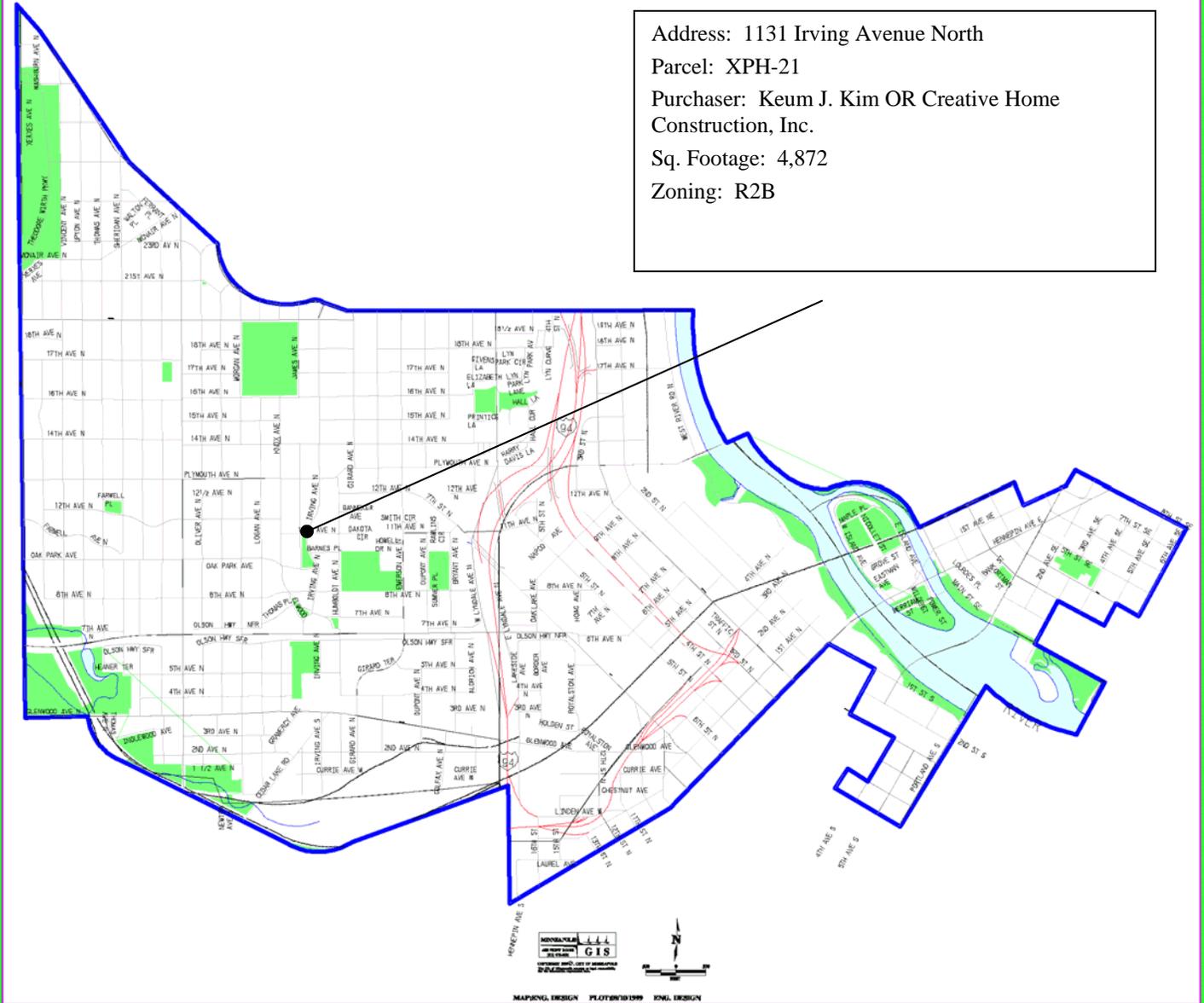
In June 1968, 1131 Irving Avenue North was purchased from the Minneapolis Public Housing Authority as a vacant property. The property was on the MCDA/CPED lot list before competing offers were received by CPED from Creative Home Construction, Inc., and Keum J. Kim on March 4 2005, and March 8, 2005, respectively.

CPED staff reviewed the competing proposals and forwarded the proposals to Northside Residents Redevelopment Council (NRRC) for the forty-five day review process. At its March meeting, NRRC's Residential and Commercial Task Force (RCTF) supported Keum J. Kim's proposal.

CPED staff concurs with NRRC's Residential and Commercial Task Force's recommendation to sell the property to Keum J. Kim, who will reside in the home.

# WARD 5

Address: 1131 Irving Avenue North  
Parcel: XPH-21  
Purchaser: Keum J. Kim OR Creative Home Construction, Inc.  
Sq. Footage: 4,872  
Zoning: R2B



MAPS/ENG/ENRGN PLOT/2019/1999 ENRGN/ENRGN