

Request for City Council Committee Action

Date: August 12, 2002

To: Council Member Lisa Goodman, Community Development Committee

Refer to: MCDA Board of Commissioners

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

Approved by Chuck Lutz, MCDA Interim Executive Director _____

**Subject: Lot Division & Land Sale – Public Hearing
GMHC Century Homes Project**

<u>Parcel</u>	<u>Address</u>
GC-233	2301 16 th Avenue South

Purchaser: The Greater Metropolitan Housing Corporation of the Twin Cities
15 South 5th Street, Suite 710
Minneapolis, Minnesota 55402

Sales Price: \$10,800.00

Previous Directives: The MCDA acquired this property on December 18, 2000.

Ward: 6

Neighborhood Group Notification: Ventura Village PAC met in February, 2002, reviewed this proposal and recommended it be approved.

Consistency with *Building a City That Works*: The sale of this property is consistent with *Building a City That Works*, Goal 2: Ensure that an array of housing choices exists to meet the needs of our current residents and attract new residents to the city; and Goal 3: Support strong and diverse neighborhoods where people choose to live.

Comprehensive Plan Compliance: This new single family construction is consistent with the Comprehensive Plan as shown on the Land Use Map for the GMHC Century Homes Program relating to this community.

Zoning Code Compliance: It complies, zoned R2B.

Impact on MCDA Budget: The sale of this property will reduce MCDA’s property management expenses.

Living Wage / Business Subsidy: Not applicable.

Job Linkage: Not applicable.

Affirmative Action Compliance: Not applicable.

RECOMMENDATION:

City Council Recommendation: The Interim Executive Director recommends that the City Council adopt the attached Resolution for the proposed lot division that approves the lot division and waives the requirement for a subdivision plat.

MCDA Board Recommendation: The Interim Executive Director recommends the sale of this property to The Greater Metropolitan Housing Corporation of the Twin Cities contingent upon the proposed lot division being approved by the City Council.

PROPOSED DEVELOPMENT:

Construction of a 3-bedroom single family home for sale to an owner occupant. The home will have approximately 1500 sq. ft. of living space and will have a sales price of approximately \$160,000.00. The subject parcel is 55’ x 127’ = 6,798 total square feet. The lot size currently is 58’ x 123’ = 7,011 total square feet.

MCDA proposes to sell the remaining North 2.66 feet of the subject parcel to the owner of the adjacent lot located at 2223 16th Avenue South.

LAND DISPOSITION POLICY:

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

FINANCING:

\$160,000.00	Private Financing
\$ 15,000.00	MCDA
\$175,000.00	Total Sales price

OFFERING PROCEDURE:

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

COMMENTS: GMHC has developed many homes in the Phillips neighborhood. This home will be sold on a first come, first serve basis to a qualified purchaser. The home to

the north of this property is 2223 16th Avenue South. The garage for this home was built approximately 1 foot over the lot line onto MCDA property. Staff believes that the simplest means to correct this is to divide the MCDA lot and sell the approximately three (3) feet to the adjacent property owner. Agency staff is working with that owner.

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Resolution

Approving the subdivision of a lot at 2301 16th Avenue South.

WHEREAS, the Minneapolis Community Development Agency (MCDA) has requested that a parcel of land located at 2301 16th Avenue South and legally described as:

Lot 6, Block 6, Foster's Addition to Minneapolis.

be subdivided as follows:

Parcel A: (TF-607A)

The North 2.66 feet of Lot 6, Block 6, Foster's Addition to Minneapolis.

Parcel B: (GC-233)

The South 55 feet of Lot 6, Block 6, Foster's Addition to Minneapolis.

WHEREAS, the MCDA intends to convey the subdivided parcels listed above to the owners of the adjacent properties with the following parcels:

PARCEL A: 2223 16th Avenue South

The South 43 2/10 feet of Lot 5, Block 6, Foster's Addition to Minneapolis.

PARCEL B: 2301 16th Avenue South

The South 55 feet of Lot 6, Block 6, Foster's Addition to Minneapolis. The Greater Metropolitan Housing Corporation of the Twin Cities is proposing to construct a single family home on this buildable lot.

WHEREAS, the proposed subdivision conforms with Minnesota Statutes Section 462.358 and Land Subdivision Regulations adopted by the Minneapolis City Council on July 14, 1995; and

WHEREAS, pursuant to due notice thereof published in Finance and Commerce on August 2, 2002, a public hearing on said subdivision and proposed sale was duly held in a joint meeting of the Community Development Committee of the City Council and the Operating Committee of the MCDA at 1:30 p.m., August 12, 2002, in Room 317, Minneapolis City Hall, 350 South 5th Street, in the City of Minneapolis, County of Hennepin, State of Minnesota;

NOW, THEREFORE, BE IT RESOLVED, by The City Council of The City of Minneapolis:

That the division of the above described property be approved and the requirement of a subdivision plat be waived.

BE IT FURTHER RESOLVED, that a certified copy of this resolution shall be attached to the deeds conveying the subdivided parcels.