

Request for City Council Committee Action from the Department of Community Planning and Economic Development - CPED

Date: November 17, 2009
To: Council Member Lisa Goodman, Chair, Community Development Committee
Subject: Classification of Tax-forfeited land, authorization for the City of Minneapolis/CPED to purchase certain parcels and register title on said parcels

Recommendation: Staff recommends that the City Council adopts the attached resolution, as follow:

- a) Classification of all properties listed in the resolution as non-conservation land;
- b) Conveyance of five Hennepin County tax-forfeited properties to the City of Minneapolis for \$1.00 each, in accordance with the Memorandum of Understanding between the two governmental entities;
- c) Conveyance of four Hennepin County tax-forfeited properties to the City of Minneapolis for the fair market value as agreed to by both parties, utilizing the deferred payment option as outlined in the Memorandum of Understanding between the two governmental entities;
- d) Authorize a six-month hold of three tax-forfeited properties located in non-target neighborhoods to allow CPED and Hennepin County staff to negotiate purchase;
- e) Authorization of the Mayor and the City Clerk to sign an application for title registration which will be filed pursuant to Minnesota Statutes 508.03(6).

Previous Directives: None

Prepared by: Edie Oliveto-Oates, Senior Project Coordinator, Phone 612-673-5229
Approved by: Charles T. Lutz, Deputy CPED Director _____
Thomas A. Streitz, Director Housing Policy & Development _____
Presenter in Committee: Edie Oliveto-Oates, Senior Project Coordinator

Financial Impact

X No financial impact

Community Impact

- ◆ Neighborhood Notification: The list was distributed electronically and via standard mail to every neighborhood located in the City of Minneapolis on October 7, 2009.
- ◆ City Goals: A SAFE PLACE TO CALL HOME *Housing, Health and Safety*- In five years all Minneapolis residents will have a better quality of life and access to housing and services; residents will live in a healthy environment and benefit from healthy lifestyles; the city's infrastructure will be well-maintained and people will feel safe in the city.
- ◆ Comprehensive Plan: Not applicable.
- ◆ Zoning Code: All current uses comply.

Supporting Information

In accordance with Minnesota Statute 282.01, the City of Minneapolis was notified on October 6, 2009, by Hennepin County that certain properties located within the jurisdiction of the municipality had forfeited to the State of Minnesota for unpaid taxes. These properties have, in accordance with Minnesota Statute 282.135, been classified by Hennepin County as non-conservation lands. It is the obligation of the City to review this classification and take action to concur or recommend a change to the classification placed on the subject parcels by the County. In addition, it is the obligation of the City to approve parcels for public auction, private auction to adjacent owners, request public use conveyance, or a nonpublic sale to the City.

Also, in accordance with Minnesota Statute 282.01(1), the City has 60 days from receipt of the notice to respond. The deadline for responding to the County is December 7, 2009. Notification was sent to all the neighborhoods by email.

City staff has completed a review of the properties and determined that the City will be acquiring 9 properties at this time. In accordance with the existing Memorandum of Understanding between the City and the County, the City is requesting that five properties be conveyed to the City for \$1 and that four properties be subject to the deferred payment option providing the City three years in which to sell the properties and pay the County the fair market value. In addition, the City has placed three properties located in non-target neighborhoods on hold for six months to allow staff to negotiate the purchase price with Hennepin County and determine an appropriate redevelopment strategy for each site.

Title clearance will be necessary for any properties conveyed to, or purchased by, the City of Minneapolis. Staff is recommending that the City Council authorizes the Mayor and the City Clerk to sign an application for title registration on all of the properties that it will be acquiring and that application be filed pursuant to Minnesota Statutes 508.03(6).

In accordance with Minnesota Statute 282.135, staff is recommending that all of the properties on the 1493 Conservation/Non Conservation list be classified as non-conservation and that the properties which are not being purchased/conveyed to the City or placed on a six month hold for the City be released for sale as indicated in the attached resolution.

(Resolution)

Approving the classification of certain tax-forfeited land located in the City of Minneapolis, Hennepin County, Minnesota, as non-conservation and the conveyance thereof.

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 parcels listed below which have not already been designated as non-conservation land be designated as such, and that all the properties listed below be withheld from public and private sale and conveyed to the City of Minneapolis/CPED.

<u>PID Number</u> <u>Address</u>	<u>Target</u>	<u>Ward</u> <u>Zoning</u> <u>Forfeit Date</u>	<u>Lot Size</u>	<u>Legal Description</u>	<u>Current</u> <u>Use</u>
02 028 24 32 0132	Yes	8	42X122		Vacant, Condemned, Single Family 249 List
3545 COLUMBUS AV Non-Conservation		R2B 07/09/09	5,124	W 122 FT LOT 009 BLOCK 001 FRENCH'S ADDITION TO MINNEAPOLIS	
09 029 24 32 0190	Yes	5	42X127		Vacant Land
2946 OLIVER AVE N Non-Conservation		R2B 07/09/09	5,459	LOT 012 BLOCK 003 "SUPPLEMENT TO FOREST PARK ADDITION TO MINNEAPOLIS"	
10 029 24 32 0164	Yes	3	41X116		Vacant Land
428 31ST AVE N Non-Conservation		R2B 07/09/09	4,756	W 41 FT OF LOTS 7 AND 8 BLK 7 MORRISONS ADDITION TO NORTH MINNEAPOLIS	
15 029 24 23 0035	Yes	3	40X157		Vacant Land
2218 4TH ST N Non-Conservation		R2B 07/09/09	6,280	LOT 019 BLOCK 001 NICKELS AND SMITH'S ADDITION TO MINNEAPOLIS	
16 029 24 24 0061	Yes	5	44X125		Vacant, Boarded, Single Family 249 List
1564 HILLSIDE AVE Non-Conservation		R2B 07/09/09	5,500	LOT 039 BLOCK 015 "FOREST HEIGHTS"	

17 029 24 11 0243	Yes	5	105X166 X197		Vacant Land
2410 MCNAIR AVE		R1A	8,747		THAT PART OF LOT 1 LYING SOUTHWESTERLY OF A LINE DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER THEREOF THENCE NORTH 57 DEGREES 35 MINUTES 36 SECONDS EAST ASSUMED BEARING ALONG THE SOUTHEAST LINE OF SAID LOT 1 A DISTANCE OF 105.38 FEET TO POINT OF BEGINNING OF LINE TO BE DESCRIBED THENCE NORTH 32 DEGREES 24 MINUTES 24 SECONDS WEST A DISTANCE OF 166.01 FEET TO THE WEST LINE OF SAID LOT 1 AND THERE TERMINATING BLOCK 008 "FERRANTS FIRST ADDITION TO MINNEAPOLIS"
Non-Conservation		08/06/09			

17 029 24 11 0244	Yes	5	IRR		Vacant Land
2406 MCNAIR AVE		R1A	12,050		THAT PART OF LOT 1 LYING NORTHEASTERLY OF A LINE AND ITS EXTENSIONS DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER THEREOF THENCE NORTH 57 DEGREES 35 MINUTES 36 SECONDS EAST ASSUMED BEARING ALONG THE SOUTHEAST LINE OF SAID LOT 1 A DISTANCE OF 105.38 FEET TO POINT OF BEGINNING OF LINE TO BE DESCRIBED THENCE NORTH 32 DEGREES 24 MINUTES 24 SECONDS WEST A DISTANCE OF 166.01 FEET TO THE WEST LINE OF SAID LOT 1 AND THERE TERMINATING INCLUDING ADJACENT PART OF VACATED RUSSELL AVE BLOCK 008 "FERRANTS FIRST ADDITION TO MINNEAPOLIS"
Non-Conservation		08/06/09			

09 029 24 31 0026	Yes	5	42X126		Boarded Garage
3107 HUMBOLDT AVE N		R1A	5,305		LOT 006 BLOCK 001 KIETH ANDERSON AND FARRIERS SUBDIVISION OF LOTS A AND B, OF BABBITS OUT LOTS
Non-Conservation		08/20/09			

09 029 24 32 0165	Yes	5	43X126		Vacant Single Family
2954 MORGAN AV N		R1A	5,392		LOT 014 BLOCK 001 "SUPPLEMENT TO FOREST PARK ADDITION TO MINNEAPOLIS"
Non-Conservation		09/17/09			

NOW, THEREFORE, BE IT RESOLVED by the City Council of The City of Minneapolis, that the parcels listed below be designated as non-conservation land, and that all the properties listed below be withheld from sale for six months:

<u>PID Number</u> <u>Address</u>	<u>Target</u>	<u>Ward</u> <u>Zoning</u> <u>Forfeit Date</u>	<u>Lot Size</u>	<u>Legal Description</u>	<u>Current Use</u>
15 028 24 11 0036 4640 PORTLAND AV	No	8 R1A	40X119 4,760		Vacant Single Family
Non-Conservation	High Need County	09/17/09		LOT 011 BLOCK 009 "F. A. SAVAGE'S PORTLAND AVE. ADDITION TO MINNEAPOLIS"	
01 028 24 14 0094 3217 29TH AVE S	No	9 R2B	42X159 6,678		Vacant Duplex
Non-Conservation		08/06/09		LOT 024 BLOCK 009 "ROLLINS SECOND ADDITION TO MINNEAPOLIS, MINNESOTA"	
01 028 24 43 0201 3712 28TH AVE S	No	9 R1A	56X126 7,122		Vacant Land
Non-Conservation		08/06/09		LOT 4 AND S 6 7/12 FT OF LOT 3 BLOCK 008 HULL'S ADDITION TO MINNEAPOLIS	

NOW, THEREFORE, BE IT RESOLVED by the City Council of The City of Minneapolis, that the parcels listed below be designated as non-conservation land, and that all the properties listed below be released for public auction.

<u>PID Number</u> <u>Address</u>	<u>Target</u>	<u>Ward</u> <u>Zoning</u> <u>Forfeit Date</u>	<u>Lot size</u>	<u>Legal Description</u>	<u>Current Use</u>
12 118 21 42 0116 4859 LYNDAL AVE N	No	4 C1/SH	3X109 3,267		Vacant Commercial Land
Non-Conservation		07/09/09		THAT PART OF LOT 1 BLK 1 LYING WLY OF A LINE BEG AT SE COR THOF TH RUN NLY TO A PT ON N LINE THOF DIST 108.97 FT E OF NW COR THOF "CHAUTAUQUA ADDITION TO MINNEAPOLIS"	
01 028 24 13 0227 2530 34TH ST E #S18	Yes		100 400		Vacant Condo Storage Locker
Non-Conservation		04/14/08 07/09/09		UNIT NO S18 CIC NO. 1308 HIAWATHA COURT CONDOMINIUM	

09 029 24 42 0126	Yes	5	40.6X1 26.9		Vacant Land
2903 FREMONT AV N		R4	5,151		LOT 13 AND THAT PART OF LOT 12 LYING S OF THE N 39 FT THEREOF EX ST BLOCK 014 "SILVER LAKE ADDITION" TO MINNEAPOLIS
Non-Conservation		07/09/09			
13 029 24 24 0078	Yes	1	33X113		Vacant Land
1128 LINCOLN ST N E		R2B	3,729		LOT 008 BLOCK 003 "MARTINS ADDITION TO MINNEAPOLIS"
Non-Conservation		07/09/09			
16 029 24 22 0158	Yes	5	45X125		Vacant Land
2115 WILLOW AV N		R2B	5,625		LOT 019 BLOCK 020 "FOREST HEIGHTS"
Non-Conservation		07/09/09			
21 029 24 21 0001	Yes	5	44X143		Vacant Apartment Land
1401 PLYMOUTH AVE N		R5	6,292		EX ST LOT 001 BLOCK 001 "OAK PARK ADDITION TO MINNEAPOLIS"
Non-Conservation		07/09/09			
26 029 24 43 0003	Yes	6	33X143		Vacant Land
1525 18TH ST E		NP/R2B	4,719		N 143.00 FT LOT 059 AUDITOR'S SUBDIVISION NO. 033 HENNEPIN COUNTY, MINN
Non-Conservation		07/09/09			
26 029 24 43 0106	Yes	6	42X100		Occupied Single Family
1834 15TH AVE S		NP/R4	4,200		Repurchased 8/04/09
Non-Conservation		07/09/09			E 100FT LOT 009 BLOCK 002 CORNELL'S THIRD ADDITION TO MINNEAPOLIS
27 029 24 24 0883	Yes		2,200		Vacant Condo Garage
1235 YALE PL #G201			6,300		Repurchased 8/11/09
Non-Conservation		07/09/09			UNIT NO 345 CONDOMINIUM NO. 0266 LORING GREEN WEST, A CONDOMINIUM
34 029 24 14 0013	Yes	6	50X88 & 11X44		Vacant Apartment Land
515 24TH ST E		R6	4,400		LOT 014 AUDITOR'S SUBDIVISION NO. 213 HENNEPIN COUNTY, MINN
Non-Conservation		07/09/09			
35 029 24 44 0061	Yes	9	41X123		Occupied Non-Compliant Building
2941 BLOOMINGTON AV		C1	5.077		Repurchased 9/01/09
Non-Conservation		07/09/09			EX PART TAKEN FOR ALLEY LOT 005 BLOCK 001 BELLE PLAIN ADDITION TO MINNEAPOLIS

36 029 24 24 0089	Yes	2	40X158		Vacant Land
2418 24TH AVE S		R2B	5,880		S 7.28 FT OF LOT 18 BLK 1 WATERS'
Non-Conservation		07/09/09			ADDITION TO MINNEAPOLIS MINN
17 029 24 43 0050	Yes	5	46X50 & 50X30		Vacant Land
1414 WASHBURN AVE N		R1A	1,930		SELY 46 FT OF THAT PART OF LOT 14 LYING E OF ALLEY AS OPENED BY CITY AUDITOR'S SUBDIVISION NO. 046
Non-Conservation		07/23/09			HENNEPIN COUNTY, MINN
35 029 24 41 0147	Yes	9	36X123		Vacant Land
2623 17TH AVE S		R2B	4,391		LOT 011 REARRANGEMENT OF BLOCK TWO (2) GOULDS ADDITION TO
Non-Conservation		07/23/09			MINNEAPOLIS
35 029 24 42 0229	Yes	9	51X127		Vacant Single Family
2735 13TH AVE S		R2B	6,502		Repurchased 8/25/09
Non-Conservation		07/23/09			N 23 FT OF LOT 8 AND S 28 FT OF LOT 9 BLOCK 009 WRIGHT'S ADDITION TO MINNEAPOLIS
07 028 23 24 0137	No	12	40X127		Occupied Single Family
4024 37TH AVE S		R1A	5,040		LOT 001 BLOCK 006 "SMITH AND HOWE'S FIRST ADDITION TO
Non-Conservation		07/23/09			MINNEAPOLIS"
02 028 24 33 0107	Yes	8	38.50X 88.30		Occupied Single Family
720 38TH ST E		R4	3,344		E 38 1/2 FT OF LOTS 5 AND 6 AND E 38 1/2 FT OF S 10 FT OF LOT 7
Non-Conservation		07/23/09			"MILLER-TYLER ADDITION TO MINNEAPOLIS," HENNEPIN COUNTY, MINNESOTA
04 028 24 11 0043	No	10	46X129		Occupied Apartment Building
3009 BRYANT AVE S		C2/PO	5,913		Repurchased 8/18/09
Non-Conservation		07/23/09			LOT 010 BLOCK 003 "CALHOUN PARK"
16 029 24 24 0189	Yes	5	50X90		Vacant Land
1415 W BROADWAY		OR2	4,500		EX ST LOT 004 BLOCK 031 "FOREST HEIGHTS"
Non-Conservation		07/23/09			
17 029 24 41 0031	Yes	5	41X126		Occupied Single Family
2315 GOLDEN VALLEY RD		R1A	5,147		LOT 004 BLOCK 002 EASTLAWN ADDITION TO MINNEAPOLIS
Non-Conservation		07/23/09			

03 028 24 33 0271	Yes	8	IRR		Occupied Condo Garage
3636 GRAND AVE S #G7		R5	10,400		UNIT G-7 CIC NO. 1326 3636 GRAND AVENUE CONDOMINIUM
Non-Conservation					
10 029 24 33 0005	Yes	3	41X157		Vacant Land
2820 4TH ST N		R2B	6,437		Repurchased 9/15/09
Non-Conservation		08/06/09			LOT 003 BLOCK 002 HOLWAY AND TAYLOR'S ADDITION TO MINNEAPOLIS
28 029 24 44 0435	No	7	IRR		Occupied Condo Garage
1770 BRYANT AVE S #42G		R6	31,050		GAR NO 42G CIC NO. 0240 MOUNT CURVE CONDOMINIUM
Non-Conservation		08/06/09			
34 029 24 32 0209	Yes	6	CONDO		Occupied Condo
2616 HARRIET AVE S #101		R5	34,722		Repurchased 9/29/09
Non-Conservation		08/06/09			APT NO 101 AND GAR APT NO 101 APARTMENT OWNERSHIP NO. 0135 HARRIET PLACE, A CONDOMINIUM
10 029 24 33 0023	Yes	3	44X157		Occupied Single Family
2714 4TH ST N		R2B	6,908		LOT 006 BLOCK 003 HOLWAY AND TAYLOR'S ADDITION TO MINNEAPOLIS
Non-Conservation		08/06/09			
35 029 24 11 0161	Yes	9	58X123		Occupied Duplex
2305 16TH AVE S		R2B	7,116		LOT 007 BLOCK 006 FOSTER'S ADDITION TO MINNEAPOLIS
Non-Conservation		08/06/09			
26 029 24 32 0167	Yes	7	70X125		Vacant, Boarded Cml Bldg (church)
614 15TH ST E		R6	8,750		E 70 FT OF S 125 FT OF LOT 16 AUDITOR'S SUBDIVISION NO. 001 HENNEPIN COUNTY, MINN
Non-Conservation		08/20/09			
02 028 24 11 0156	Yes	9	41X123		Occupied Duplex
3013 16TH AVE S		R2B	5,021		LOT 028 BLOCK 002 "POWDER HORN PARK ADDITION TO MINNEAPOLIS"
Non-Conservation		09/17/09			
16 029 24 43 0068	Yes	5	47X155		Vacant Land
1509 FREMONT AV N		R2B	7,281		Repurchase Pending 10/06/09
Non-Conservation		09/17/09			LOT 005 BLOCK 011 "GALES SUBDIVISIONS IN SHERBURNE & BEEBE'S ADDITION TO MINNEAPOLIS"

34 029 24 43 0037	Yes	6	68X123		Vacant Commercial Building
102 LAKE ST E		C2	8,354		Repurchase Pending 10/13/09
Non-Conservation		09/17/09			LOT 15 AND W 1/2 OF LOT 14 BLOCK 003 "BOULEVARD ADDITION TO MINNEAPOLIS"

NOW, THEREFORE, BE IT RESOLVED by the City Council of The City of Minneapolis, that the parcels listed below be designated as non-conservation land, and that all the property listed below be released for auction to adjacent owners.

<u>PID Number</u>	<u>Address</u>	<u>Target</u>	<u>Ward</u> <u>Zoning</u> <u>Forfeit Date</u>	<u>Lot Size</u>	<u>Legal Description</u>	<u>Current Use</u>
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11 029 24 11 0023	No	1		25X134		Vacant Land
707 27TH AVE N E		R2B		3,350		Contract Cancellation
Non-Conservation		07/10/09				W 25FT OF E 78 35/100FT LOTS 4 5 AND 6 BLOCK 015 MENAGE'S SUPPLEMENT TO EAST SIDE ADDITION TO MINNEAPOLIS

02 028 24 11 0214	Yes	9		4X122		Vacant Commercial Land
1717 1/2 LAKE ST E		R2B/PO		458		N 3 7/10 FT OF S 30 7/10 FT LOT 003 SUBDIVISION OF BLOCK 16 OF J. G. LENNON'S OUT LOTS TO MINNEAPOLIS
Non-Conservation		08/06/09				

20 029 24 41 0157	Yes	5		18X142		Vacant Land
500 1/2 RUSSELL AVE N		R1A		2,536		LOT 1 BLK 1 ENDSLEY FARRIER & HILLMAN'S ADDN TO MPLS AND LOT 14 BLK 2 C.G. MORRISON'S ADDN TO MPLS ALSO THAT PART OF LOT 3 AUD SUB'D NO. 023 LYING W OF SLY EXT OF E LINE SAID LOT 14 EXCEPT PART TAKEN FOR 5TH AVE N ENDSLEY, FARRIER AND HILLMAN'S ADDITION TO MINNEAPOLIS
Non-Conservation		07/09/09				

26 029 24 32 0155	Yes	7		14X129		Vacant Commercial Land
1024 1/2 PORTLAND AV		DP/OR2		1,750		Contract Cancellation
Non-Conservation		10/02/09				SWLY 14 FT OF NELY 43 FT OF THAT PART OF LOT D LYING W OF 7TH AVE S LOT D W. E. JONES' ADDITION TO MINNEAPOLIS

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 the tax-forfeited properties listed in this resolution for acquisition by the City of Minneapolis signed by the Mayor and the City Clerk pursuant to Minnesota Statutes 508.03(6):