



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

Date: May 17, 2005

To: Council Member Lisa Goodman, Community Development Cmte

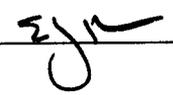
Prepared by: William Koncak, Senior Project Coordinator, Phone 612-673-5233

Presenter in Committee: William Koncak, Senior Project Coordinator

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

Subject: Land Sale – Public Hearing
Vacant Housing Recycling Program





RECOMMENDATION: Approve the sale of 3406 Emerson Avenue North to The Greater Metropolitan Housing Corporation of the Twin Cities (GMHC) for \$22,500, 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.

The sale conditions may be waived or amended with the approval of the CPED Director.

Previous Directives: CPED acquired 3406 Emerson Avenue North on June 19, 2001.

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: 4th

Neighborhood Notification: Folwell Neighborhood Association was notified of this proposal on March 15, 2005.

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 GMHC's Homeownership Program which was adopted on April 6, 1976 and the sale is therefore consistent with the City's Comprehensive Plan.

Zoning Code: R2B

Living Wage/Job Linkage: N/A

Other: Add Planning & Zoning review comments.

Background/Supporting Information

<u>PARCEL</u>	<u>ADDRESS</u>	<u>SALE PRICE</u>
VH-113	3406 Emerson Avenue North	\$22,500

PURCHASER

The Greater Metropolitan Housing Corporation
of the Twin Cities (GMHC)
15 South Fifth Street, Suite 710
Minneapolis, Minnesota

PROPOSED DEVELOPMENT:

Construction of a new single family dwelling, with 3 bedrooms and 3 bathrooms, with a total of 1775 square feet of finished space. There would be a detached double garage.

The lot size is 40' x 126' or 5,026 total square feet.

LAND DISPOSITION POLICY:

This property is a buildable lot as defined by City policy and is being sold for development of a new single family dwelling.

FINANCING*:

Has private financing arranged with US Bank.

*Subject to application and underwriting requirements.

OFFERING PROCEDURE:

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

COMMENTS:

This property was purchased from a private entity. The structure had been vacant for a number of years and was in need of major repairs that were deemed to be financially unreasonable. The MCDA purchased the structure and demolished the structure. GMHC was interested in the addition of this property into their Homeownership Program and made an offer to purchase for the lot. The Folwell Neighborhood Association was notified by a letter dated March 15, 2005 of this proposed sale and development. Staff has discussed this proposed development with their staff person. There has been no response to date therefore staff supports GMHC's development of this lot.

REFERRED TO (NAME OF) COMMITTEE:
DATE:

**RESOLUTION
of the
CITY OF
MINNEAPOLIS**

By _____

**Authorizing sale of land
Vacant Housing Recycling Program
Disposition Parcel No. VH-113**

Whereas, the City of Minneapolis, hereinafter known as the City, has received an offer to purchase and develop Disposition Parcel VH-113, in the Folwell neighborhood, from The Greater Metropolitan Housing Corporation of the Twin Cities (GMHC), hereinafter known as the Redeveloper, the Parcel VH-113, being the following described land situated in the City of Minneapolis, County of Hennepin, State of Minnesota to wit:

LEGAL DESCRIPTION

Lot 17, Block 4, Livingston Park.

Whereas, the Redeveloper has offered to pay the sum of \$22,500, for Parcel VH-113 to the City for the land, and the Redeveloper's proposal is in accordance with the applicable Redevelopment Plan and/or Program; and

Whereas, the Redeveloper has submitted to the City a statement of financial responsibility and qualifications; and

Whereas, the City has had the re-use value reviewed by an appraisal expert, stating that the re-use value opinion is consistent with the accepted methods in aiding the City in determining a re-use value for the Parcel; and

Whereas, pursuant to due notice thereof published in *Finance and Commerce* on May 6, 2005, a public hearing on the proposed sale was duly held on May 17, 2005, at the regularly scheduled Community Development Committee meeting of the City Council, at the Minneapolis City Hall, 350 South 5th Street, Room 317, at 1:30 p.m., 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: Redevelopment Plan, as amended, is hereby estimated to be the sum of \$22,500 for Parcel VH-113.

Be It Further Resolved that the acceptance of the offer and proposal is hereby determined to be in accordance with the City's approved disposition policy and it is further determined that the Redeveloper possesses the qualifications and financial resources necessary to acquire and develop the parcel in accordance with the Redevelopment Plan and/or Program.

Be It Further Resolved that the proposal be and the same is hereby accepted, subject to the execution of a contract for the sale of land. Furthermore, that the Finance Officer or other appropriate official of the City be and the same is hereby authorized to execute and deliver the contract to the Redeveloper; provided, however, that this Resolution does not constitute such a contract and no such contract shall be created until executed by the Finance Officer or other appropriate official of the City.

Be It Further Resolved that the Finance Officer or other appropriate official of the City is hereby authorized to execute and deliver a conveyance of the land to the Redeveloper in accordance with the provisions of the executed contract and upon payment to the City for the purchase price thereof; provided, however, that this Resolution does not constitute such a conveyance and no such conveyance shall be created until executed by the Finance Officer or other appropriate City official of the City.

Certified as an official action of the City Council:

RECORD OF COUNCIL VOTE (X INDICATES VOTE)													
COUNCIL MEMBER	AYE	NAY	NOT VOTING	ABSENT	VOTE TO OVERRIDE	VOTE TO SUSTAIN	COUNCIL MEMBER	AYE	NAY	NOT VOTING	ABSENT	VOTE TO OVERRIDE	VOTE TO SUSTAIN
President Ostrow							Goodman						
							Lilligren						
Zerby							Schiff						
Samuels							Niziolek						
Johnson							Benson						
Johnson Lee							Colvin Roy						
Zimmermann							Lane						

PASSED _____
 APPROVED VETOED
 DATE

APPROVED NOT

ATTEST _____
 CITY CLERK

 MAYOR DATE



2383 University Avenue
St. Paul, MN 55114

April 26, 2004

To Whom It May Concern:

RE: Greater Metropolitan Housing Corporation – Twin Cities

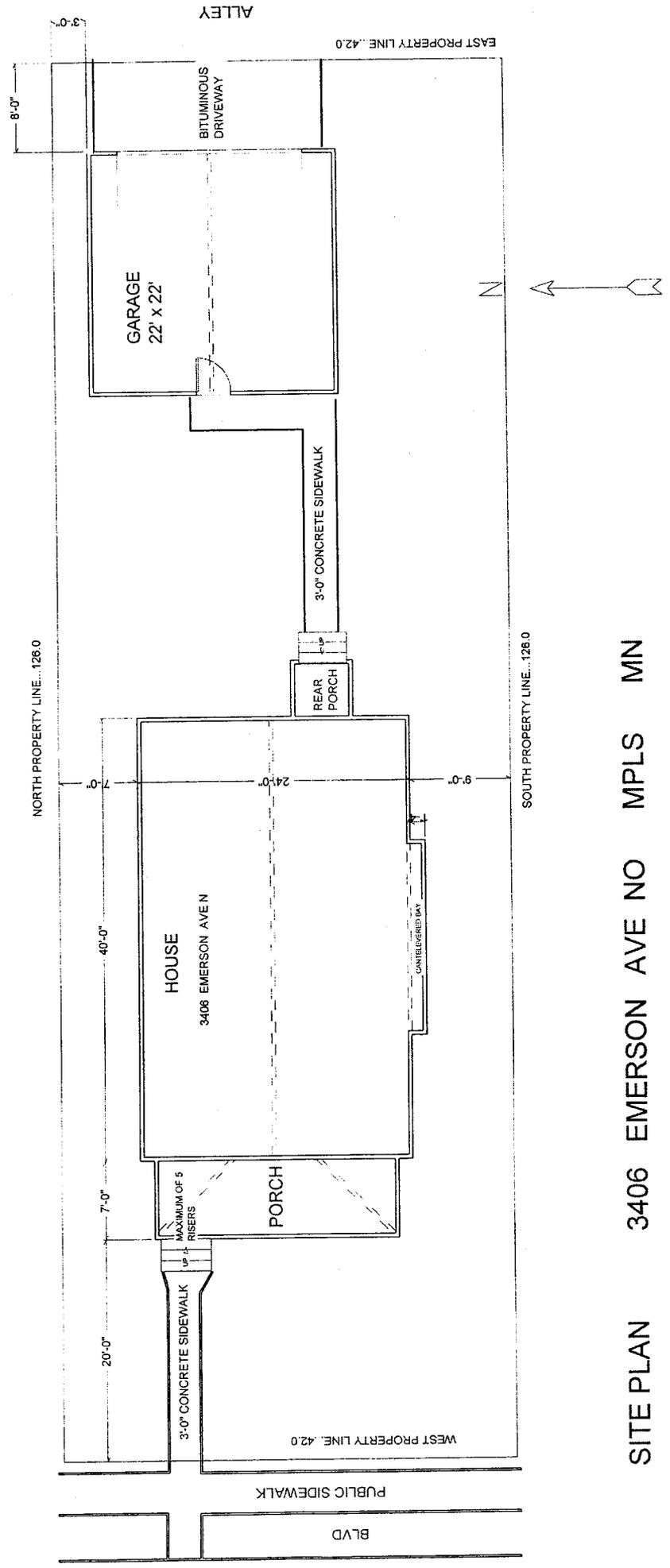
U. S. Bank National Association ("U. S. Bank") has had a long-standing relationship with the Greater Metropolitan Housing Corporation ("GMHC") dating back to its inception nearly thirty-five years ago. We have also had a direct lending relationship with them for the past ten years. We have always found GMHC to handle their financial affairs in an exemplary manner.

Presently, it would be our opinion that GMHC has sufficient financial capacity to build the single-family homes they are contemplating with additional funding from your organization.

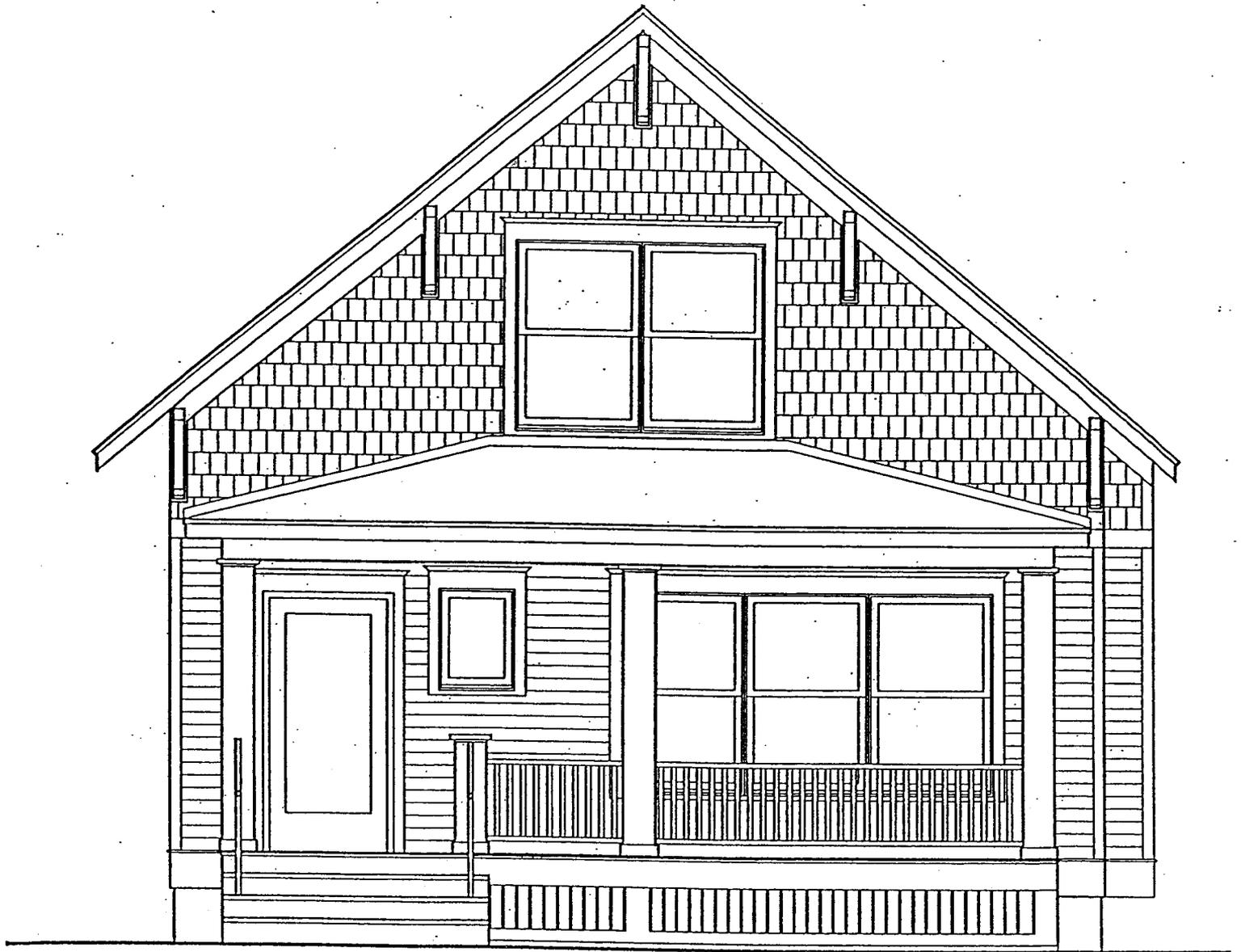
Concluding, U. S. Bank holds in high esteem the good works and efforts GMHC brings to the community towards affordable housing and highly values its relationship with this outstanding organization.

Sincerely,

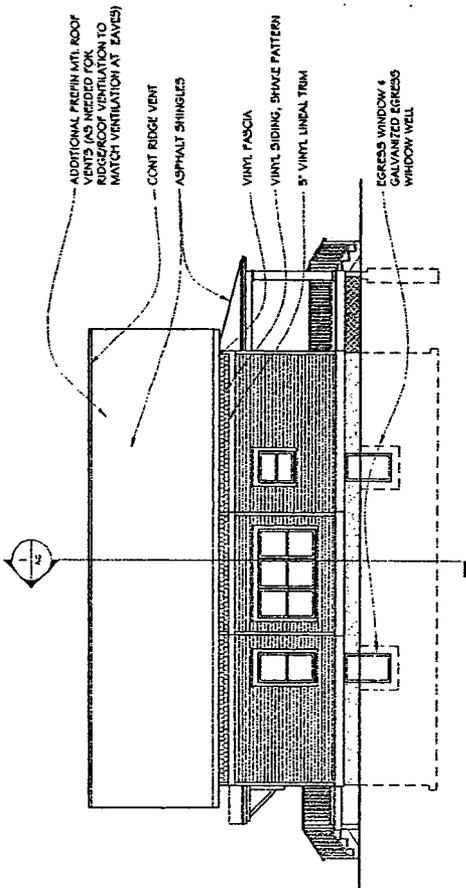
Michael J. Kukielka
Vice President



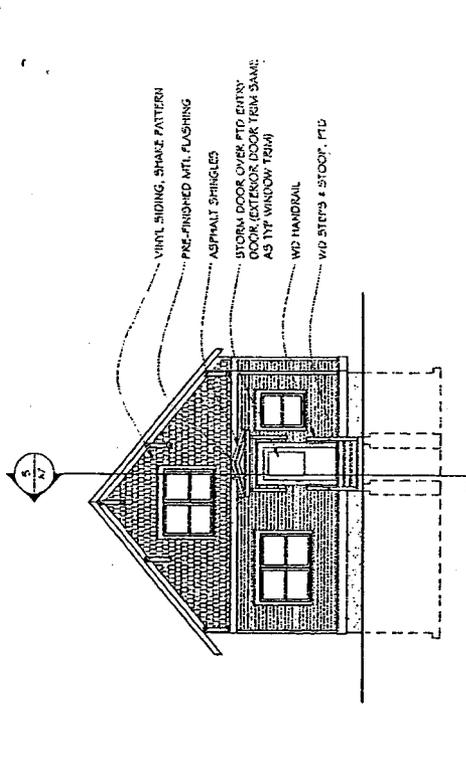
SITE PLAN 3406 EMERSON AVE NO MPLS MN



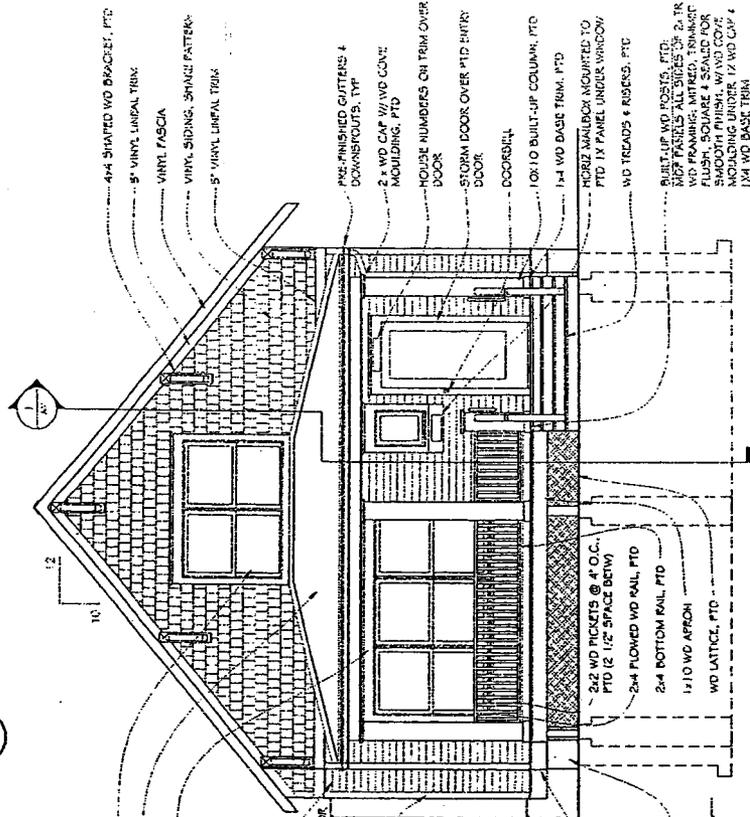
1-1/2 STORY with FULL PORCH and BRACKET DETAIL



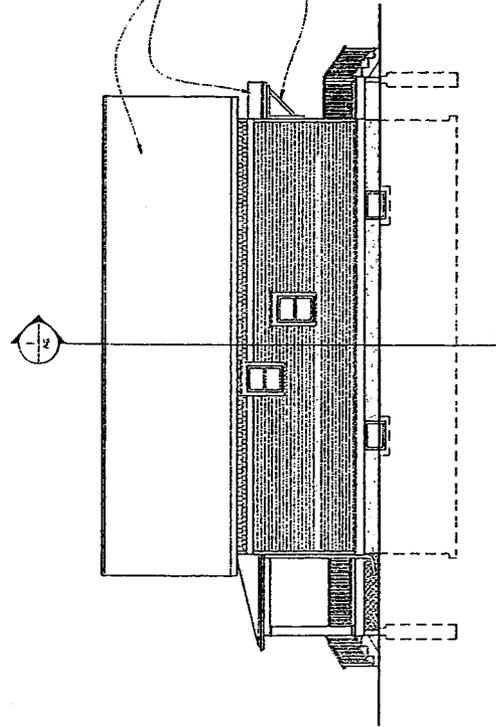
4 SOUTH ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



1 EAST ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"

KEMPER & ASSOCIATES INC.
 LAND SURVEYING • ENGINEERING
 721 OLD HIGHWAY No. 8 NW
 NEW BRIGHTON, MINNESOTA 55112
 651-631-0351
 FAX 651-631-8805

3406 EMERSON AVE. N. (VH-113)

**BOUNDARY SURVEY OF
 LOT 17, BLOCK 4, LIVINGSTON PARK**



FRONT OF 3406 EMERSON AVE. N.

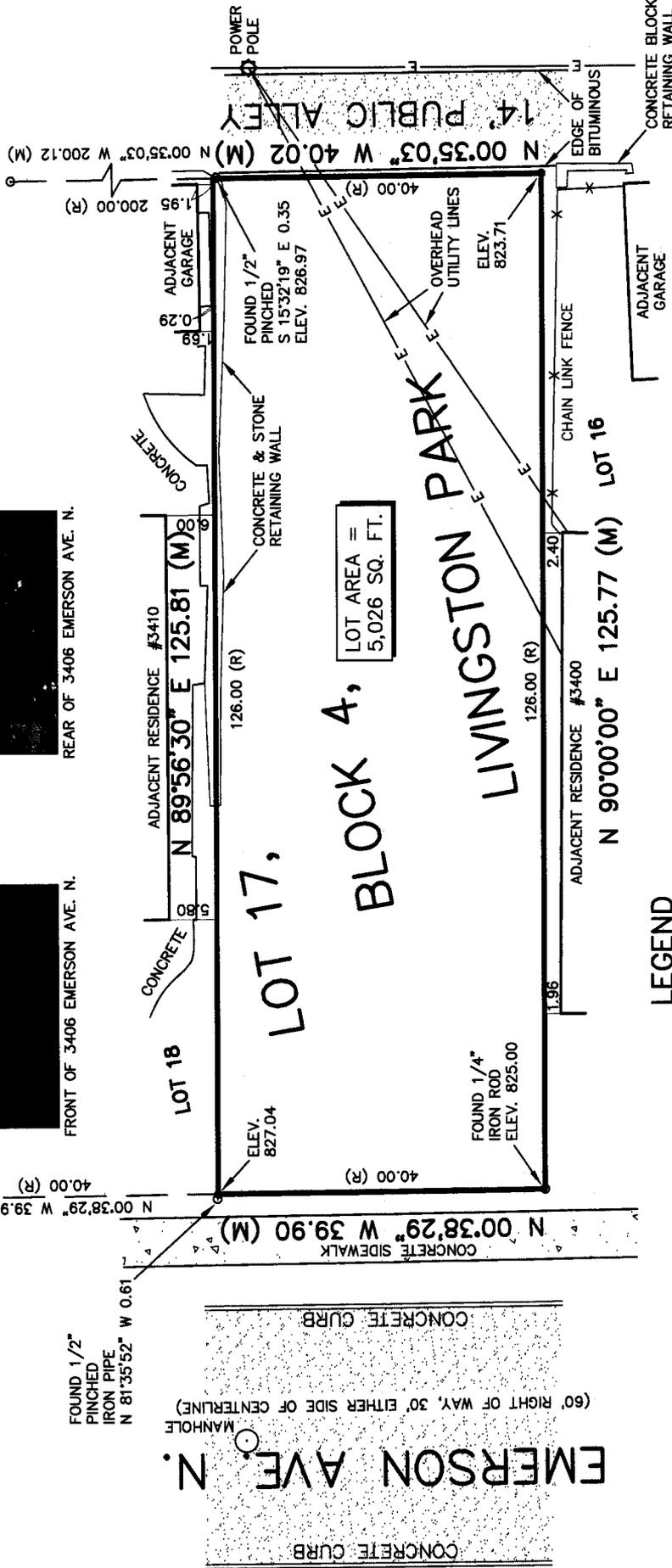


REAR OF 3406 EMERSON AVE. N.

0 10 20
 1 INCH EQUALS 20 FEET

BASIS FOR BEARINGS:
 SOUTH LINE OF LOT 17
 ASSUMED TO BEAR WEST
 FOR PURPOSES OF
 THIS SURVEY

BASIS FOR ELEVATION:
 TOP NUT OF FIRE HYDRANT AT
 THE SOUTHWEST CORNER OF
 EMERSON AVE. N. & 34TH AVE.
 ELEVATION - 823.022
 (AS PER CITY OF MPLS.
 ENGINEERING DEPARTMENT)



LEGEND

- (M) DENOTES DIMENSION MEASURED DURING THE COURSE OF THIS SURVEY
- (R) DENOTES RECORD DIMENSION AS PER RECORDED PLAT OF LIVINGSTON PARK
- DENOTES SET SURVEY MONUMENT MARKED "KEMPER 18407"

NOTE:
 SUBJECT PROPERTY IS ABSTRACT PROPERTY.
 ALTA TITLE COMMITMENT - OLD REPUBLIC
 NATIONAL TITLE INSURANCE COMPANY
 APPLICATION NO. HEN-0R980746-H (VH-113)
 CONTACT PERSON: JOAN M. NICHOLS
 (612) 371-1111, ext 1217

CONTRACT NUMBER 017464
 NOTICE OF RELEASE 022

MINNEAPOLIS COMMUNITY DEVELOPMENT AGENCY
 CROWN ROLLER MILL
 105 5TH AVENUE SOUTH, SUITE 600
 MINNEAPOLIS, MINNESOTA 55407-0534

PROFESSIONAL LAND SURVEYOR

PREPARED FOR:
 MINNEAPOLIS COMMUNITY DEVELOPMENT AGENCY
 CROWN ROLLER MILL
 105 5TH AVENUE SOUTH, SUITE 600
 MINNEAPOLIS, MINNESOTA 55407-0534

CONTACT PERSON: STEVEN MAKI
 ENGINEERING SPECIALIST
 PHONE 612-673-5033

CERTIFICATION
 I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

MARK A. KEMPER, PLS #8407

25th DAY of March 2003

CERTIFICATE OF SURVEY

03042 (03042.DWG)

Address: 3406 Emerson Avenue North
 Parcel: VH-113
 Purchaser: The Greater Metropolitan Housing Corporation of the Twin Cities (GMHC)
 Sq. Footage: 5,026
 Zoning: R2B

WARD 4

