



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

Date: January 17, 2006

To: Council Member Lisa Goodman, Community Development Cmte

Prepared by: Jackie Nawalany, Project Coordinator, Phone 612-673-5255

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
Hawthorne NRP

RECOMMENDATION: Approve the sale of 1114 30th Avenue North to Andres De Jesus Corleto Sandoval and Avila Corleto for \$259.00, 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 1114 30th Avenue North on March 15, 1999.

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: 4

Neighborhood Notification: Hawthorne Area Community Council reviewed this proposal and recommended it 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 land sale was submitted to the Planning and Zoning units for review and comment regarding consistency with the Comprehensive Plan on October 18, 2005.

Zoning Code: R2B

Living Wage/Job Linkage: N/A

Other: NA

Background/Supporting Information

<u>PARCEL</u>	<u>ADDRESS</u>	<u>SALE PRICE</u>
HAW 9-14	1114 30 th Avenue North	\$259

PURCHASER

Andres De Jesus Corleto Sandoval and
Avila Corleto
3000 Emerson Avenue North
Minneapolis, MN 55411

PROPOSED DEVELOPMENT:

The property dimensions of this vacant lot are 54' x 48' = 2,592 sq ft. The adjacent property's lot is 48' x 72' = 3,456 sq ft. When combined, the revised lot will be 6,048 sq ft. and will provide alley access and green space for the purchasers.

LAND DISPOSITION POLICY:

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

FINANCING:

Cash

OFFERING PROCEDURE:

The sales price reflects the appraised value of this parcel.

COMMENTS:

In an effort to dispose of our non-buildable lots, staff has embarked on a process of evaluating, appraising and offering each lot to one or both of the adjoining property owners as sideyard to their existing structure.

This parcel was purchased from the Veterans Administration and had a vacant boarded single family structure on it at the time of acquisition. This sideyard parcel lies directly behind the single family home at 3000 Emerson Avenue North and will provide alley access. The purchasers plan to use the parcel as additional green space.

Upon receipt of the offer, staff forwarded the request to the Hawthorne Area Community Council for review. We have received recommendation from the neighborhood that lends support to the sale of 1114 30th Avenue North as a sideyard. Staff concurs and recommends the sale of this parcel to Andres De Jesus Corleto Sandoval and Avila Corleto for \$259.00.

FOR COMMITTEE MEMBERS USE ONLY

TOTAL ACQUISITION COSTS INCURRED BY CPED ATTRIBUTABLE TO THE FOLLOWING PROPERTIES:

Date: January 17, 2006

Subject: Land Sale – Public Hearing
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Address: 1114 30th Avenue North

Purchaser: Andres De Jesus Corleto Sandoval and Avila Corleto

Disposition Parcel No. Date Acq.	Address	Total CPED Cost	Less Sales Price	Write-off
HAW 9-14 March 15, 1999	1114 30 th Avenue North	\$16,890	(-) \$259	\$16,631

Reuse Value Opinion	Less Sales Price	Write-Down
\$259	(-) \$259	\$ 0

Write-Down

Reason: Not Applicable

Developer History With CPED:

Not Applicable

Developer Information:

- Single Individual(s)
- Family with 2 Dependents (one or more adults with dependents)
- General Partnership
- Limited Partnership
- Corporation of the State of
- Other:

**Authorizing sale of land
Hawthorne NRP
Disposition Parcel No. HAW 9-14**

Whereas, the City of Minneapolis, hereinafter known as the City, has received an offer to purchase Disposition Parcel HAW 9-14, in the Hawthorne neighborhood, from Andres De Jesus Corleto Sandoval and Avila Corleto, hereinafter known as the Purchaser, the Parcel HAW 9-14, being the following described land situated in the City of Minneapolis, County of Hennepin, State of Minnesota to wit:

Legal Description

1114-30th Avenue North (HAW 9-14)
Lot 14, Block 9, Except the West 72.5 feet thereof, Silver Lake
Addition to Minneapolis.

Whereas, the Purchaser has offered to pay the sum of \$259, for Parcel HAW 9-14 to the City for the land; and

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

Whereas, on March 11, 2005, City Council approved the waiving of the Planning Commission's review of certain real estate transactions (including sideyard dispositions) that have no relationship to Comprehensive Plan; and

Whereas, the City has determined the offer of \$259 to purchase the Parcel to be reasonable; 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 City's accepted methods in determining a re-use value for the Parcel; and

Whereas, the City's Real Estate Disposition Policy provided in Section 2.2.13 for the sale of land for sideyard; and

Whereas, pursuant to due notice thereof published in *Finance and Commerce* on January 6, 2006, a public hearing on said proposal and proposed sale and the provisions thereof, was duly held on January 17, 2006, 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; and

Now, Therefore, Be It Resolved by The City Council of The City of Minneapolis:

That the re-use value for the HAW 9-14 is hereby estimated to be the sum of \$259.

Be It Further Resolved that the acceptance of the offer and Purchaser's proposal is hereby determined to be in accordance with the City's approved disposition policy and it is further determined that the Purchaser possesses the qualifications and financial resources necessary to acquire and maintain the Parcel in accordance with the contract for the sale of land.

Be It Further Resolved that the offer 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 is hereby authorized to execute and deliver the contract to the Purchaser; 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 upon publication of this Resolution, the Finance Officer or other appropriate official of the City is hereby authorized to execute and deliver a conveyance of the land to the Purchaser in accordance with the provisions of the executed contract and upon payment to the City of 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 official of the City.

Address: 1114 30th Avenue North
Parcel: HAW 9-14
Purchaser: Andres De Jesus Corleto Sandoval &
Avila Corleto
Sq. Footage: 2,592
Zoning: R2B

WARD 4



