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

Date: September 14, 2004

To: Council Member Lisa Goodman, Community Development Cmte

Prepared by: Edythe Oliveto-Oates, Project Coordinator, Phone 612-673-5229
Presenter in Committee: Edythe Oliveto-Oates

Approved by: Chuck Lutz, Deputy CPED Director

Subject: Tax Forfeit Land and sale of 2700 University Avenue N.E. & 2111 - 14th Avenue South

RECOMMENDATION:
City Council Recommendation: The Director recommends that the City Council adopt the attached Resolution.

The Director further recommends that this matter be referred to the Minneapolis Community Development Agency Board of Commissioners.

MCDA Board Recommendation: The Executive Director recommends that the Minneapolis Community Development Agency Board of Commissioners adopt the attached Resolution authorizing the submission of an application to the Commissioner of Revenue and Hennepin County for the conveyance of 2700 University Avenue N.E. and 2111 – 14th Avenue South. In addition, the Executive Director recommends sale of 2700 University Ave. N.E. to Bri-Mar Company, Inc. and sale of 2111 – 14th Ave. S. to American Indian Community Development Corporation.

Previous Directives: Review of the tax forfeited land list.

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

at 2700 University for over 20 years as parking for their facility and were unaware until recently that they did not already own it. It is their intent to continue using the lot for parking. This parcel will be sold to Bri-Mar for $10,389.

2111 – 14th Avenue South is located in Ventura Village and is part of the American Indian CDC's area of concentration for their exclusive development rights. In both of these cases the MCDA will provide a pass through of these properties directly to the end purchaser. This parcel will be sold as a pass-through to AICDC for $11,422.86.

SPECIAL ASSESSMENTS

In accordance with Resolution 96R-089 the MCDA is not required to pay pre or post forfeit special assessments on tax forfeit properties located in target neighborhoods.

PROPOSED DEVELOPMENT

2700 University Avenue Northeast
The proposed pass-through sale will provide ownership of the parcel to Bri-Mar Company, Inc. The parcel has historically been used as parking and will continue in the same use.

2111-14th Avenue South
AICDC will develop a 3 bedroom 1 ¾ bathroom single family home on the site for sale to an owner occupant consistent with the American Indian Self Sufficiency Project.

REFERRED TO (NAME OF) COMMITTEE:
DATE:

RESOLUTION
of the
CITY OF
MINNEAPOLIS

By _____

Approving the classification of certain 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 property listed below be withheld from public and private sale and conveyed to The Minneapolis Community Development Agency (MCDA).

1269 Conservation/Non-Conservation List

(01) City of Minneapolis

PID Number	Address Lot Size	Target	Date Of Forfeit	Current Use	Zoning	Legal Description
11-029-24-22-0005	2700 University Av NE	No		Parking Lot	N/A	That part of the NW 1/4 and of the N 4 Rods of the SW 1/4 of the NW 1/4 all In Sec 11 TWP 29 RG 24 lying E of University Ave NE except the railroad Right-of-way also except street and Subject to Highway.
	Irregular					
35-029-24-12-0267	2111 – 14th Ave. S.	Yes		Vacant Land	R2B	Lot 5 except the E 17.50 ft thereof and The North 1/2 of Lot 6, Block 7, Eliot's Addition to Minneapolis.
	Irregular					

RESOLUTION

of the

MINNEAPOLIS COMMUNITY DEVELOPMENT AGENCY

By _____

Authorizing the submission of an application to the Commissioner of Revenue and the Hennepin County Board for the conveyance of tax forfeited land.

Whereas, The Minneapolis Community Development Agency (MCDA) has been advised by the County of Hennepin that a number of properties within the City of Minneapolis have forfeited to the State of Minnesota for the non-payment of taxes, which properties are listed below; and

TAX FORFEITED PROPERTIES TO BE ACQUIRED BY CPED

PID Number	Address Lot Size	Target	Date Of Forfeit	Current Use	Zoning	Legal Description
11-029-24-22-0005	2700 University Av NE	No		Parking Lot	N/A	That part of the NW 1/4 and of the N 4 Rods of the SW 1/4 of the NW 1/4 all In Sec 11 TWP 29 RG 24 lying E of University Ave NE except the railroad Right-of-way also except street and Subject to Highway.
	Irregular					
35-029-24-12-0267	2111 – 14th Ave. S.	Yes		Vacant Land	R2B	Lot 5 except the E 17.50 ft thereof and The North 1/2 of Lot 6, Block 7, Eliot's Addition to Minneapolis.
	Irregular					

Whereas, The Minneapolis Community Development Agency (MCDA) has determined that the conveyance of said tax forfeited property, listed in this resolution, to the Agency is necessary to provide for said property's redevelopment as productive taxable property pursuant to the provisions of Minn. Stat. Chap. 469.

RESOLUTION

of the

MINNEAPOLIS COMMUNITY DEVELOPMENT AGENCY

By _____

Authorizing Sale of Land
MILES Program
Disposition Parcel No. TF-681

WHEREAS, the Minneapolis Community Development Agency, hereinafter known as the Agency, has received an offer to purchase and develop Disposition Parcel TF-681, in the Columbia Park neighborhood, from Bri-Mar Company, Inc., hereinafter known as the Redeveloper, the Parcel TF-681, being the following described land situated in the City of Minneapolis, County of Hennepin, State of Minnesota to wit:

LEGAL DESCRIPTION

That part of the NW 1/4 and of the N 4 Rods of the SW 1/4 of the NW 1/4 all in Sec 11 TWP 29 RG 24 lying E of University Ave NE except the railroad Right-of-way also except street and Subject to Highway.

WHEREAS, the Redeveloper has offered to pay the sum of $10,389, for Parcel TF-681 to the Agency 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 Agency a statement of financial responsibility and qualifications; and

WHEREAS, the Agency 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 Agency in determining a re-use value for the Parcel; and

WHEREAS, pursuant to due notice thereof published in *Finance and Commerce* on August 27, 2004, a public hearing on the proposed sale was duly held on September 14, 2004, following 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.

RESOLUTION

of the

MINNEAPOLIS COMMUNITY DEVELOPMENT AGENCY

By _____

Authorizing Sale of Land
Vacant Housing Recycling Program
Disposition Parcel No. TF-682

WHEREAS, the Minneapolis Community Development Agency, hereinafter known as the Agency, has received an offer to purchase and develop Disposition Parcel TF-682, in the Phillips neighborhood, from American Indian Community Development Corporation, hereinafter known as the Redeveloper, the Parcel TF-682, being the following described land situated in the City of Minneapolis, County of Hennepin, State of Minnesota to wit:

LEGAL DESCRIPTION

Lot 5, except the E. 17.50 feet thereof and the North 1/2 of Lot 6, Block 7, Eliot's Addition to Minneapolis.

WHEREAS, the Redeveloper has offered to pay the sum of $11,422.86, for Parcel TF-682 to the Agency 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 Agency a statement of financial responsibility and qualifications; and

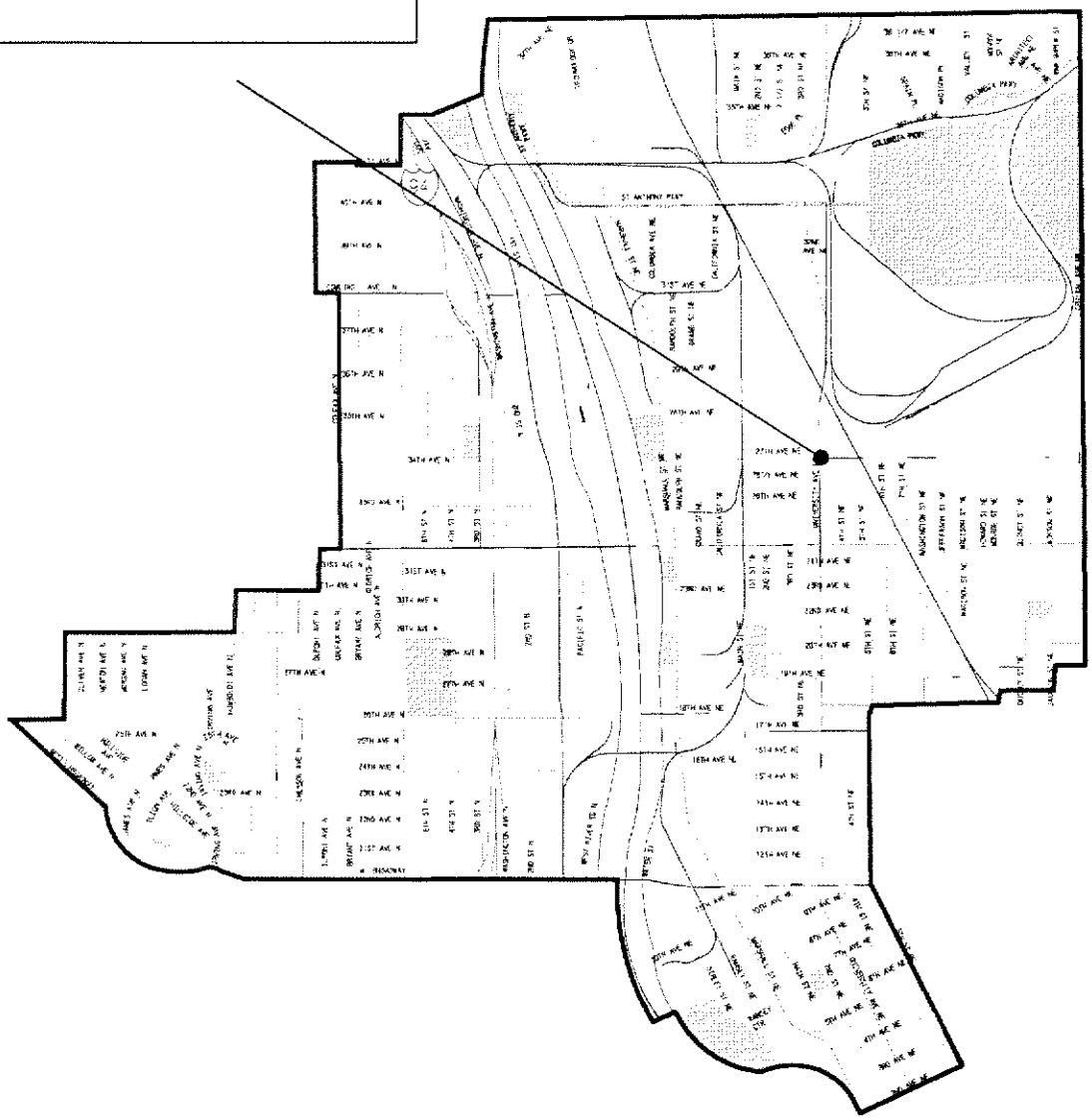
WHEREAS, the Agency has had the re-use value reviewed by an appraisal expert, stating that the re-use value opinion is consistent with the accepted methods in aiding the Agency in determining a re-use value for the Parcel; and

WHEREAS, pursuant to due notice thereof published in *Finance and Commerce* on August 27, 2004, a public hearing on the proposed sale was duly held on September 14, 2004, following 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.

Address: 2700 University Ave. Northeast

Purchaser: Bri-Mar Company, Inc.
Sq. Footage: approx. .65 acres

WARD 3



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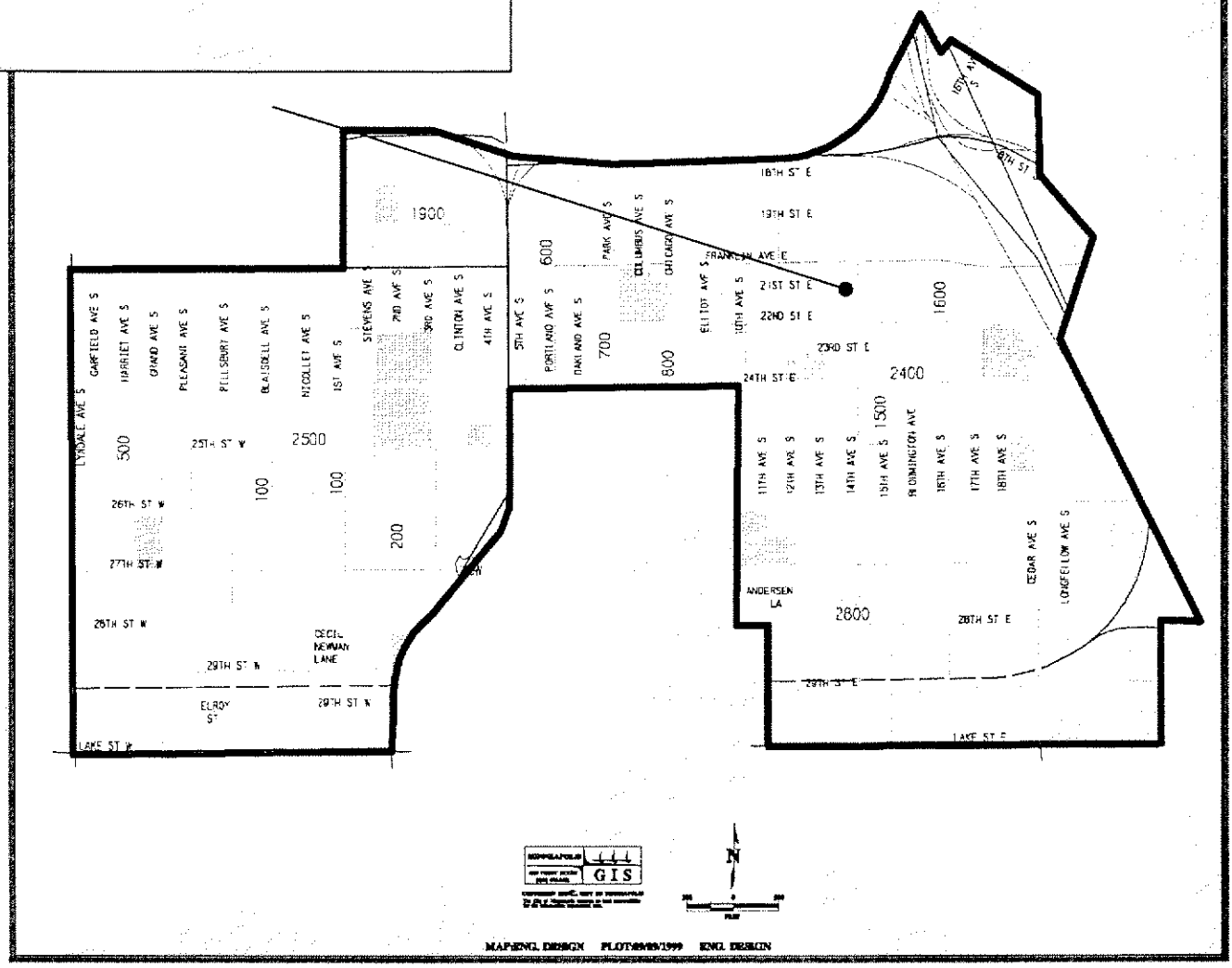
MAP:ENG. DESIGN PLOT:09/10/1999 ENG. DESIGN

Address: 2111-14th Avenue South
Purchaser: American Indian Community Development Corporation
Zoning: R2B

WARD 6