



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

Date: September 26, 2006
To: Council Member Lisa Goodman, Chair, Community Development Committee

Subject: Amend Land Sale resolution for 2305-09 5th Ave. S.

Recommendation: Approve the following:

- amend condition number one (1) the land sale approval language which states "land sale closings must occur on or before 30 days from date of approval of all necessary variances necessary to proceed with this development" to indicate that the land sale closing must occur no later than November 30, 2006.
- amend the language in condition number two (2) from "payment of holding costs of \$150.00 per month from the date of approval of all necessary variances to the date of closing if land sale closings do not occur on or before 30 days from date of approval" to payment of holding costs of \$150.00 per month if land sale closing does not occur on or before November 30, 2006.

Previous Directives: On October 21, 2005, the City Council approved the sale of 2305 - 2309 5th Ave. S. for \$72,000 to Hope Community, Inc. subject to the following conditions; 1) land sale closings must occur on or before 30 days from date of approval of all necessary variances necessary to proceed with this development, and 2) payment of holding costs of \$150.00 per month from the date of approval of all necessary variances to the date of closing if land sale closings do not occur on or before 30 days from date of approval. CPED acquired 2305 - 5th Ave. S. on May 26, 1995 and acquired 2309 - 5th Ave. S. on December 18, 2000.

Prepared by: Edie Oliveto-Oates, Senior Project Coordinator, Phone 612-673-5229

Approved by: Chuck Lutz, Deputy CPED Director

Elizabeth Ryan, Director Housing Policy & Development

Presenters in Committee:

Financial Impact

- No financial impact

Community Impact

- Neighborhood Notification – Not Applicable

- City Goals - A SAFE PLACE TO CALL HOME 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 – Not Applicable
- Other – Not Applicable

Supporting Information

In October 2005, the City Council approved the sale of the subject lots to HOPE Community, Inc. for the development of seven (7) townhouse units as follows: 5 – 1700 square foot, 4-bedroom, 2.5 bathroom town houses, 1 - 1700 square foot, 4-bedroom, 3 bathroom carriage house unit and 1 – 1450 square foot, 3-bedroom, 2-bathroom carriage house unit. Since that time, HOPE has been working on some changes to their development plans which have resulted in a change in the number and size of units. In response to the real estate market and the need for larger family dwelling units, they have reduced the number of units from seven to four. All of the units will have 4-bedrooms, 2 bathroom, single car garage and private green space. Each unit will be approximately 2,000 square feet.

They have also included the following timeline for the project:

Revised design package including site plan	August 06
City Zoning/Planning approval	September 06
Close on Purchase of Land from the City	October 06
Construction begin	November 06
Occupancy	June 07

Based on the above timeline, staff is recommending that the City Council amends condition number one (1) the land sale approval language which states "land sale closings must occur on or before 30 days from date of approval of all variances necessary to proceed with this development" to indicate that the land sale closing must occur no later than November 30, 2006. Staff is further recommending that the language in condition number two (2) be amended from "payment of holding costs of \$150.00 per month from the date of approval of all necessary variances to the date of closing if land sale closings do not occur on or before 30 days from date of approval" to payment of holding costs of \$150.00 per month if land sale closing does not occur on or before November 30, 2006.