



**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

Referral to: MCDA Board of Commissioners

Subject: Request to Transfer MCDA-Owned parcel to the City

City Council Recommendation: That the City Council adopt the attached resolution transferring 1411 18th Street East from the Minneapolis Community Development Agency ("MCDA") to the City of Minneapolis.

MCDA Board Recommendation: That the MCDA Board adopt the attached resolution authorizing the transfer of 1411 18th Street East to the City of Minneapolis.

Previous Directives: MCDA acquired 1411 18th Street East on March 28, 2000.

Prepared or Submitted by: Rebecca Law, Project Manager
Phone 612-673-5064

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

Presenters in Committee: Rebecca Law, Project Manager

Financial Impact

Other financial impact: Sell excess land and reduce property holding costs.

Community Impact

Ward: 6

Neighborhood Notification: The Ventura Village neighborhood organization received notification on July 28, 2006 that this parcel was proposed to be sold. No response from the group has been received as of this writing.

Comprehensive Plan: This parcel is non-buildable and falls within a waiver category from the Planning Commission review under Resolution 2005R-139 City.

Zoning Code: R4

Background/Supporting Information

The parcel at 1411 18th Street East measures 32.2' X 51.75' (1,666 sq ft) and is non-buildable under the Zoning Code. Due to its size, the land is useful only to an abutting property owner and its fair re-use value has been set at \$1.

This land is one of 32 parcels being proposed for the Pilot Program for Selling Sideyards on today's Community Development agenda. This letter requests authorization to have the title transferred from MCDA to the City of Minneapolis. The remainder of the sale process for 1411 18th Street East will occur under the Pilot Program procedures, if approved.

On October 22, 2004, the City Council adopted Resolution 2004R-459, approving the transfer of certain Real Property of the MCDA to the City. At that time, 1411 18th Street East was withheld from the transfer resolution because of a pending sale of a portion of the property, which sale has taken place. Staff requests that the balance of this property now be transferred from the MCDA to the City for later sale to an adjacent owner.

**Transferring Certain Real Property of the Minneapolis
Community Development Agency to the City of Minneapolis.**

Whereas, the City Council exercising powers granted by Minnesota Laws, 2003, Chapter 127, Article 12, Sections 31-34, adopted Chapter 415, Minneapolis Code of Ordinances, establishing the Department of Community Planning and Economic Development ("CPED") and authorizing transfers to the City of money, real property, investments, personal property, assets, programs, projects, districts, developments and obligations of the Minneapolis Community Development Agency ("MCDA"); and

Whereas, pursuant to Resolution Nos. 2003R-625 and 2003R-626, both adopted on December 29, 2003, the City Council approved transfer of the money, investments, personal property, programs, projects, districts and obligations of the MCDA described therein, including the assets, rights and obligations of the Common Bond Fund, effective as of January 1, 2004; and

Whereas, the City Council has decided to now transfer certain MCDA-owned real estate;

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

1. The City Council hereby transfers and conveys to the City the MCDA real property being the following described land situated in the City of Minneapolis, County of Hennepin, State of Minnesota to wit:

LEGAL DESCRIPTION

TF-660B; 1411 18th Street East

Lot 1, except the North 35 feet thereof, and except the West 90 feet thereof, Block 6, C.L. Willes' Addition to Minneapolis.

2. The transfer authorized by this resolution shall be effective upon execution and delivery of a deed with respect to the property identified above or other appropriate instrument from the MCDA in favor of the City.

Be It Further Resolved that upon publication of this Resolution, 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.

**Authorizing the Transfer of Certain Real Property of the Minneapolis
Community Development Agency to the City of Minneapolis.**

Whereas, the City Council exercising powers granted by Minnesota Laws, 2003, Chapter 127, Article 12, Sections 31-34, adopted Chapter 415, Minneapolis Code of Ordinances, establishing the Department of Community Planning and Economic Development ("CPED") and authorizing transfers to the City of money, real property, investments, personal property, assets, programs, projects, districts, developments and obligations of the Minneapolis Community Development Agency ("MCDA"); and

Whereas, the City Council has determined that it is in the best interests of the City and the MCDA to now transfer real property as described in that certain resolution of the City Council dated of even date herewith (the "Transfer Resolution"); and

Whereas, the MCDA concurs with the City Council's determination that the transfer is in the best interest of the City and MCDA;

Now, Therefore, Be It Resolved by The Board of Commissioners of the Minneapolis Community Development Agency as follows:

That the adoption of the Transfer Resolution is hereby approved by the Board of Commissioners of the MCDA.

Be It Further Resolved that the proper MCDA officers and officials are hereby authorized and directed to sign and deliver such documents and agreements as may be required to accomplish the transfer identified in the Transfer Resolution, including without limitation, a deed to the real property identified on the Transfer Resolution.