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

Date: September 27, 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-Lot Division
New Housing Project




RECOMMENDATION:

- 1) Approve the lot division of 2421 Taylor Street NE
- 2) Approve the sale of the north 17.50 feet of 2421 Taylor Street to [REDACTED] and [REDACTED] for \$1,610, subject to the following conditions; a) land sale closing must occur on or before 30 days from date of approval, and b) 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
- 3) Approve the sale of the south 17.50 feet of 2421 Taylor Street to Melina Linn and Erik Miller for \$1,610, subject to the following conditions; a) land sale closing must occur on or before 30 days from date of approval, and b) 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 2421 Taylor Street NE on July 14, 1995.

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: 1

Neighborhood Notification: Windom Park Citizens in Action reviewed this proposal and recommended it be approved.

City Goals: Preserve and enhance our natural historic environment and promote a clean, sustainable Minneapolis.

Comprehensive Plan: 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 the City's Comprehensive Plan.

Zoning Code: R2B

Living Wage/Job Linkage: N/A

Other:

Background/Supporting Information

<u>PARCEL</u>	<u>ADDRESS</u>	<u>SALE PRICE</u>
VH-3A	2421 Taylor Street NE (North ½)	\$1,610.00
VH-3B	2421 Taylor Street NE (South ½)	\$1,610.00

PURCHASER

[REDACTED]
2425 Taylor Street NE
Minneapolis, MN 55418

Melina Linn and Erik Miller
2419 Taylor Street NE
Minneapolis MN 55418

PROPOSED DEVELOPMENT:

The property dimensions of this vacant lot are 35' x 115' or 4,025 sq. ft. The [REDACTED] present lot is 50' X 115' or 5,750 sq. ft. The Millers' present lot is 43' x 115' or 4,945 sq. ft. When combined, the [REDACTED] lot will be 67.5' x 115' or 7,762.5 sq. ft., and the Millers' lot will be 60.5' x 115' or 6,957.5 sq. ft

LAND DISPOSITION POLICY:

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

FINANCING: Cash

OFFERING PROCEDURE:

The sales price reflects the re-use value of these parcels as sideyard.

COMMENTS:

This parcel lies between two family dwellings. It should be noted that this block has no alley and the off street parking and garages are at the rear of the lots. In consultation with planning staff, they agreed that with the well maintained, early 1900's homes on this block face, that the required vehicular access made development of this lot impossible and that the lot be sold as sideyard. An offer to purchase was extended to the adjacent property owners at 2425 Taylor Street NE, the [REDACTED] and the owner at that time of 2419 Taylor Street NE. The property owner at 2419 Taylor Street NE initially expressed interest in acquisition of the property as her driveway for access to her garage overlaps up to 4 feet of the southerly boundary of the City's lot. But soon after the initial staff contact, the owner of 2419 Taylor sold her property to the Millers. Then, there was a period of miss communication on what amount of area was available to each neighbor and at what cost. Also, now [REDACTED] is on active duty with the US Army in Iraq, but [REDACTED] is prepared to complete the purchase of a sideyard.

Therefore, staff is requesting approval to divide this lot into two equal parcels and sell as sideyards to the [REDACTED] and Millers.

Staff has been in contact with the Windom Park neighborhood organization and their council member, they all recommend the sale of the property as sideyards to the adjacent neighbors. There have been neighborhood concerns regarding on and off street parking and crime issues in this immediate area. Staff concurs and recommends the sale of these parcels to the [REDACTED] and the Millers.

Approving the subdivision of a lot at 2421 Taylor Street NE

Whereas, the City of Minneapolis' Department of Community Planning and Economic Development (CPED) has requested that a parcel of land located at 2421 Taylor Street NE and legally described as:

The South 35 feet of the West 115 feet of Lot 13, Block 1, East Side Addition to Minneapolis.

be subdivided as follows:

VH-3A; 2421 Taylor Street NE (North ½)

The North 17.50 feet of the South 35 feet of the West 115 feet of Lot 13, Block 1, East Side Addition to Minneapolis.

VH-3B; 2421 Taylor Street NE (South ½)

The South 35 feet of the West 115 feet, except the North 17.50 feet thereof, of Lot 13, Block 1, East Side Addition to Minneapolis.

Whereas, CPED intends to convey the subdivided parcels listed above to the owners of the adjacent properties with the following parcels:

VH-3A; 2425 Taylor Street NE

The North 8 feet of the West 115 of Lot 13, and the West 115 Feet of Lot 14, Block 1, East Side Addition to Minneapolis.

VH-3B; 2419 Taylor Street NE

The West 115 of Lot 12, Block 1, East Side Addition to Minneapolis.

Whereas, the proposed subdivision conforms with Minnesota Statutes Section 462.358 and Land Subdivision Regulations adopted by the Minneapolis City Council on July 14, 1995; and

Whereas, pursuant to due notice thereof published in Finance and Commerce on September 16, 2005 a public hearing on said subdivision and proposed sale was duly held in a meeting of the Community Development Committee of the City Council at 1:30 p.m. on September 27, 2005, in Room 319, Minneapolis City Hall, 350 South 5th Street, 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:

That the division of the above described property be approved and the requirement of a subdivision plat be waived.

Be It Further Resolved that a certified copy of this resolution shall be attached to the deeds conveying the subdivided parcels.

Authorizing sale of land Disposition Parcel No VH-3A.

Whereas, the City of Minneapolis, hereinafter known as the City, has received an offer to purchase the Disposition Parcel VH-3A, in the Windom Park neighborhood, from [REDACTED], hereinafter known as the Purchaser, the Parcel VH-3A, being the following described land situated in the City of Minneapolis, County of Hennepin, State of Minnesota to wit:

Legal Description

The North 17.50 feet of the South 35 feet of the West 115 feet of Lot 13, Block 1, East Side Addition to Minneapolis.

Whereas, the Purchaser has offered to pay the sum of One Thousand Six Hundred Ten & N0/100 Dollars (\$1,160.00), for Parcel VH-3A, 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 One Thousand Six Hundred Ten & N0/100 Dollars (\$1,160.00) 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 September 16, 2005, a public hearing on said proposal and proposed sale and the provisions thereof, was duly held on September 27, 2005, 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 VH-3A is hereby estimated to be the sum of One Thousand Six Hundred Ten & N0/100 Dollars (\$1,160.00).

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.

Authorizing sale of land Disposition Parcel No VH-3B.

Whereas, the City of Minneapolis, hereinafter known as the City, has received an offer to purchase the Disposition Parcel VH-3B, in the Windom Park neighborhood, from Melina Linn and Erik Miller, hereinafter known as the Purchaser, the Parcel VH-3B, being the following described land situated in the City of Minneapolis, County of Hennepin, State of Minnesota to wit:

Legal Description

The South 35 feet of the West 115 feet, except the North 17.50 feet thereof, of Lot 13, Block 1, East Side Addition to Minneapolis.

Whereas, the Purchaser has offered to pay the sum of One Thousand Six Hundred Ten & N0/100 Dollars (\$1,160.00), for Parcel VH-3B, 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 One Thousand Six Hundred Ten & N0/100 Dollars (\$1,160.00) 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 September 16, 2005, a public hearing on said proposal and proposed sale and the provisions thereof, was duly held on September 27, 2005, 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 VH-3B is hereby estimated to be the sum of One Thousand Six Hundred Ten & N0/100 Dollars (\$1,160.00).

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.

KEMPER & ASSOCIATES INC.
LAND SURVEYING ENGINEERING

INNSBRUCK OFFICE PARK
2722 HWY. 694, STE. 130
ST. PAUL, MINNESOTA 55112
612-631-0351
FAX 612-631-8805

VACANT & BOARDED PARCEL 3
LOCATION : 2421 TAYLOR ST. NE
MINNEAPOLIS, MINNESOTA

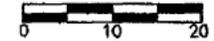
BOUNDARY SURVEY OF

THE SOUTH 35 FEET OF THE WEST 115 FEET OF LOT 13, BLOCK 1,
EAST SIDE ADDITION TO MINNEAPOLIS,
HENNEPIN COUNTY, MINNESOTA

PROPOSED LEGAL DESCRIPTIONS

PARCEL A: THE NORTH 17.50 FEET OF THE SOUTH 35 FEET
OF THE WEST 115 FEET OF LOT 13, BLOCK 1,
EAST SIDE ADDITION TO MINNEAPOLIS

PARCEL B: THE SOUTH 35 FEET OF THE WEST 115 FEET,
EXCEPT THE NORTH 17.50 FEET THEREOF, OF LOT 13,
BLOCK 1, EAST SIDE ADDITION TO MINNEAPOLIS



1 INCH EQUALS 20 FEET

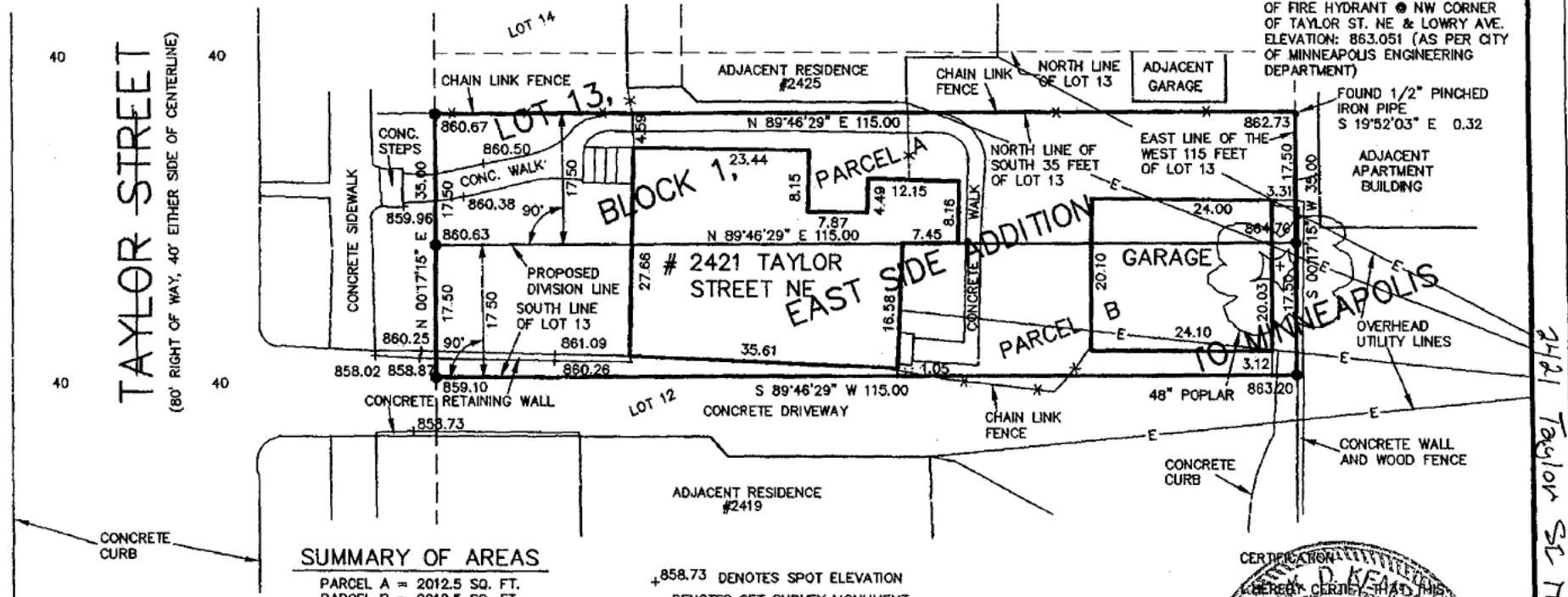
BASIS FOR BEARING: ASTRONOMIC
BY SOLAR OBSERVATION
BASIS FOR ELEVATION: TOP NUT
OF FIRE HYDRANT @ NW CORNER
OF TAYLOR ST. NE & LOWRY AVE.
ELEVATION: 863.051 (AS PER CITY
OF MINNEAPOLIS ENGINEERING
DEPARTMENT)

FOUND 1/2" PINCHED
IRON PIPE
S 19°52'03" E 0.32

ADJACENT
APARTMENT
BUILDING

OVERHEAD
UTILITY LINES

CONCRETE WALL
AND WOOD FENCE



SUMMARY OF AREAS

PARCEL A = 2012.5 SQ. FT.
PARCEL B = 2012.5 SQ. FT.
TOTAL AREA = 4025 SQ. FT.

±858.73 DENOTES SPOT ELEVATION
● DENOTES SET SURVEY MONUMENT
MARKED "KEMPER 18407"

ALTA TITLE COMMITMENT - OLD REPUBLIC
NATIONAL TITLE INSURANCE COMPANY

CONTACT PERSON: MARY GADACH
371-1111, ext 316

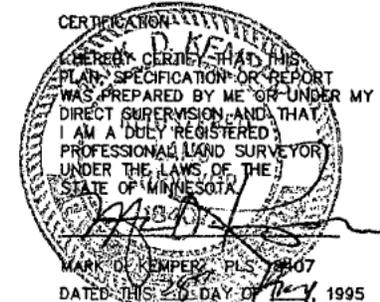
APPLICATION NO. H OR907279 H

CONTRACT NUMBER 3494
NOTICE OF RELEASE 18

PREPARED FOR :

MINNEAPOLIS COMMUNITY DEVELOPMENT AGENCY
CROWN ROLLER MILL
105 5TH AVENUE SOUTH, SUITE 500
MINNEAPOLIS, MINNESOTA 55401

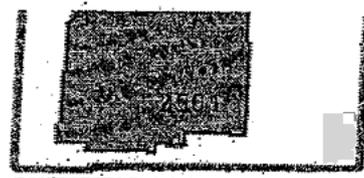
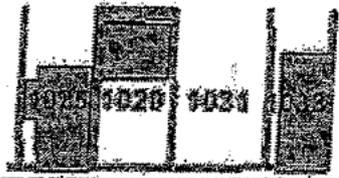
CONTACT PERSON: JUDD RIETKERK
ENGINEERING SPECIALIST
PHONE 673-5167



CERTIFICATE OF SURVEY

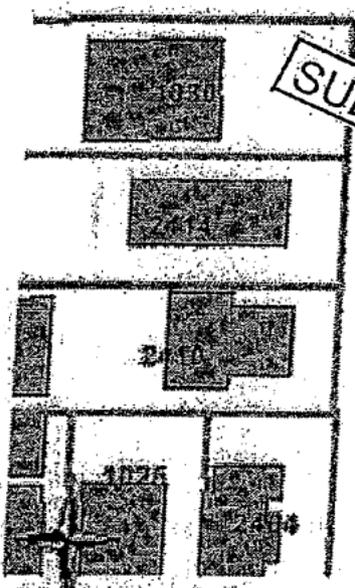
95688 (95688.DWG)

2421 Taylor St NE

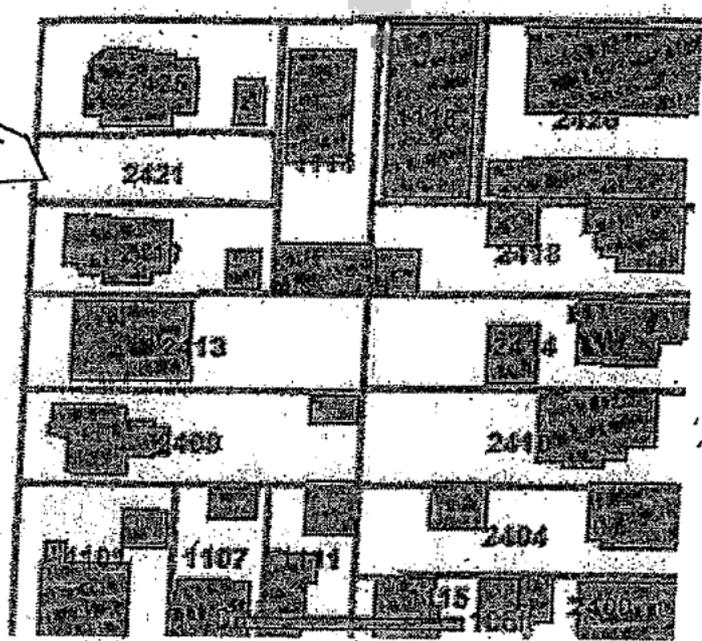


LOWRY AVE NE

SUBJECT



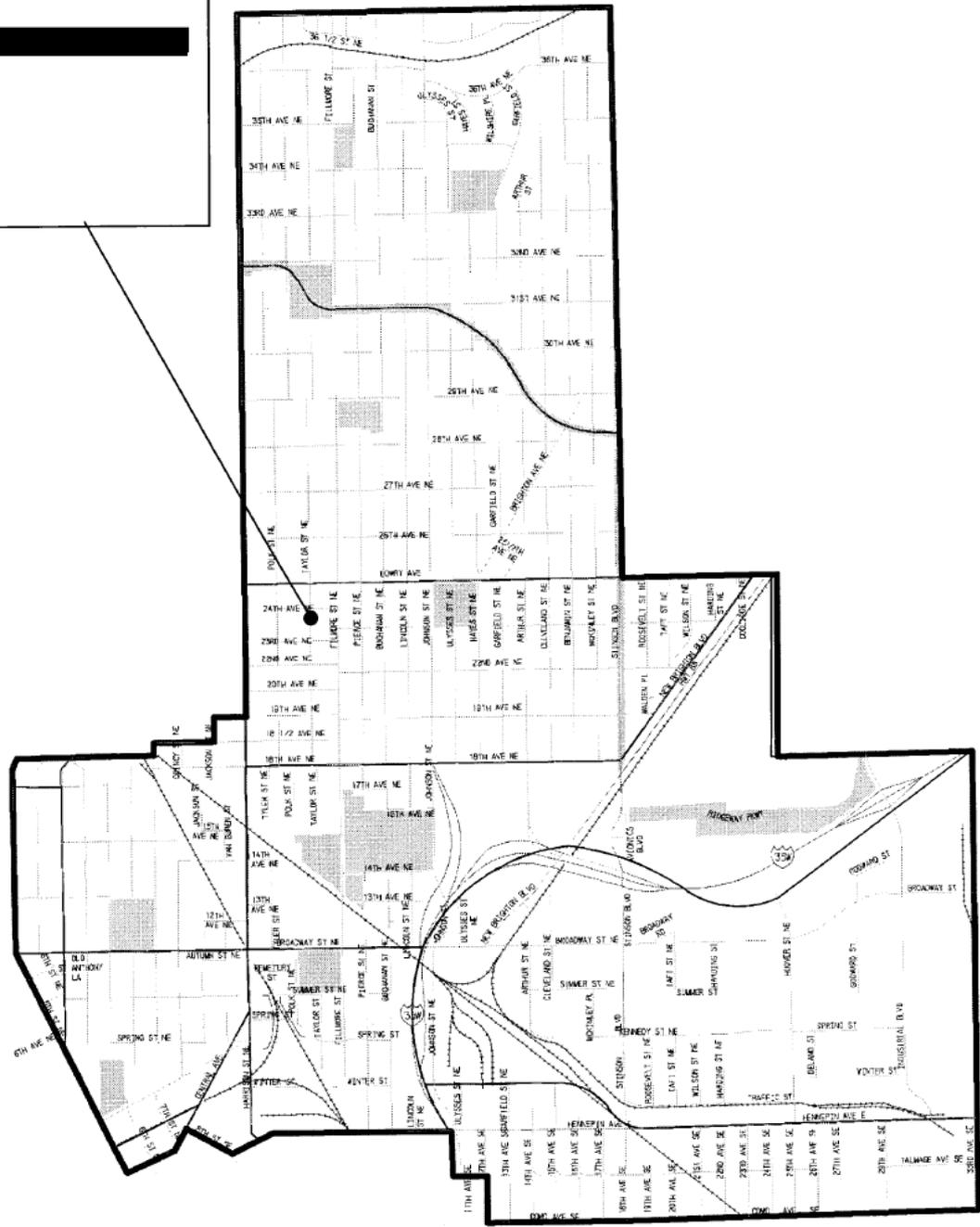
TAYLOR ST NE



City of Minneapolis - GIS2004.

Address: 2421 Taylor Street NE (North 1/2)
 Parcel: VH-3A
 Purchaser: XXXXXXXXXX
 Sq. Footage: 2,012.5
 Zoning: R2B

WARD 1



Address: 2421 Taylor Street NE (South 1/2)
 Parcel: VH-3B
 Purchaser: Melina Linn and Eric Miller
 Sq. Footage: 2,012.5
 Zoning: R2B

WARD 1

