



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

Date: May 2, 2006

To: Council Member Lisa Goodman, Community Development Committee

Subject: Registration of Certificate of Possessory Title to Village in Phillips – Phase 2 Development Site

Recommendation: Authorize the City to file an application for title registration on all land to be included in the Village in Phillips – Phase 2 Development Project

Previous Directives:

- On February 28, 2006, the City Council adopted the Village in Phillips, Phase 2 Tax Increment Finance (TIF) Plan and District, Modification No. 1 to the Village in Phillips, Phase 1 TIF Plan, and Modification No. 2 to the Village in Phillips Redevelopment Plan and the sale of 2400, 2401, 2415, 2417, and 2419 Bloomington Avenue to Powderhorn Residents Group, Inc. for the purchase price of \$153,078
- On July 1, 2005, the City Council authorized CPED staff to proceed with project analysis authorization and Non-Profit Housing Development Fund Assistance for Village in Phillips – Phase 2 Redevelopment Project.
- On November 9, 2004, the City Council approved Modification No. 1 to the Village in Phillips Redevelopment Plan to add 2404 Bloomington as Property That May Be Acquired.
- On November 10, 2003, the City Council adopted the Village in Phillips Redevelopment Plan, Phase 1 Tax Increment Financing Plan, and Modification 19 to the Model City Urban Renewal Plan.
- On December 5, 2002, the Executive Director authorized Non-Profit Housing Development Assistance Funds for the VIP Project to Powderhorn Resident Group.
- On April 8, 2002, the MCDA Board of Commissioners approved the Village in Phillips – Memorandum of Understanding with PRG to initiate Site Assembly and Assign Purchase Agreement Rights.
- On December 6, 1999, the MCDA Board of Commissioners approved the Village in Phillips Project concept and direct staff to continue to development the necessary components to proceed with the development and to return for final approval of the project when it is appropriate.

Prepared by: Theresa Cunningham, Senior Project Coordinator
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Approved by: Chuck Lutz, Deputy Director CPED
Elizabeth Ryan, Director of Housing Policy & Development

Presenter in Committee: Theresa Cunningham, Senior Project Coordinator

Financial Impact (Check those that apply)

- No financial impact (If checked, go directly to Background/Supporting Information).
- Action requires an appropriation increase to the Capital Budget or Operating Budget.
- Action provides increased revenue for appropriation increase.
- Action requires use of contingency or reserves.
- Business Plan: Action is within the plan. Action requires a change to plan.
- Other financial impact (Explain):
- Request provided to department's finance contact when provided to the Committee Coordinator.

Community Impact (use any categories that apply)

Neighborhood Notification: Not applicable

City Goals: Not applicable

Comprehensive Plan: Not applicable

Zoning Code: Not applicable

Other:

Background/Supporting Information

As we move forward to implement the Village in Phillips – Phase 2 development project, Minnesota law requires that the entire site be registered as either Abstract or Torrens property. At least two parcels included in the redevelopment site are currently Torrens (2406 and 2415 Bloomington). Attached is a resolution to authorize the City to submit an application to convert the remaining abstract properties to Torrens. The Hennepin County Examiner of Titles has reviewed and approved the appropriate application.

The property included in the application for Certificate of Possessory Title (CPT) and owned by the developer, Powderhorn Residents Group, Inc., (PRG) is 2404 Bloomington Avenue South and those parcels owned by the City are 2400, 2401, 2415, 2417 and 2419 Bloomington Avenue South. An additional parcel located at 2412 – 16th Avenue South is owned by Center School, Inc., who is proposing to swap it for a parcel the City of Minneapolis currently owns located at 2427 Bloomington Ave. The proposed land swap is scheduled to be considered by this committee at the May 16th meeting; however, in anticipation of the successful land swap approval, staff is also requesting the inclusion of the 2412 – 16th Avenue South parcel in the CPT application. PRG is paying the full cost of the registration as part of the redevelopment costs; the City will not incur any expenses. CPED is now requesting authorization for the Mayor and City Clerk to execute and register the appropriate documents as required.

Authorizing the City to file an application for title registration of land designated for the Village In Phillips – Phase 2 Development Site to be signed by the Mayor and the City Clerk.

Whereas, the City Council of the City of Minneapolis, Hennepin County, Minnesota, has been advised by the Village in Phillips – Phase 2 approved developer, Powderhorn Residents Group, Incorporated (PRG), that portions of the development site are abstract property;

Whereas, Minnesota law requires that the entire site should be registered as either Abstract or Torrens property;

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

That, that certain land owned by PRG at 2404 Bloomington Avenue South and those certain parcels of land owned by the City of Minneapolis at 2400, 2401, 2415, 2417, 2419 Bloomington Avenue South, and 2412 – 16th Avenue South should be registered as Torrens property with the Hennepin County Registrar of Title.

Be It Further Resolved That the City is authorized to file an application for title registration to be signed by the Mayor and the City Clerk, pursuant to Minnesota Statutes, Chapter 508.03(6), including, but not limited to the following parcels of land:

2400 Bloomington Avenue South
2404 Bloomington Avenue South
2417 Bloomington Avenue South
2412 – 16th Avenue South

2401 Bloomington Avenue South
2415 Bloomington Avenue South
2419 Bloomington Avenue South