



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

Date: July 12, 2005

To: Council Member Lisa Goodman, Community Development Cmte

Prepared by: Nancy Pray, Project Coordinator, Phone 612-673-5228

**Presenter in
Committee:** Bill Koncak, Senior Project Coordinator

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

Subject: Land Sale – Public Hearing
Hiawatha Housing

RECOMMENDATION: Approve the sale of 3435 26th Avenue South, Minneapolis MN 55406 to Rozlon Denise Thomas for \$250, subject to the following conditions; 1) land sale closing must occur on or before 30 days from date of approval, and 2) 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 3435 26th Avenue South on June 18, 1993.

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: 9

Neighborhood Notification: Corcoran Neighborhood Organization 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: R1A

Living Wage/Job Linkage: N/A

Other:

Background/Supporting Information

<u>PARCEL</u>	<u>ADDRESS</u>	<u>SALE PRICE</u>
HIA-4	3435 26th Avenue South	\$250.00

PURCHASER

Rozlon Denise Thomas
3431 26th Avenue South
Minneapolis MN 55406

PROPOSED DEVELOPMENT:

The property dimensions of this vacant lot are 5' x 127' or 635 sq ft. The adjacent property owner's lot is 59' x 127' or 7,493 sq ft. When combined, the revised lot will be 64' x 127' or 8,128 sq ft.

LAND DISPOSITION POLICY:

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

FINANCING: Cash

OFFERING PROCEDURE:

The sales price reflects the appraised value of this parcel.

COMMENTS:

This sideyard parcel lies between two single family dwellings. An offer to purchase was extended to the adjacent property owners at 3431 26th Avenue South and 3447 26th Avenue South. The property owner at 3447 26th Ave South did not respond to our offer.

The owner of 3431 26th Avenue South, in error, has fenced in our property. She owns but does not occupy her property. She responded to our offer and would like to continue using the parcel as additional sideyard.

Upon receipt of the offer, staff forwarded the request to the Corcoran Neighborhood Organization for review. We have received recommendation from the neighborhood that lends support to the sale of 3435 26th Avenue South as a sideyard. Staff concurs and recommends the sale of this parcel to Rozlon Thomas for \$250.00.

**Authorizing sale of land
Hiawatha Housing
Disposition Parcel No . HIA-4**

Whereas, the City of Minneapolis, hereinafter known as the City, has received an offer to purchase the Disposition Parcel HIA-4, in the Corcoran neighborhood, from Rozlon Denise Thomas, hereinafter known as the Purchaser, the Parcel HIA-4, being the following described land situated in the City of Minneapolis, County of Hennepin, State of Minnesota to wit:

Legal Description

Outlot B, Koncak Addition.

Registered land as is evidenced by Certificate of Title No. 1132760.

Whereas, the Purchaser has offered to pay the sum of \$250, for Parcel HIA-4, 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 the City's Comprehensive Plan.

Whereas, the City has determined the offer of \$250 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 May 20, 2005, a public hearing on said proposal and proposed sale and the provisions thereof, was duly held on July 12, 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 HIA-4 is hereby estimated to be the sum of \$250.

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.

Address: 3435-26th Avenue South
Parcel: Outlot B
Purchaser: Rozlon Denise Thomas
Sq. Footage: 635
Zoning: R1A

WARD 9

