



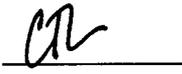
**Request for City Council Committee Action  
From the Department of Community Planning & Economic Development**

**Date:** May 17, 2005

**To:** Council Member Lisa Goodman, Community Development Cmte

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

**Presenter in  
Committee:** Edie Oliveto-Oates, 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 4322 34th Avenue South to Constance Loraine Bennett for \$280.00, 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 4322 34th 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:** 12

**Neighborhood Notification:** Standish-Ericsson Neighborhood Association reviewed this proposal and recommended it be approved.

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

**Comprehensive Plan:** On March 11, 2005, City Council approved the waiving of Planning Commission's review for certain real estate transactions (including sideyard dispositions) that have no relationship to the City's Comprehensive Plan.

**Zoning Code:** RIA

**Living Wage/Job Linkage:** N/A

**Other:** N/A

**Background/Supporting Information**

<u>PARCEL</u>	<u>ADDRESS</u>	<u>SALE PRICE</u>
HIA 13-3K	4322 34th Avenue South	\$280.00

**PURCHASER**  
Constance Loraine Bennett  
4318 34th Avenue South  
Minneapolis, MN 55406

**PROPOSED DEVELOPMENT:**

The property dimensions of this vacant lot are 5' x 140' or 700 sq ft. The adjacent property owner's lot is 55' x 140' or 7,700 sq ft. When combined, the revised lot will be 60' x 140' or 8,400 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. Both owners were afforded an opportunity to purchase this parcel from the City of Minneapolis. The owner of the property located at 4324 34th Avenue South did not respond to our offer.

The owner and occupant of 4318 34<sup>th</sup> Avenue South proposes to seed/sod the parcel for use as sideyard.

Upon receipt of the offer, staff forwarded the request to the Standish-Ericsson Neighborhood Association for review. We have received recommendation from the neighborhood that lends support to the sale of 4322 34<sup>th</sup> Avenue South as a sideyard. Staff concurs and recommends the sale of this parcel to Constance L. Bennett for \$280.00.

REFERRED TO (NAME OF) COMMITTEE:
DATE:

# RESOLUTION of the CITY OF MINNEAPOLIS

By \_\_\_\_\_

## Authorizing sale of land Hiawatha Housing Disposition Parcel No. HIA 13-3K

Whereas, the City of Minneapolis, hereinafter known as the City, has received an offer to purchase the Disposition Parcel HIA 13-3K, in the Standish-Ericsson neighborhood, from Constance Loraine Bennett, hereinafter known as the Purchaser, the Parcel HIA 13-3K, being the following described land situated in the City of Minneapolis, County of Hennepin, State of Minnesota to wit:

### Legal Description

Outlot D, Hiawatha Place.

Being registered land as is evidenced by Certificate of Title No. 1142769.

Whereas, the Purchaser has offered to pay the sum of \$280, for Parcel HIA 13-3K, 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 Planning Commission's review for 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 \$280 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 6, 2005, a public hearing on said proposal and proposed sale and the provisions thereof, was duly held on May 17, 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 13-3K is hereby estimated to be the sum of \$280.

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.

Certified as an official action of the City Council:

RECORD OF COUNCIL VOTE (X INDICATES VOTE)													
COUNCIL MEMBER	AYE	NAY	NOT VOTING	ABSENT	VOTE TO OVERRIDE	VOTE TO SUSTAIN	COUNCIL MEMBER	AYE	NAY	NOT VOTING	ABSENT	VOTE TO OVERRIDE	VOTE TO SUSTAIN
President Ostrow							Goodman						
							Lilligren						
Zerby							Schiff						
Samuels							Niziolek						
Johnson							Benson						
Johnson Lee							Colvin Roy						
Zimmermann							Lane						

PASSED \_\_\_\_\_  
APPROVED  VETOED \_\_\_\_\_  
DATE

APPROVED  NOT

ATTEST \_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR DATE

# GIS2004 Map Results



- Legend**
- Selected Features
  - Railroads
  - Lot Lines
  - Misc Lot Lines
  - Joiners
  - Lot Lines
  - Other
  - Lot Text
  - Streets
  - Parcels
  - Buildings
  - Orthophotos

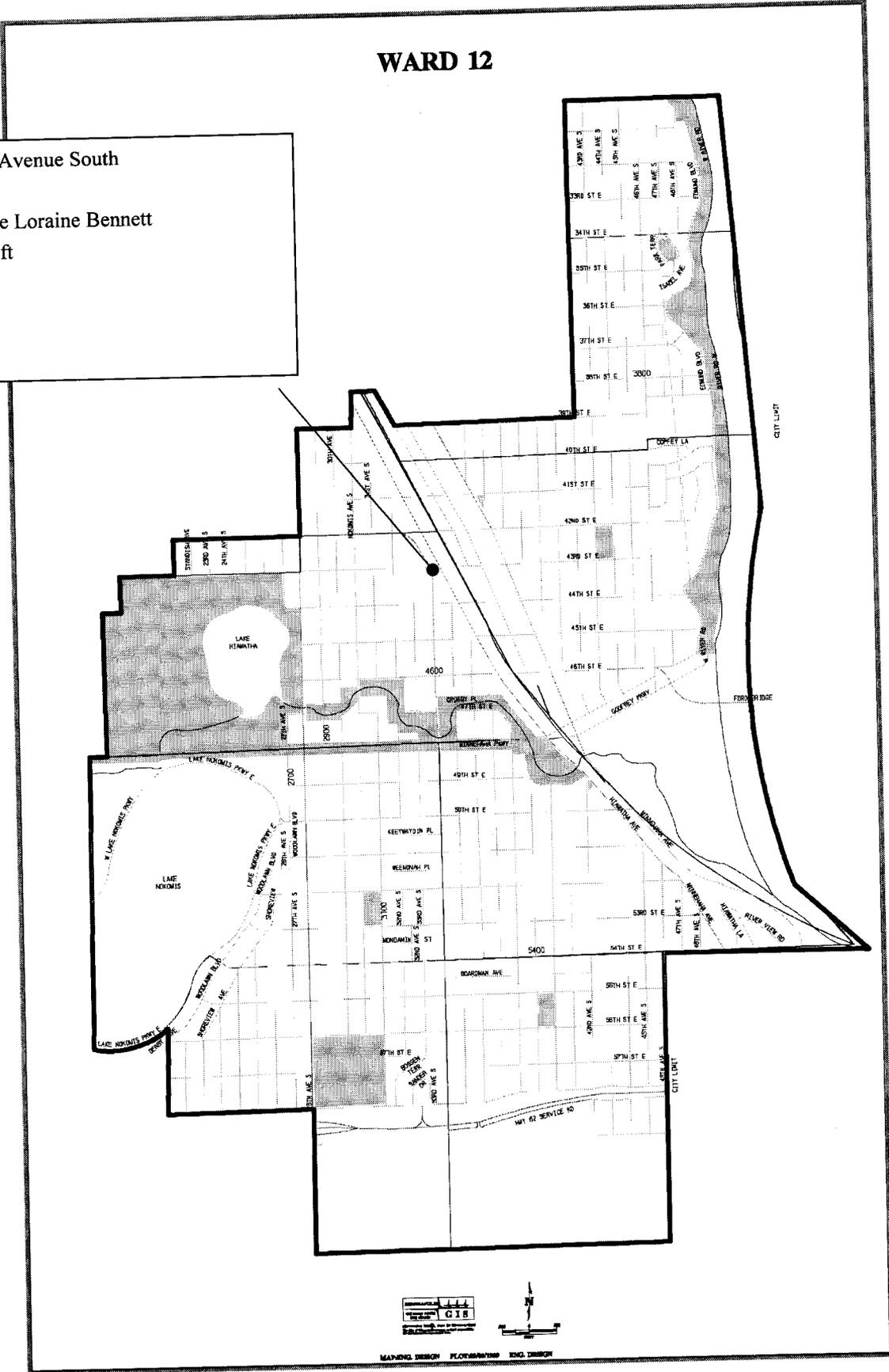
**GIS Business Services**  
 331 2nd Ave. S., Ste. 220  
 Minneapolis, MN 55401  
 612-673-2431

**Minneapolis**  
 City of Lakes

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# WARD 12

Address: 4322-34th Avenue South  
 Parcel: HIA 13-3K  
 Purchaser: Constance Loraine Bennett  
 Sq. Footage: 700 sq ft  
 Zoning: R1A



<b>GIB</b> Geomatics International 1000 10th St S Minneapolis, MN 55415 Phone: 612-338-1111 Fax: 612-338-1112 Email: gib@gib.com

  
 MAPING DESIGN    PLOWMAN/2000    ENCL DESIGN