



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

**Date:** April 19, 2005

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

**Prepared by:** Jackie Nawalany, Phone 612-673-5255

**Presenter in  
Committee:** Edie Oliveto-Oates, Senior Housing Project Coordinator

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

**Subject:** Land Sale – Public Hearing  
HOW / HOME Program

**RECOMMENDATION:** Approve the sale of 4651 Bryant Avenue North to Sheldon Brett Suarez and Louise Piche' Suarez for \$175,000 subject to the following conditions; 1) land sale closing must occur on or before 60 days from date of City Council approval, and 2) payment of holding costs of \$150.00 per month from the date of City Council approval to the date of closing if land sale closing does not occur on or before 60 days from date of approval. The sale conditions may be waived or amended with the approval of the CPED Director.

**Previous Directives:** CPED acquired 4651 Bryant Avenue North on September 18, 2001.

**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: Eliminate property management costs.
- Request provided to the Budget Office when provided to the Committee Coordinator

## **Community Impact**

**Ward:** 4

**Neighborhood Notification:** Lind-Bohanon Neighborhood Association reviewed this proposal on August 15, 2001 and recommended it be approved.

**City Goals:** Foster the development and preservation of a mix of quality housing types that is available, affordable, meets current needs, and promotes future growth.

**Comprehensive Plan:** Planning Commission gave approval on February 23, 2005.

**Zoning Code:** R1A

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

**Other:**

## **Background/Supporting Information**

**PARCEL**  
HOME-51

**ADDRESS**  
4651 Bryant Avenue North

**SALE PRICE**  
\$175,000

### **PURCHASER**

Sheldon Brett Suarez and  
Louise Piche' Suarez  
4416 78<sup>th</sup> Avenue North  
Brooklyn Park, MN 55443

### **PROPOSED DEVELOPMENT:**

The completed project is a 3-bedroom, 1 1/2 bath house with 1,442 square feet of finished floor space. The house is being sold to a low/moderate income owner-occupant.

The lot size is 40' X 128' = 5,120 total square feet.

### **LAND DISPOSITION POLICY:**

This single family residence was acquired on September 18, 2001 from a private party and was renovated under the Home Ownership Works program.

**FINANCING\*:**

\$ 156,250	First Residential Mortgage Corporation
\$ 10,250	MHFA CASA Program
<u>\$ 8,500</u>	Buyer down payment
\$ 175,000	Total Sales Price

\*Subject to application and underwriting requirements.

**OFFERING PROCEDURE:**

Public Advertisement. The sales price of this property does reflect the full re-use value.

**COMMENTS:**

Prior to closing the buyers will complete the Purchase Education and Counseling Course and the Housing Maintenance Class at Northside Neighborhood Housing Services. The number of people occupying this property complies with program guidelines. This property was publicly advertised and no other offers were received. The HOW program guidelines allow a \$65,000 development subsidy funded from the federal HOME program.

REFERRED TO (NAME OF) COMMITTEE:
DATE:

**RESOLUTION  
of the  
CITY OF  
MINNEAPOLIS**

By \_\_\_\_\_

**Authorizing sale of land  
Homeownership Works Program  
Disposition Parcel No. HOME-51**

Whereas, the City of Minneapolis, hereinafter known as the City, has received an offer to purchase Disposition Parcel HOME-51, in the HOME Program, from Sheldon Brett Suarez and Louise Piche' Suarez, hereinafter known as the Purchaser, the Parcel HOME-51, being the following described land situated in the City of Minneapolis, County of Hennepin, State of Minnesota to wit:

LEGAL DESCRIPTION

Lot 3, Block 4, Camden Park Addition.

Whereas, the Purchaser has offered to pay the sum of \$175,000, for Parcel HOME-51 to the City for land and improvements. This offer is in accordance with the City's Homeownership Works Program; 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 accepted methods in aiding the City in determining market value for the Parcel; and

Whereas, pursuant to due notice thereof published in *Finance and Commerce* on April 8, 2005, a public hearing on the proposed sale was duly held on April 19, 2005 at the regularly scheduled Community Development Committee meeting of the City Council, 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;

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

That the re-use value for uses in accordance with the City's Homeownership Works Program, as amended, is hereby estimated to be the sum of \$175,000 for Parcel HOME-51.

Be It Further Resolved that the acceptance of the offer and proposal is hereby determined to be in accordance with the City's approved CPED disposition policy and it is further determined that the Purchaser possesses the qualifications and financial resources necessary to acquire and develop the parcel in accordance with the Homeownership Works Program.

Be It Further Resolved that the proposal 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 for 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 \_\_\_\_\_  
DATE

APPROVED  NOT APPROVED  VETO

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

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

Address: 4651 Bryant Avenue North  
 Parcel: HOME-51  
 Purchaser: Sheldon Brett Suarez & Louise Piche' Suarez  
 Sq. Footage: 5,120  
 Zoning: R1A

# WARD 4

