

Request for City Council Action

Date: February 4, 2002

To: Council Member Lisa Goodman, Community Development Committee
Commissioner Lisa Goodman, MCDA Operating Committee

Prepared by: Edie Oliveto-Oates, Project Coordinator, 612-673-5229

Approved by: Chuck Lutz, MCDA Interim Executive Director _____

**Subject: Lot Division & Land Sale – Public Hearing
Model Cities Urban Renewal Project**

Parcel

TF-611

TF-544

Address

620 24th Street East

622 24th Street East

Purchaser:

The Greater Metropolitan Housing
Corporation of the Twin Cities
15 South 5th Street Suite 710
Minneapolis, Minnesota 55402

Sales Price:

\$15,000.00 (\$7,500 ea.)

OR

Robert Bailey and Brenda Bailey \$15,010.00
2315 Portland Avenue South
Minneapolis, Minnesota 55404

Previous Directives: The property located at 620 24th Street East was acquired by the MCDA on December 18, 2000 and 622 24th Street East was acquired on June 17, 1999.

Neighborhood Group Notification: The West Phillips PAC met in November 2001. They chose to limit their review to the Baileys' proposal which they reviewed and recommend be approved.

Consistency with *Building a City That Works*: The sale of these properties is consistent with *Building a City that Works*, Goal 2: Ensure that an array of housing choices exists to meet the needs of our current residents and attract new residents to the city and Goal 3: Support strong and diverse neighborhoods where people choose to live.

Comprehensive Plan Compliance: This new construction is consistent with the Comprehensive Plan as shown on the Land Use Map and in conformance with the Model Cities Urban Renewal plan relating to this community.

Zoning Code Compliance: Zoned R4 which allows for construction of a single family home.

Impact on MCDA Budget: Sale of these two vacant lots will reduce the Agency's cost of property management.

Living Wage / Business Subsidy: Not applicable.

Job Linkage: Not applicable.

Affirmative Action Compliance: Not applicable.

City Council Recommendation: The Interim Executive Director recommends that the City Council adopt the attached Resolution for the proposed lot division that approves the lot division and waives the requirement for a subdivision plat.

MCDA Board Recommendation: The Interim Executive Director recommends the sale of these parcels to The Greater Metropolitan Housing Corporation of the Twin Cities. This land sale is contingent upon the proposed lot division of 622 24th Street East.

Proposed Development:

The Greater Metropolitan Housing Corporation of the Twin Cities is proposing to build a 1,650 square foot 3-bedroom, 2 1/2 bath single family home with a double garage on each parcel. These homes will be sold to owner occupants.

The Bailey's are proposing to build one two-story, 2300 square foot single family home on these lots which they will owner occupy.

The lot sizes combined are 83' x 121.3' = 10,067.9 total square feet. (620 24th Street East measures 35' x 121.3' = 4,260 total square feet and 622 24th Street East measures 48' x 121.3' = 5,842 total square feet).

Land Disposition Policy: The creation of two buildable lots and sale of these two lots for construction of two new single family homes to be sold for owner occupancy is consistent with the Agency's disposition policy.

Offering Procedure: Public advertisement. The sales price reflects the appraised re-use value of these parcels.

Comments:

Staff notified the neighborhood of the two proposals for development of these lots and requested that the neighborhood provide notice of when the meeting would be to allow both developers the opportunity to present information to the neighborhood. The neighborhood did not inform MCDA staff or GMHC of the meeting. Therefore, the neighborhood only reviewed Mr. Bailey's development proposal, which they supported. Residents of the neighborhood informed staff that they were not informed at the committee meeting that there was a proposal from GMHC for these lots.

The Greater Metropolitan Housing Corporation of the Twin Cities (GMHC) would develop two new single family homes that would each be sold for owner occupancy. The creation of

two new single family homes on this site is consistent with the density in the area and would provide additional tax base for the city.

Robert Bailey has been a resident of the Phillips neighborhood for many years. He would like to purchase these two lots to construct a single family home which he would owner occupy. The dimensions of the home are 44' x 28'. The house will face 24th Street East. Due to the width of the house, it requires a minimum lot width of 54 feet for an interior block lot or 57 feet for a non-reverse corner lot.

Staff has reviewed both of these proposals and believes that completion of the lot split and sale of the two lots to the GMHC is the appropriate action and consistent with creating additional owner occupied units and increasing the city's tax base. Therefore, staff is recommending division of the lot and sale to GMHC.

City Council Recommendation: The Interim Executive Director recommends that the City Council adopt the attached Resolution for the proposed lot division that approves the lot division and waives the requirement for a subdivision plat.

MCDA Board Recommendation: The Interim Executive Director recommends the sale of these parcels to The Greater Metropolitan Housing Corporation of the Twin Cities. This land sale is contingent upon the proposed lot division of 622 24th Street East.

Approving the subdivision of a lot at 622 24th Street East.

WHEREAS, the Minneapolis Community Development Agency (MCDA) has requested that a parcel of land located at 622 24th Street East and legally described as:

The East 48 feet of Lots 10 and 11, Block 3, G.N. Merriam's Addition to Minneapolis.

be subdivided as follows:

PARCEL A:

The East 43 feet of Lots 10 & 11, Block 3, G.N. Merriam's Addition to Minneapolis.

PARCEL B:

The West 5 feet of Lots 10 & 11, Block 3, G.N. Mejrriam's Addition to Minneapolis.

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

Parcel A

Parcel A will be a buildable lot that The Greater Metropolitan Housing Corporation of the Twin Cities is proposing to build a single family home on. (The legal description will be the same as described above).

Parcel B: (To be combined with 620 24th Street East) legally described as:

The West 35 feet of the East 83 feet of Lots 10 and 11, Block 3, G.N. Merriams

Addition to the city of 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 January 25, 2002, a public hearing on said subdivision and proposed sale was duly held in a joint meeting of the Community Development Committee of the City Council and the Operating Committee of the MCDA at 1:30 p.m., February 4, 2002, in Room 317, 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.