



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

Date: June 21, 2005

To: Council Member Lisa Goodman, Community Development Cmte

Prepared by: Tiffany Glasper, Sr. Project Coordinator, Phone 612-673-5221

Presenter in Committee: Tiffany Glasper, Sr. Project Coordinator

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

Subject: Land Sale – Public Hearing
Jordan – Vacant Housing Recycling Program

RECOMMENDATION: Approve the sale of 2439 Ilion Avenue North for \$18,750, 2115 Irving Avenue North for \$18,750, 2505 Irving Avenue North for \$19,400, and 2526 James Avenue North for \$19,200 to Chris Aimua & Associates, Inc. subject to the following conditions; 1) land sale closings 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 closings do 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 2439 Ilion Avenue North on July 27, 1990, acquired 2115 Irving Avenue North on November 17, 1994, acquired 2505 Irving Avenue North on June 9, 1995, acquired 2021 James Avenue North on August 14, 1992, acquired 2025 James Avenue North on December 28, 1994 and 2526 James Avenue North on July 7, 1999.

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): Sale of these parcels will eliminate future property management costs.

___ Request provided to the Budget Office when provided to the Committee Coordinator

Community Impact:

Ward: 3

Neighborhood Notification: Jordan Area Community Council's Housing Committee reviewed the proposals presented by Chris Aimua & Associates, Inc. and recommended approval of four proposals.

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: These properties were acquired as "Spot Renewal" parcels and was reviewed by the Planning Commission for consistency with the Comprehensive Plan on May 9, 2005

Zoning Code: Complies. 2439 Ilion Avenue North, 2115 Irving Avenue North, 2505 Irving Avenue North, 2021 James Avenue North, 2025 James Avenue North and 2526 James Avenue North are zoned R2B.

Living Wage/Job Linkage: N/A

Other: Elevations and house plans were submitted to CPED's Planning and Zoning staff for their review and comment.

Background/Supporting Information

<u>PARCEL</u>	<u>ADDRESS</u>	<u>SALE PRICE</u>
JOR 81 – 38	2439 Ilion Avenue North	\$18,750
JOR 84 – 25	2115 Irving Avenue North	\$18,750
JOR 69 – 11	2505 Irving Avenue North	\$19,400
JOR 89 – 8	2021 James Avenue North	\$19,200
JOR 89 – 7	2025 James Avenue North	\$19,200
JOR 69 – 3	2526 James Avenue North	\$19,200

PURCHASER

Chris Aimua
Chris Aimua & Associates, Inc.
14637 White Tail Ridge
Prior Lake, MN 55372

PROPOSED DEVELOPMENT:

2439 Ilion Avenue North is 45 feet x 121 feet for a total of 5,445 square feet.

2115 Irving Avenue North is 43 feet x 112 feet for a total of 4,816 square feet.

2505 Irving Avenue North is 47 feet x 125 feet for a total of 5,875 square feet.

2021 James Avenue North is 45 feet x 125 feet for a total of 5,625 square feet.

2025 James Avenue North is 45 feet x 125 feet for a total of 5,625 square feet.

2526 James Avenue North is 45 feet x 123 feet for a total of 5,535 square feet.

On all of the above lots Chris Aimua & Associates, Inc. is proposing construction of a two-story single family home with a detached two-car garage. The home will contain five bedrooms, three and a half bathrooms, a fully finished basement for a total of approximately 2,500 sq. ft. of finished living space. The developer has estimated the value of the homes upon completion at \$220,000 and they will be sold to owner-occupants.

LAND DISPOSITION POLICY:

These properties are buildable lots as defined by City policy and are being sold for development.

FINANCING*:

Chris Aimua & Associates, Inc. has demonstrated sufficient financing for the proposed redevelopment projects.

*Subject to application and underwriting requirements.

OFFERING PROCEDURE:

Public Advertisement. The sales price of these properties does reflect the full re-use value.

COMMENTS:

2439 Ilion Avenue North and 2505 Irving Avenue North have been available for sale to the public via our web site since 2003. 2115 Irving Avenue North, 2021 James Avenue North and 2025 James Avenue North have been available for sale to the public via our web site since 1999. 2526 James Avenue North has been available for sale to the public via our web site since 2004.

CPED staff received development proposals from Chris Aimua & Associates, Inc. for the redevelopment of all six of these parcels. There were no competing proposals.

Chris Aimua & Associates, Inc. is not an entity with whom CPED/MCDA has had much experience. This developer has completed one new construction, single family dwelling on one of our lots at 3528 1st Avenue South. This project was satisfactorily completed and sold to an owner-occupant in 2002.

The Jordan Area Community Council's Housing Committee reviewed Chris Aimua & Associates' proposals at their May 3, 2005 meeting. Mr. Chris Aimua was in attendance to present the proposals and answer questions.

Members of Jordan's Housing Committee had concerns about Mr. Aimua proposing the exact same plan at all six locations and requested that Mr. Aimua return with some alternate façade elevations. Housing Committee members also suggested alternate exterior materials such as Hardie Board to gain some variety in the exteriors and a full front porch to fit in better with the existing structures in the neighborhood. Mr. Aimua was agreeable to consider these suggestions and promised to return to the Housing Committee.

On May 12, 2005, Mr. Aimua presented alternate exterior elevation facades to the Jordan Area Community Council's Executive Director, Dorothy Titus. Ms. Titus shared these revised elevations with members of the Housing Committee. Mr. Aimua did not agree to alternate exterior materials such as Hardie Board, citing an increase in costs that he could not accommodate without increasing the sales price of the homes. Mr. Aimua also directed attention to the fact that he invests highly on the interior of the homes with amenities such as hardwood floors throughout the main floor and high quality bathrooms and fixtures all of which are being featured in these proposals.

Mr. Aimua also stated that he intends to incorporate different siding colors, roof shingles and styles and finishing on the porch columns to insure variety in the appearance of the homes. Mr. Aimua did not incorporate full front porches into the alternate facades he presented to the Housing Committee.

After much deliberation, the Jordan Area Community Council's Housing Committee is recommending the sale of four lots to Chris Aimua and Associates – 2115 Irving Avenue North, 2505 Irving Avenue North, 2439 Ilion Avenue North and 2526 James Avenue North. Housing Committee members were careful to note that they do not usually recommend sale of more than two lots to a developer they are unfamiliar with. But because Mr. Aimua is featuring high quality amenities in these homes and because of the homes' ability to comfortably house larger households, the committee was comfortable making this recommendation of four lots.

The Jordan Area Community Council's Housing Committee members do not wish to recommend the lots at 2021 and 2025 James for sale at this time. These two lots abut the West Broadway curve and there is concern that construction on these lots at this time may interfere with the overall plans for the higher density housing planned for this area and CPED staff concurs.

CPED staff conducted a formal professional review of the proposals and also sought professional opinions from Planning and Zoning staff on the proposed new construction developments. Planning staff concurred that new construction in-fill housing is appropriate at this location.

CPED staff's review of the proposals and the plans revealed some of the same concerns as those stated by the Jordan Area Community Council Housing Committee members, most specifically the lack of a full, usable front porch and generally

understated facades on the plans. CPED staff also recognizes the featured amenities in these homes and their large size – 2500 square feet of finished living space.

Staff recommends approval of four of the six proposals—2115 Irving Avenue North, 2439 Ilion Avenue North, 2505 Irving Avenue North and 2526 James Avenue North to Chris Aimua and Associates contingent upon the developer's agreement to add false shutters to the windows' exteriors and partial eyebrow dormer, decorative vent panel to attic area, gable end façade or something similar to break up the large scale effect of the exterior façade.

**Authorizing sale of land
Vacant Housing Recycling Program-Jordan
Disposition Parcel No. (See Exhibit A attached hereto)**

Whereas, the City of Minneapolis, hereinafter known as the City, has received an offer to purchase and develop the Disposition Parcels described on Exhibit A attached hereto, in the Jordan neighborhood, from Chris Aimua & Associates, Inc., hereinafter known as the Redeveloper, the Parcels further described on Exhibit A attached hereto are situated in the City of Minneapolis, County of Hennepin, State of Minnesota; and:

LEGAL DESCRIPTION

(Summary per parcel reflected on Exhibit A attached hereto)

Whereas, the Redeveloper has offered to pay the sum per parcel as reflected on Exhibit A attached hereto to the City for the land, and the Redeveloper's proposal is in accordance with the applicable Redevelopment Plan and/or Program; and

Whereas, the Redeveloper has submitted to the City a statement of financial responsibility and qualifications; and

Whereas, the City has had the re-use values reviewed by an appraisal expert, stating that the re-use value opinions are consistent with the accepted methods in aiding the City in determining re-use values for the Parcels; and

Whereas, pursuant to due notice thereof published in *Finance and Commerce* on June 10, 2005, a public hearing on the proposed sale was duly held on June 21, 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 Spot Renewal Project, as amended, is hereby estimated to be the sum per parcel as reflected on Exhibit A attached hereto.

Be It Further Resolved that the acceptance of the offers and proposals are hereby determined to be in accordance with the City's approved disposition policy and it is further determined that the Redeveloper possesses the qualifications and financial resources necessary to acquire and develop the parcels in accordance with the Redevelopment Plan and/or Program.

Be It Further Resolved that the proposals be and the same are 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 be and the same is hereby

authorized to execute and deliver the contract to the Redeveloper; 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 the Finance Officer or other appropriate official of the City is hereby authorized to execute and deliver a conveyance of the land to the Redeveloper 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 City official of the City.

EXHIBIT A

PARCELS AND LEGAL DESCRIPTION

PURCHASE PRICE

2439 Ilion Avenue North (JOR 81-38)

\$18,750

That portion of Lot 1 in Block 9 in Forest Heights, Minneapolis, Minnesota, described as follows: Beginning at a point at the distance of 35 feet Northerly from the Southeasterly corner of said lot; thence Northerly and Northwesterly along the street boundary line of said lot to 25th Avenue North; thence along last named boundary line, Westerly to the Northwest corner of said Lot; thence Southerly along the Westerly line of said lot, adjacent to the alley, to a point in last named boundary line, at a distance of 23.7 feet Northerly from the Southwesterly corner of said lot; thence from last named point, Southeasterly to the point of beginning.

2115 Irving Avenue North (JOR 84-25)

\$18,750

Lot 24, Block 15, Forest Heights.

2505 Irving Avenue North (JOR 69-11)
Lot 9 Block 2, Forest Heights.

\$19,400

2021 James Avenue North (JOR 89-8)
Lot 33, Block 19, Forest Heights.

\$19,200

2025 James Avenue North (JOR 89-7)
Lot 32, Block 19, Forest Heights.

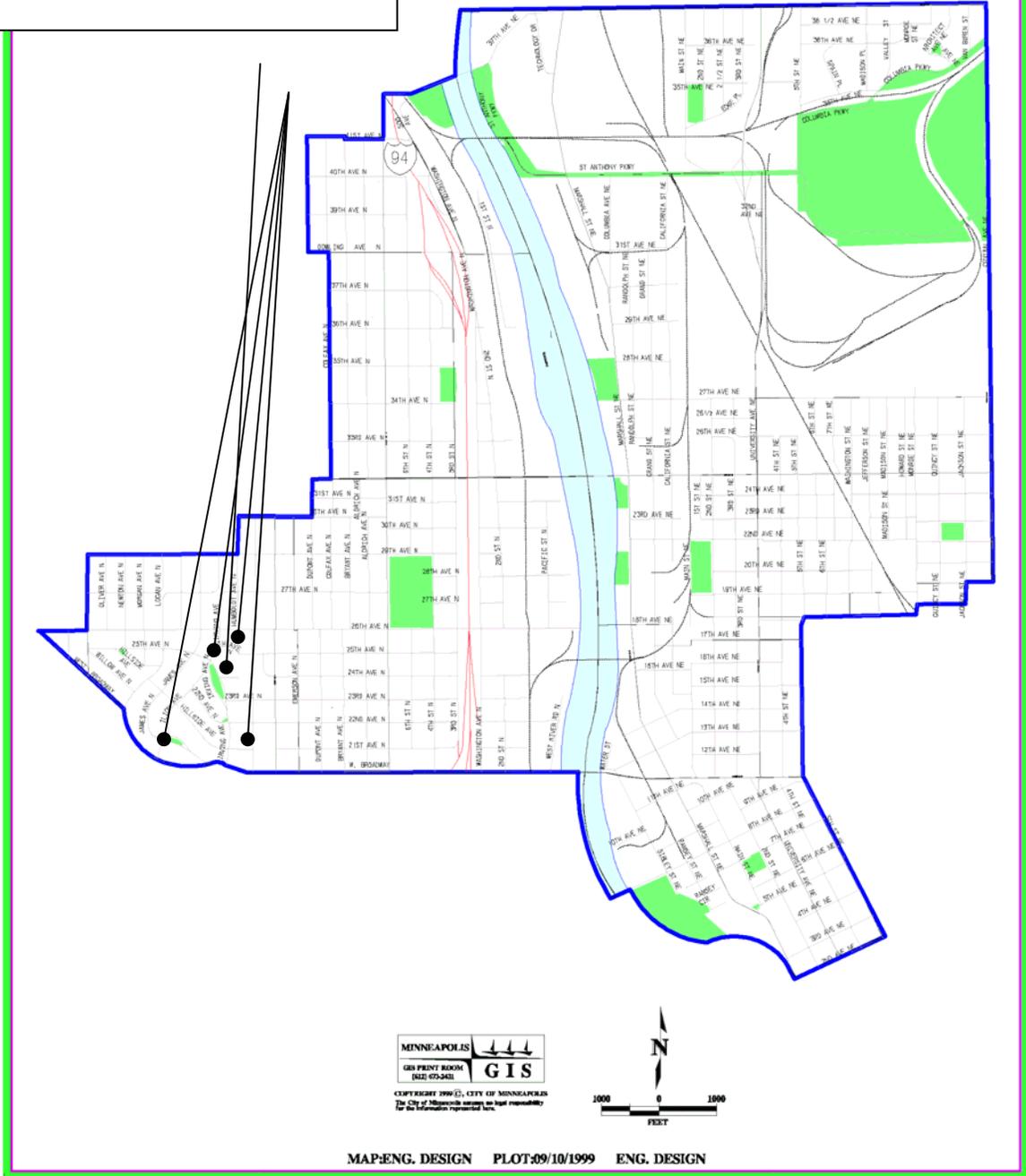
\$19,200

2526 James Avenue North (JOR 69-3)
Lot 17, Block 2, Forest Heights.

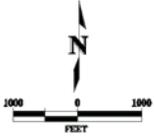
\$19,200

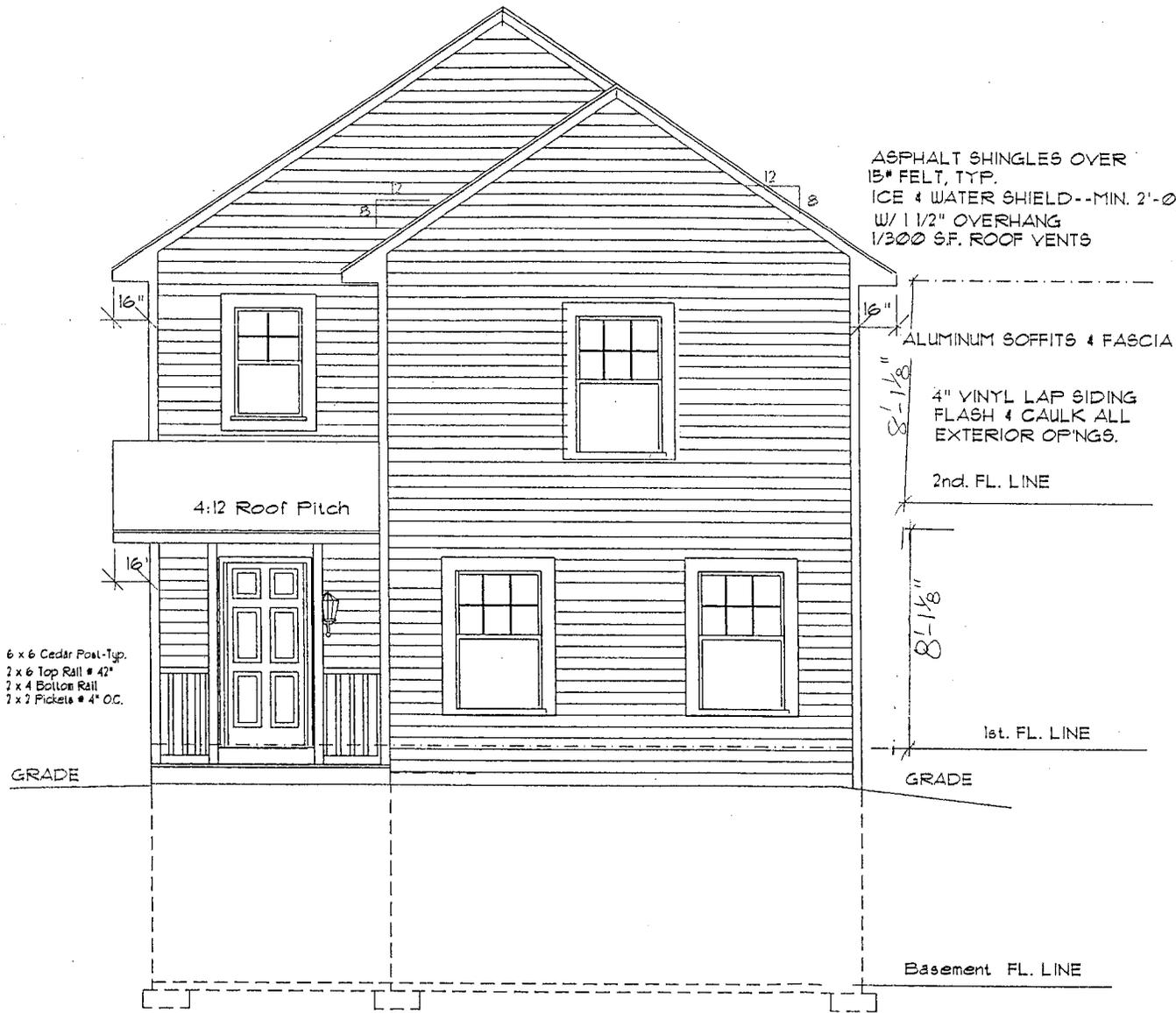
Address: 2439 Ilion Av N (JOR 81-38); 5,445 sf
 2115 Irving Av N (JOR 84-25); 4,816 sf
 2505 Irving Av N (JOR 69-11); 5,875 sf
 2021 James Av N (JOR 89-8); 5,625 sf
 2025 James Av N (JOR 89-7); 5,625 sf
 2526 James Av N (JOR 69-3); 5,535 sf
 R2B

WARD 3



COPYRIGHT 1999, CITY OF MINNEAPOLIS
 The City of Minneapolis accepts no legal responsibility
 for the information represented here.





ASPHALT SHINGLES OVER
15# FELT, TYP.
ICE & WATER SHIELD -- MIN. 2'-0"
W/ 1 1/2" OVERHANG
1/300 S.F. ROOF VENTS

ALUMINUM SOFFITS & FASCIA

4" VINYL LAP SIDING
FLASH & CAULK ALL
EXTERIOR OPNGS.

2nd. FL. LINE

1st. FL. LINE

GRADE

Basement FL. LINE

6 x 6 Cedar Post-Top.
2 x 6 Top Rail # 42"
2 x 4 Bottom Rail
2 x 7 Pickets # 4" OC.

4:12 Roof Pitch

GRADE

FRONT ELEVATION
1/4" = 1'-0"

chris aimua & associates, inc.
(ARCHITECTS/BUILDERS)

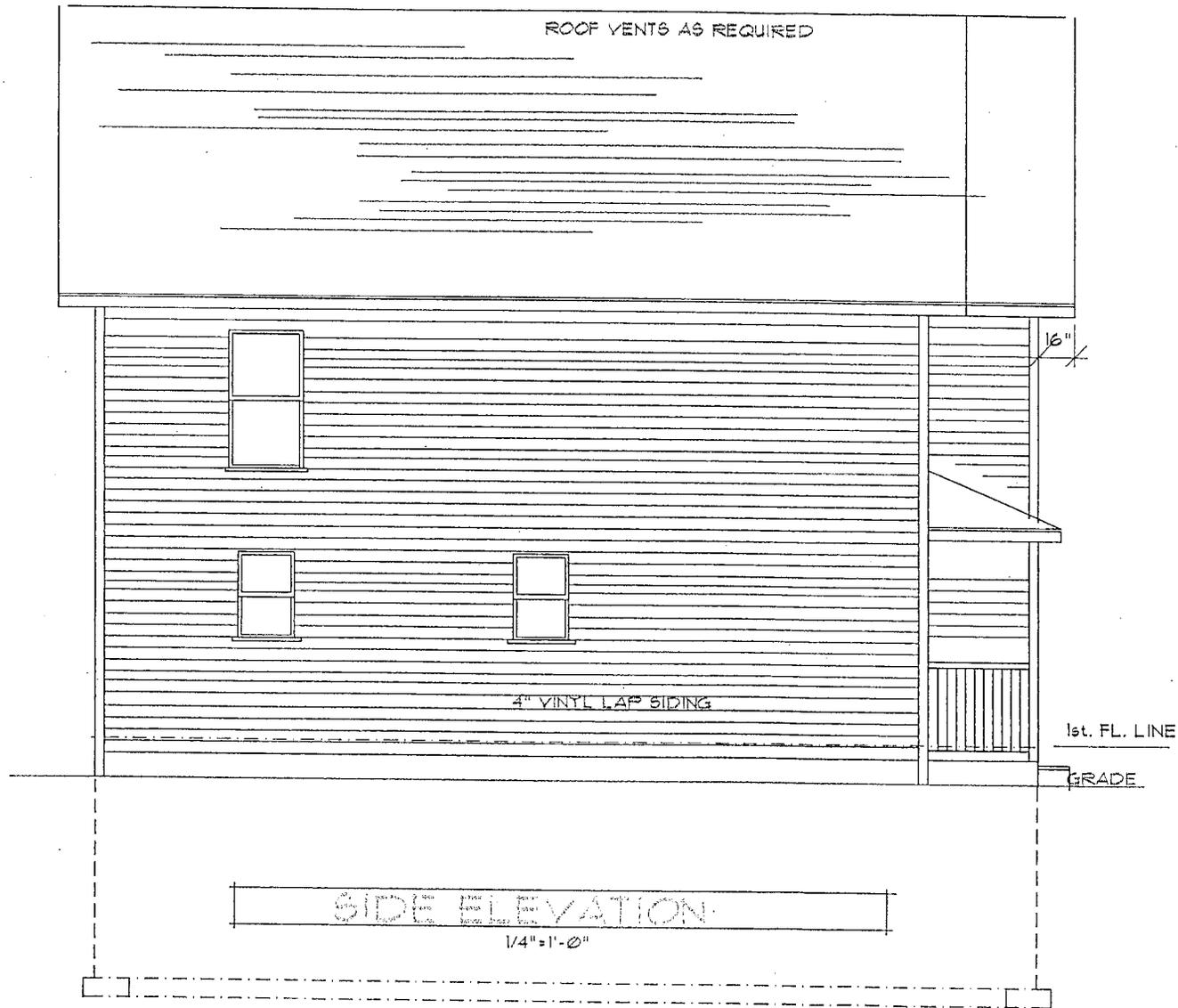
CA 14637 WHITE TAIL RIDGE
PRIOR LAKE, MN 55372
(651) 353 - 4504

CA

Lic. #20117511

THESE DRAWINGS ARE DESIGN CONCEPT ONLY. RESPONSIBILITY FOR ALL I
HEREIN IS BY ALL CONTRACTORS INVOLVED. CONFORM TO STATE AND LC

DRAWN BY: c.a.
CHECKED c.a.
DATE 3/17/05
SCALE as noted
JOB NO. mpls 2400 12th av
CADD FILE NO. mpls 12th-EL
SHEET 2



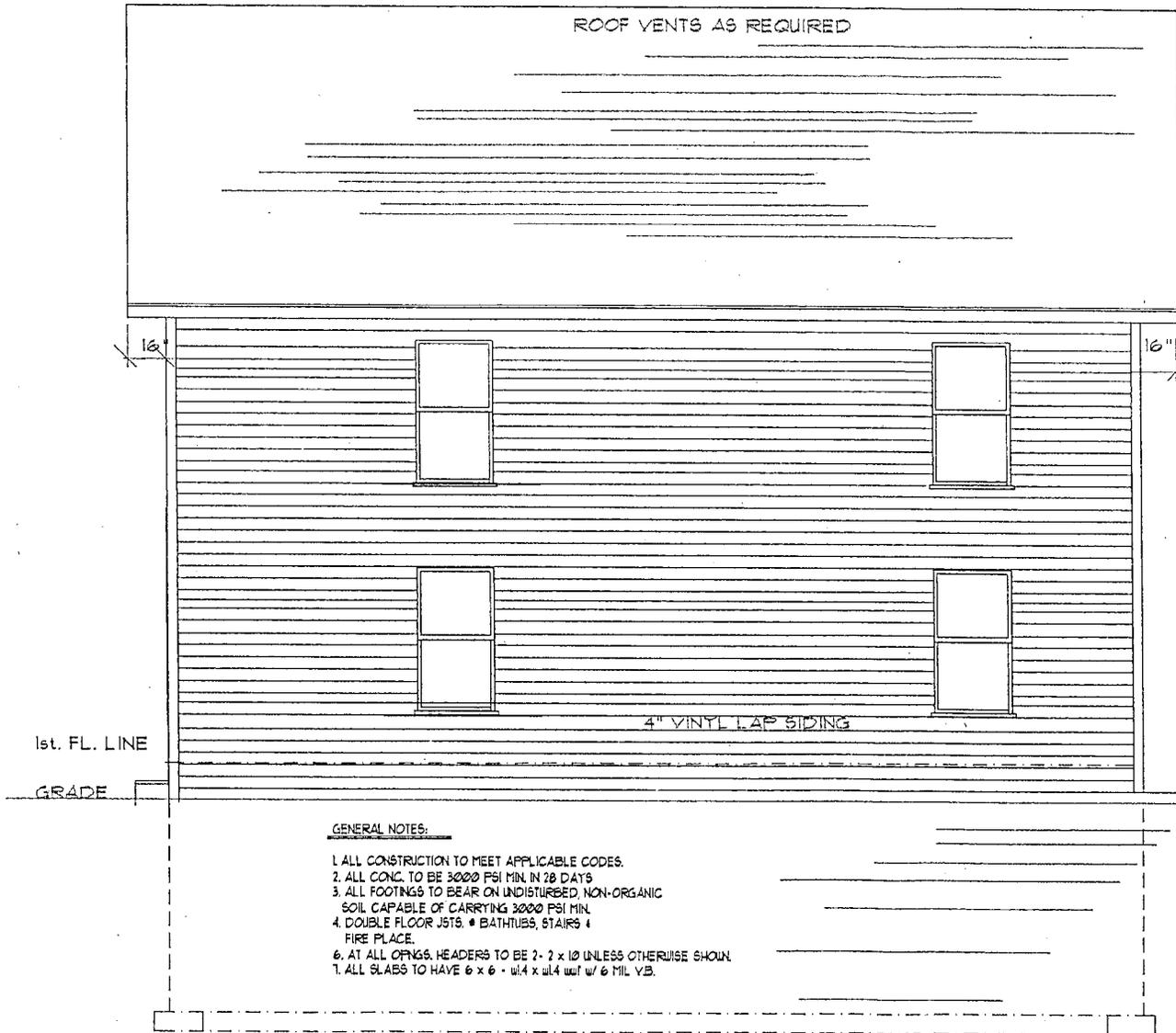
Chris Aina & Associates, Inc.
 (ARCHITECTS/BUILDERS)

14631 WHITE TAIL RIDGE
 PRIOR LAKE, MN 55372
 (651) 353 - 4504

CA

Lic. #20117511

DRAWN BY: c.a.
CHECKED c.a.
DATE 3/17/03
SCALE as noted
JOB NO. mpls 2526, James ave.
CADD FILE NO. mpls 121h-EL
SHEET 6



GENERAL NOTES:

1. ALL CONSTRUCTION TO MEET APPLICABLE CODES.
2. ALL CONC. TO BE 3000 PSI MIN. IN 28 DAYS
3. ALL FOOTINGS TO BEAR ON UNDISTURBED, NON-ORGANIC SOIL CAPABLE OF CARRYING 3000 PSI MIN.
4. DOUBLE FLOOR JSTS. • BATHUBS, STAIRS & FIRE PLACE.
5. AT ALL OPNGS. HEADERS TO BE 2- 2 x 10 UNLESS OTHERWISE SHOWN.
6. ALL SLABS TO HAVE 6 x 6 - w/4 x w/4 w/ 6 MIL Y.B.

SIDE ELEVATION

Chris Aina & Associates, Inc.
(ARCHITECTS/BUILDERS)

CA

14637 WHITE TAIL RIDGE
PRIOR LAKE, MN 55372
(651) 353 - 4504

THESE DRAWINGS ARE
HERE IN BY ALL CO.

Lic. #20117511

DRAWN BY: c.a.
CHECKED c.a.
DATE 3/17/05
SCALE as noted
JOB NO. mpls 2400 12th av
CADD FILE NO. mpls 12th-EL
SHEET 6



ASPHALT SHINGLES OVER
 15# FELT, TYP.
 ICE & WATER SHIELD -- MIN. 2'-0"
 W/ 1 1/2" OVERHANG
 1/300 S.F. ROOF VENTS

ALUMINUM SOFFITS & FASCIA

4" VINYL LAP SIDING
 FLASH & CAULK ALL
 EXTERIOR OPNGS.

2nd. FL. LINE

1st. FL. LINE

Basement FL. LINE

BACK ELEVATION

1/4" = 1'-0"

GENERAL NOTES:

1. ALL CONSTRUCTION TO MEET APPLICABLE CODES.
2. ALL CONC. TO BE 3000 PSI MIN. IN 28 DAYS
3. ALL FOOTINGS TO BEAR ON UNDISTURBED, NON-ORGANIC SOIL CAPABLE OF CARRYING 3000 PSI MIN.
4. DOUBLE FLOOR JSTS. • BATHTUBS, STAIRS & FIRE PLACE.
6. AT ALL OPNGS. HEADERS TO BE 2- 2 x 10 UNLESS OTHERWISE SHOWN.
7. ALL SLABS TO HAVE 6 x 6 • w/4 x w/4 waf w/ 6 MIL V.B.

chris dimud & associates, inc.
 (ARCHITECTS/BUILDERS)

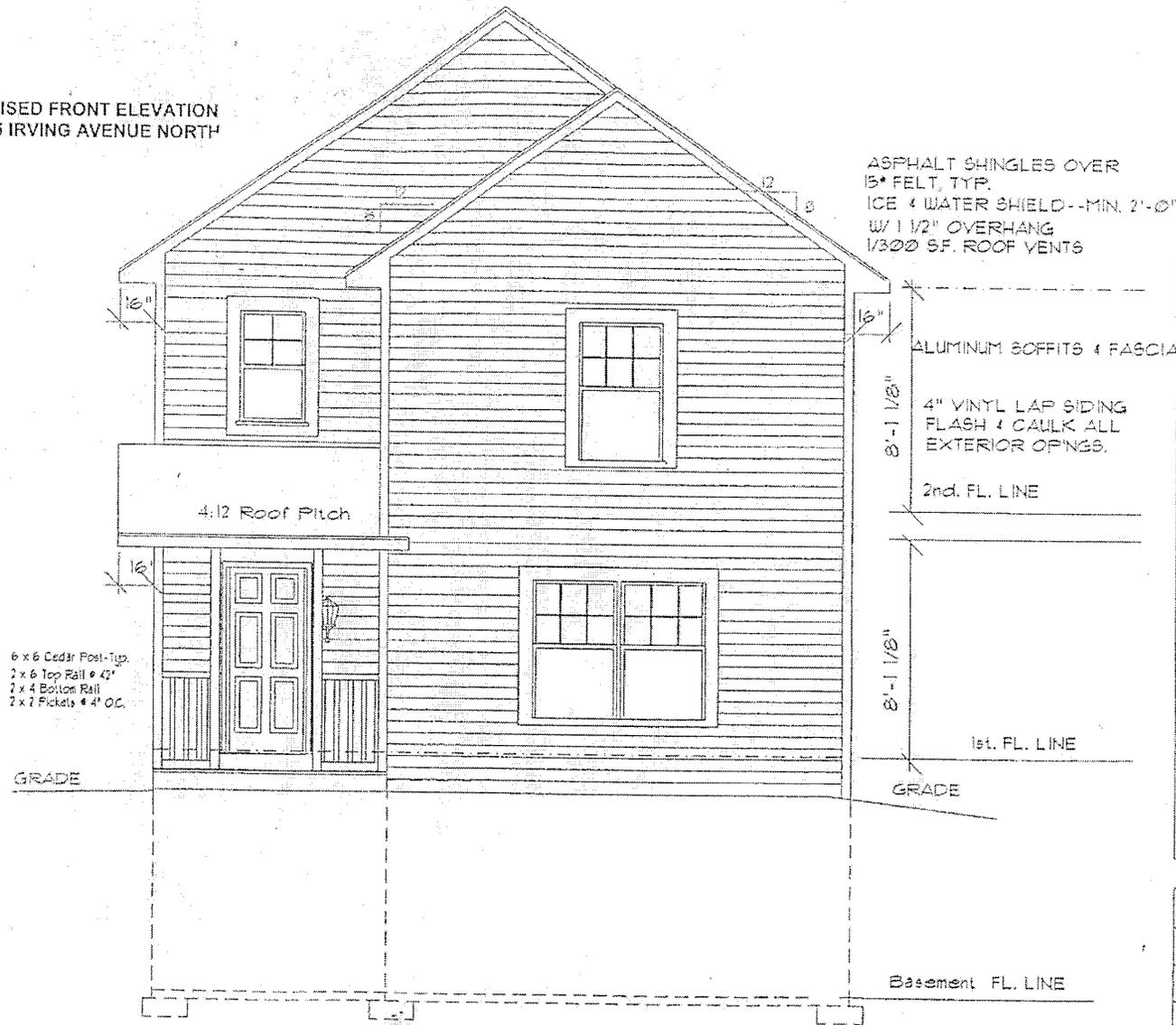
CA 14637 WHITE TAIL RIDGE
 PRIOR LAKE, MN 55372
 (651) 353 - 4504

LIC. #20117511

THESE DRAWINGS ARE DESIGN CONCEPT ONLY. RESPONSIBILITY
 HEREIN IS BY ALL CONTRACTORS INVOLVED. CONFORM TO STAT.

DRAWN BY: c.a.
CHECKED c.a.
DATE 3/17/05
SCALE as noted
JOB NO. mpls 2400 12th av
CADD FILE NO. mpls 12th-EL
SHEET 2

REVISED FRONT ELEVATION
2115 IRVING AVENUE NORTH



6 x 6 Cedar Post-Top
2 x 6 Top Rail @ 42"
2 x 4 Bottom Rail
2 x 7 Fickets @ 4" OC

ASPHALT SHINGLES OVER
1/2" FELT, TYP.
ICE & WATER SHIELD--MIN. 2'-0"
W/ 1 1/2" OVERHANG
1/300 S.F. ROOF VENTS

ALUMINUM SOFFITS & FASCIA

4" VINYL LAP SIDING
FLASH & CAULK ALL
EXTERIOR OPENGS.

2nd. FL. LINE

1st. FL. LINE

GRADE

Basement FL. LINE

FRONT ELEVATION

Chris Amund & Associates, Inc.
(ARCHITECTS/BUILDERS)

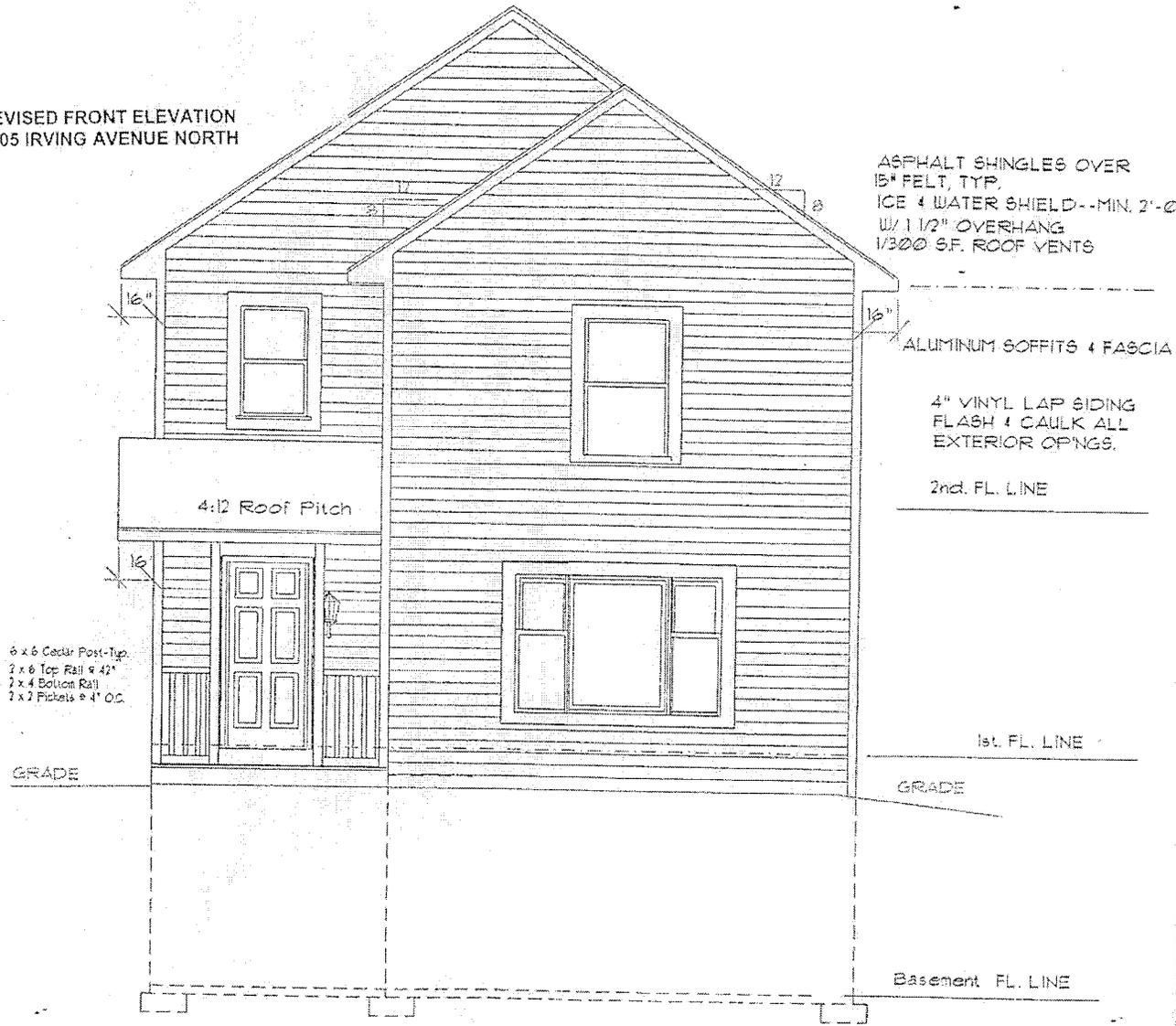
14637 WHITE TAIL RIDGE
PRIOR LAKE, MN 55372
(651) 353 - 4504

CA
Lic. #2017511

THESE DRAWINGS ARE DESIGN CONCEPT ONLY. RESPONSIBILITY FOR ALL FIELD WORK HEREIN IS BY ALL CONTRACTORS INVOLVED. CONFORM TO STATE AND LOCAL

DRAWN BY:	ca.
CHECKED	ca.
DATE	3/17/05
SCALE	as noted
JOB NO.	mpls 2400 12th sv
CADD FILE NO.	mpls 12th-EL
SHEET	2

REVISED FRONT ELEVATION
505 IRVING AVENUE NORTH



ASPHALT SHINGLES OVER
15" FELT, TYP.
ICE & WATER SHIELD--MIN. 2'-0"
W/ 1 1/2" OVERHANG
1/300 S.F. ROOF VENTS

ALUMINUM SOFFITS & FASCIA

4" VINYL LAP SIDING
FLASH & CAULK ALL
EXTERIOR OPNGS.

2nd. FL. LINE

1st. FL. LINE

GRADE

Basement FL. LINE

6 x 6 Cedar Post-Top
2 x 6 Top Rail @ 42"
2 x 4 Bottom Rail
2 x 2 Pickets @ 4" O.C.

4:12 Roof Pitch

GRADE

FRONT ELEVATION

chris dimua & associates, inc.
(ARCHITECTS/BUILDERS)

14631 WHITE TAIL RIDGE
PRIOR LAKE, MN 55312
(651) 353 - 4504

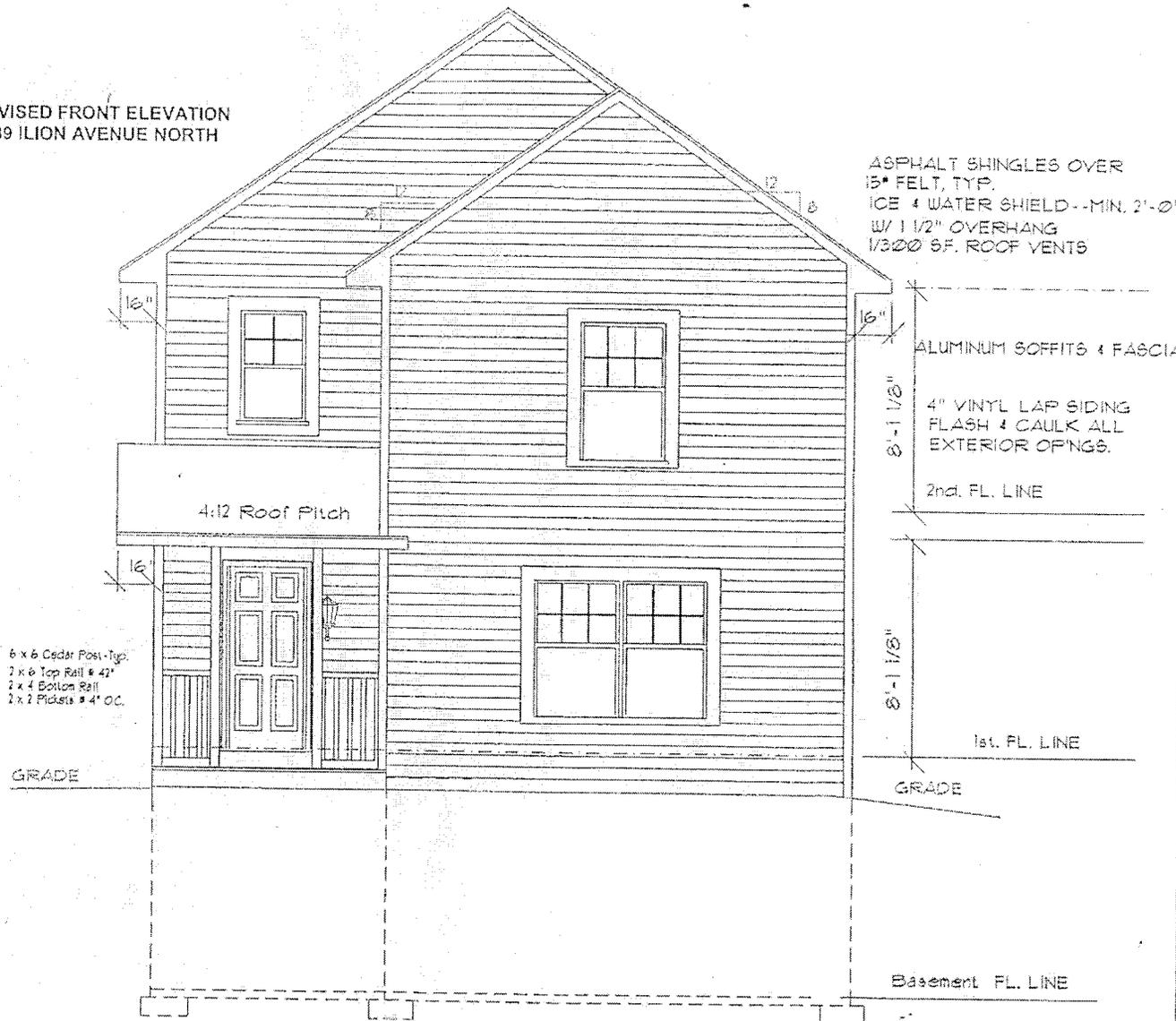
CA

Lic. #2011511

THESE DRAWINGS ARE DESIGN CONCEPT ONLY. RESPONSIBILITY FOR ALL WORK
HEREIN IS BY ALL CONTRACTORS INVOLVED. CONFORM TO STATE AND LOCAL C

DRAWN BY:	ca.
CHECKED	ca.
DATE	3/17/05
SCALE	As noted
JOB NO.	mpls 2400 12th av
CADD FILE NO.	mpls 12th-EL
SHEET	

REVISED FRONT ELEVATION
2439 ILION AVENUE NORTH



6 x 6 Cedar Post-Top
1 x 6 Top Rail @ 4"
1 x 4 Bottom Rail
1 x 2 Pickets @ 4" OC

ASPHALT SHINGLES OVER
15" FELT, TYP.
ICE & WATER SHIELD--MIN. 2'-0"
W/ 1 1/2" OVERHANG
1/320 SF. ROOF VENTS

ALUMINUM SOFFITS & FASCIA

4" VINYL LAP SIDING
FLASH & CAULK ALL
EXTERIOR OPENINGS.

2nd. FL. LINE

1st. FL. LINE

GRADE

Basement FL. LINE

chris aima. & associates, inc.
(ARCHITECTS/BUILDERS)

CA 14637 WHITE TAIL RIDGE
PRIOR LAKE, MN 55312
(651) 353 - 4504

CA

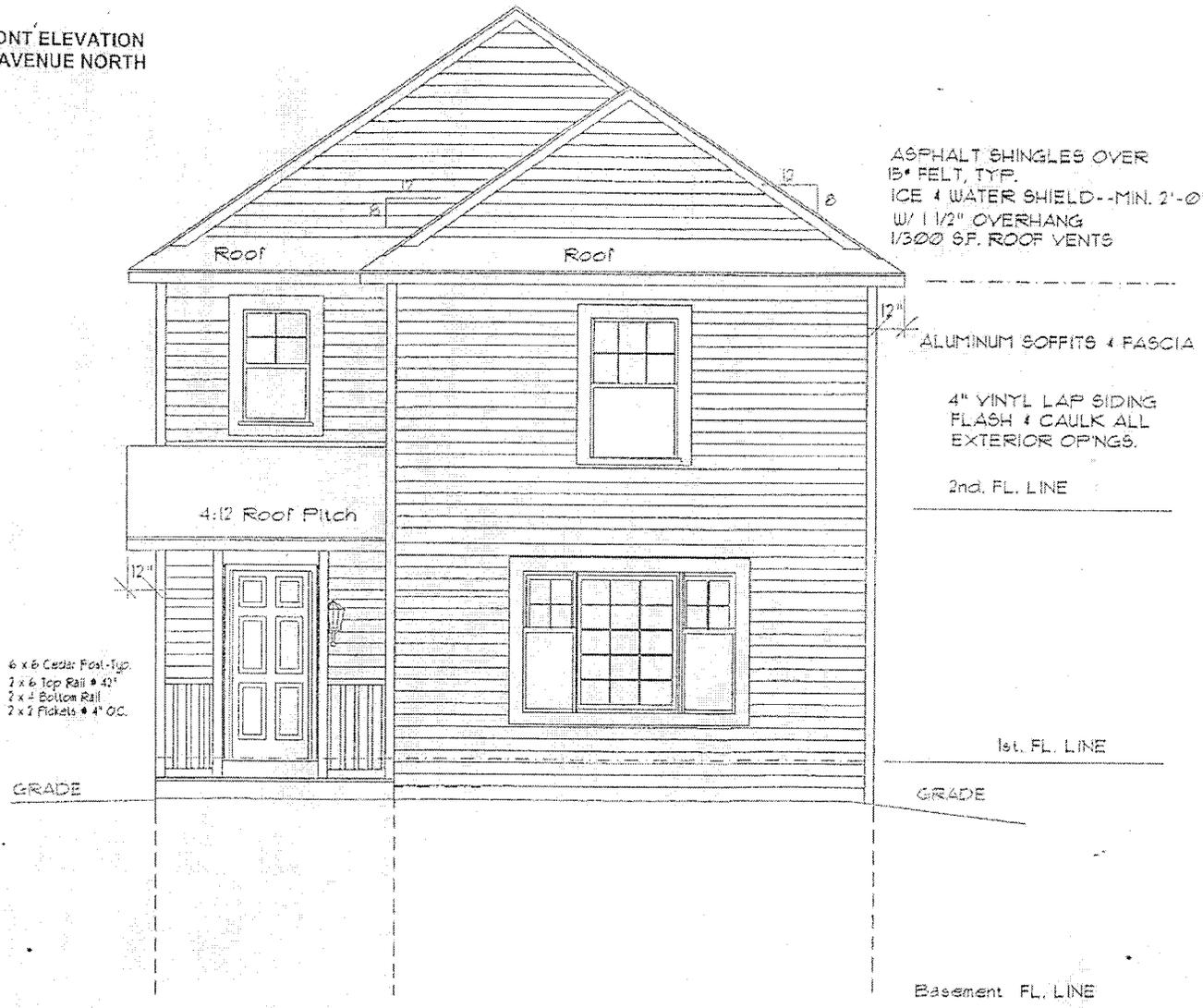
LIC. #2011511

THESE DRAWINGS ARE DESIGNED CONCEPT ONLY. RESPONSIBILITY FOR ALL P-
HERE IN'S BY ALL CONTRACTORS INVOLVED. CONTACT TO STATE AND LO.

FRONT ELEVATION

DRAWN BY:	ca.
CHECKED	ca.
DATE	3/17/05
SCALE	as noted
JOB NO.	mpls 2400 12th av
CADD FILE NO.	mpls 12th-EL
SHEET	7

REVISED FRONT ELEVATION
2526 JAMES AVENUE NORTH



Chris Amund & Associates, Inc.
(ARCHITECTS/BUILDERS)

CA
14631 WHITE TAIL RIDGE
PRIOR LAKE, MN 55372
(651) 353 - 4504

THESE DRAWINGS ARE DESIGN CONCEPT ONLY. RESPONSIBILITY FOR ALL INFORMATION HEREIN IS BY ALL CONTRACTORS INVOLVED. CONFORM TO STATE AND LOCAL CODES.

Lic. #2017B11

DRAWN BY:	C.A.
CHECKED:	C.A.
DATE:	11/11/11





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

 **Minneapolis**
City of Lakes

The City of Minneapolis assumes no responsibility for the information represented here.
Copyright © City of Minneapolis 2002



City of Minneapolis - GIS2004.

0 34ft

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

Minneapolis
City of Lakes

The City of Minneapolis assumes no responsibility for the information presented here.
Copyright © City of Minneapolis 2002



GIS Business Services
331 2nd Ave. S. Ste. 220
Minneapolis, MN 55401
812-673-2431

The City of Minneapolis assumes no responsibility for the information represented here.
Copyright © City of Minneapolis 2002

Minneapolis
City of Lakes




GIS Business Services
331 2nd Ave. S., Ste. 220
Minneapolis, MN 55401
812-673-2431

Minneapolis
City of Love

The City of Minneapolis assumes no responsibility for the information reproduced here.
Copyright © City of Minneapolis 2002



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

The City of Minneapolis assumes no responsibility for the information represented here.
Copyright © City of Minneapolis 2002

Minneapolis
City of Lakes



May 10, 2005

Tiffany Glasper, Project Coordinator
Single Family Housing Development
Community Planning and Economic Development
105 5th Avenue South
Minneapolis, MN 55401

Re: Recommendations for lot purchases

On May 3, 2005, the Housing Committee, which has been empowered by the Board of Directors of the Jordan Area Community Council (JACC) to make decisions and recommendations on its behalf in matters of Housing, met and considered the request for six vacant lots at the May 3 meeting by Chris Aimua of Chris Aimua & Associates, Inc:

2439 Ilion Ave N	2021 James Ave N
2115 Irving Ave N	2025 James Ave N
2505 Irving Ave N	2526 James Ave N

The committee recommends against selling the lots at 2021 and 2025 James Ave N because of possible planning conflicts with the West Broadway Corridor Housing Initiative. Normally, we do not approve the sale of more than one lot to a developer who is new to us. However, Mr. Aimua has provided us with pictures of many of his homes, including one similar to what he proposes for our neighborhood. Therefore, we are making an exception in his case to our policy. The Committee has tentatively approved the sale of the remaining four lots contingent upon Mr. Aimua providing elevation drawings for each of the four properties showing some variety in the exteriors. We will provide you with our final recommendation once that happens.

Please feel free to contact me with any questions.

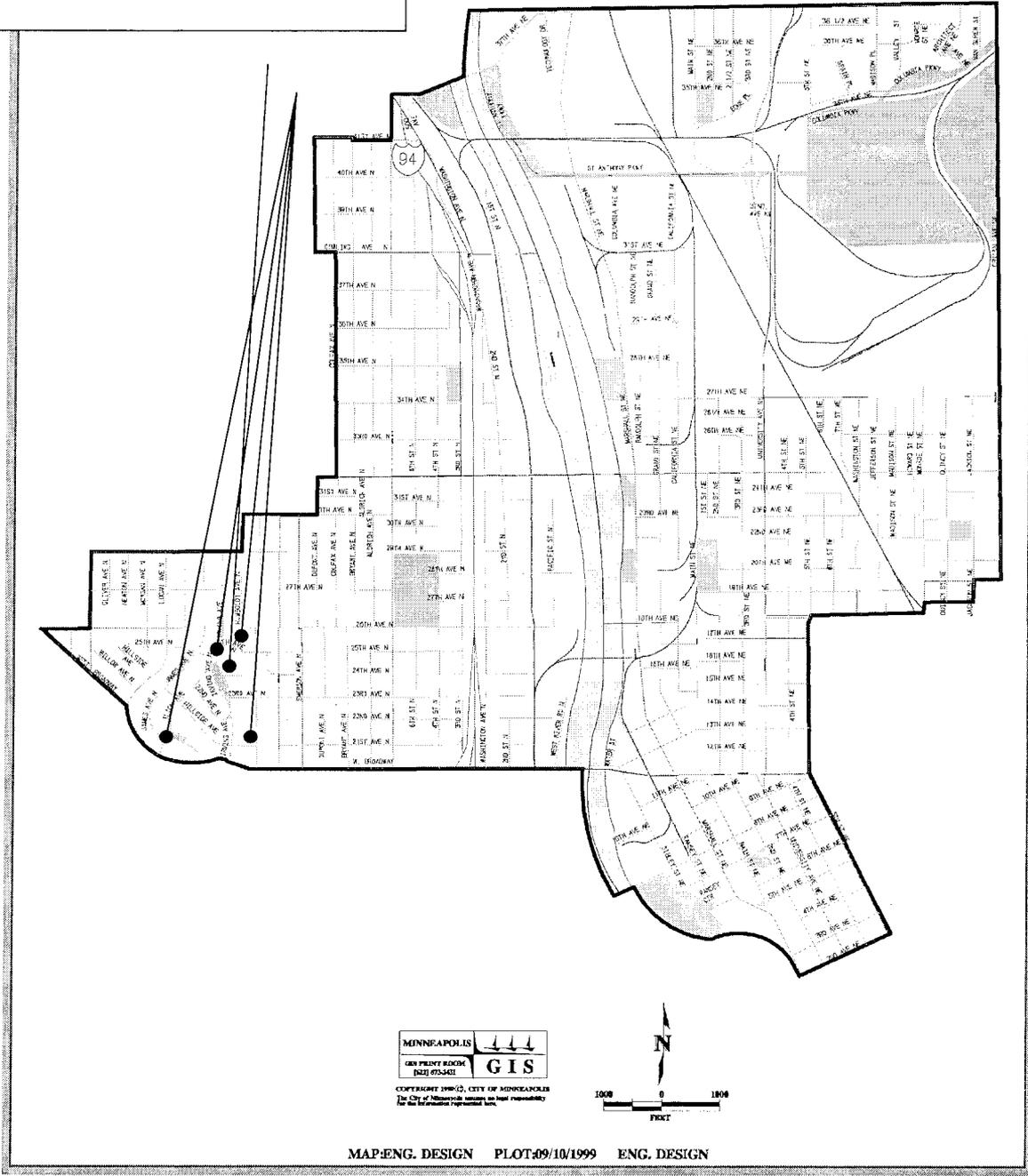
Sincerely,

A handwritten signature in cursive script that reads "Dorothy J. Titus".

Dorothy J. Titus
Executive Director

Address: 2439 Ilion Av N (JOR 81-38); 5,445 sf
 2115 Irving Av N (JOR 84-25); 4,816 sf
 2505 Irving Av N (JOR 69-11); 5,875 sf
 2021 James Av N (JOR 89-8); 5,625 sf
 2025 James Av N (JOR 89-7); 5,625 sf
 2526 James Av N (JOR 69-3); 5,535 sf
 R2B

WARD 3



MINNEAPOLIS
 GIS
 CITY OF MINNEAPOLIS
 The City of Minneapolis assumes no liability for the information represented here.

