

Minneapolis Community Development Agency

Request for City Council Action

Date: April 22, 2002

To: Council Member Lisa Goodman, Community Development Committee
Council Member Colvin Roy, Transportation and Public Works Committee

Refer to: MCDA Board of Commissioners

Prepared by Jerry Boardman, Phone 612-673-5128

Approved by Chuck Lutz, MCDA Interim Executive Director _____

Subject: Public Hearing to Authorize the Hennepin County HRA to conduct business within the City of Minneapolis for the purpose of moving two houses located at 3817 and 3821 Nicollet Avenue to two sites owned by Hennepin County.

Previous Directives: None

Ward: 8

Neighborhood Group Notification: Not Necessary

Consistency with *Building a City That Works*:

Comprehensive Plan Compliance:

Zoning Code Compliance: The house move sites will comply.

Impact on MCDA Budget: (Check those that apply)

- No financial impact
- Action requires an appropriation increase to the MCDA Budget
- Action provides increased revenue for appropriation increase
- Action requires use of contingency or reserves
- Other financial impact (Explain):

Living Wage / Business Subsidy: Not applicable

Job Linkage: Not Applicable.

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www.mcda.org

Affirmative Action Compliance: Not applicable

RECOMMENDATION:

City Council Recommendation: The Interim Executive Director recommends that the City Council approve the attached resolution authorizing the Hennepin County HRA to conduct business within the City of Minneapolis for the purpose of moving the house located at 3821 Nicollet Avenue to 3700 Stevens Ave. and 3817 Nicollet to an undetermined location owned by Hennepin County.

The Interim Executive Director recommends that this report be forwarded to Transportation and Public Work Committee for authorization to cancel all special assessments pending or levied against the property at 3700 Stevens Avenue S.

The Interim Executive Director further recommends that this report be forward to the MCDA Board of Commissioners.

MCDA Recommendation:

The Interim Executive Directory recommends that the Board of Commissioners approve the attached resolution authorizing the Hennepin County HRA to conduct business within the City of Minneapolis for the purpose of moving two houses located at 3817 and 3821 Nicollet Avenue to two sites owned by Hennepin County.

Background/Supporting Information

The Nicollet Hardware store located at 3805 Nicollet Avenue is a staple of the community and is extremely busy. The patrons of the store are required to park on the street, which overcrowds the streets and prevents patrons of the other commercial uses in the area from finding parking. In an attempt to alleviate this problem, Nicollet Hardware is planning to demolish the two single-family homes that they control to the south of their building to create off street parking.

In an attempt to prevent the demolition of the structures at 3817 and 3821 Nicollet Avenue, the Kingfield Neighborhood began working with the Lyndale Neighborhood Development Corporation (LNDC) to move the homes to other locations. After investigation of the soil condition at the two sites identified for the house moves, the sites proved to be infeasible and LNDC is no longer involved in the project. Since that time the Hennepin County HRA, working in conjunction with the Hennepin Taxpayer Services Department, has determined that there are one and possibly two lots located nearby where the houses could be moved. These properties were forfeited to the State for unpaid property taxes. The lot at 3700 Stevens Avenue has been identified to move the house at 3821 Nicollet. While this is a lot that the MCDA had requested conveyance from the County for development, its proximity to the Nicollet Avenue site makes it a good candidate for the house move. The County will remain in control of the parcel. The parcel at 3700 Stevens has a large amount of pre forfeit special assessment and \$17,500 in post forfeit special assessment. The post forfeit amount

was for activities related to the demolition of the structure. In accordance with City Resolution 96R-08, as amended in 1997 with Resolution 97R-409, the pre forfeit special assessments were cancelled at the time of forfeit and not subject to reassessment by the City. The County has requested that the City cancel all of the assessment, both pre forfeit and post forfeit to assist with keeping the project costs within line to sell the home to a low/moderate income purchaser once the move is complete.

The Hennepin County HRA is prevented by statute to perform development activities within the City of Minneapolis. Therefore the City must authorize the HRA to perform these specific development activities within the City of Minneapolis.

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Resolution approving the acquisition and sale of tax-forfeited land.

Whereas, the Hennepin County Housing and Redevelopment Authority proposes to purchase tax-forfeited land located at 3700 Stevens Avenue South in Minneapolis, Minnesota, and convey said land to Project For Pride In Living, Inc. for the development of affordable single family housing (the "Project"); and

Whereas, Minnesota Statutes, Section 383B.77, Subd 3, requires that this City Council must approve a project undertaken by the Hennepin County Housing and Redevelopment Authority before such a project may be undertaken within this City; and

Whereas, in accordance with Minnesota Statutes, Section 469.005, Subd 3, the City Council held a public hearing on April 22, 2002, for all interested persons to comment on the Project proposal and this approval; and

Whereas, the Project is subject to the approval of this City Council; and

Whereas, it is deemed in the best interest of this community to approve the Hennepin County Housing and Redevelopment Authority's implementation of the Project as an approved project;

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

That pursuant to Minnesota Statutes, Section 383B.77, Subd 3, and the public hearing requirements of Minnesota Statutes, Section 469.005, Subd 3, the City Council approves the Project and approves of the Project assistance to be provided by the Hennepin County Housing and Redevelopment Authority to facilitate the acquisition and redevelopment of the subject property, subject to the following requirements: That this City retains its jurisdiction over all issues of local concern relating to zoning, land usage, building code requirements and compliance with all applicable city codes and ordinances.

RESOLUTION

of the

MINNEAPOLIS COMMUNITY DEVELOPMENT AGENCY

By _____

**Requesting the Hennepin County Housing and
Redevelopment Authority to facilitate land acquisition by
Project For Pride In Living, Inc., under the Minnesota Housing
and Redevelopment Authorities Act.**

Whereas, representatives of the Hennepin County Housing and Redevelopment Authority (the "County HRA") have advised the Minneapolis Community Development Agency (the "Agency") that the County HRA proposes to purchase tax-forfeited land located at 3700 Stevens Avenue South in Minneapolis, Minnesota and convey said land to Project For Pride In Living, Inc. for the purpose of developing affordable single family housing (the "Project"); and

Whereas, pursuant to Minnesota Statutes, Section 383.B.77, Subd 2, the County HRA cannot exercise its powers within the boundaries of the City of Minneapolis (the "City") unless the Agency requests the County HRA to exercise a specific power or perform a function of the Agency; and

Whereas, pursuant to Minnesota Statutes, Section 469.005, Subd 3, the Agency held a public hearing on April 22, 2002, for all interested persons to comment on the Project proposal and this approval; and

Whereas, the Agency wishes to request that the County HRA exercise its powers, under Minnesota Statutes, Section 469.001 to 469.047, and other applicable laws through the implementation of the Project; and

Whereas, neither the City nor the Agency will in any way be responsible for any obligation or agreement created by the County HRA with respect to the Project;

Now, Therefore, Be It Resolved by The Board of Commissioners of The Minneapolis Community Development Agency:

That, as required by Minnesota Statutes, Section 383B.77, Subd 2, and Minnesota Statutes, Section 469.005, Subd 3, the Agency hereby requests that the County HRA exercise its powers in the City by assisting Project For Pride In Living, Inc. in the acquisition of the subject property.

Be It Further Resolved that nothing in this resolution shall make the City or the Agency in any way responsible for any obligation or agreement of the County HRA with respect to the Project.

Be It Further Resolved that the request made hereunder extends only to the powers of the County HRA with respect to the property acquisition assistance the County HRA proposes to provide to Project For Pride In Living, Inc. and the Project, and the City shall retain all other powers and jurisdiction over matters of local concern relating to the Borrower and the Project, including without limitation, issues of planning, zoning, land usage, building laws and codes, sanitation, affirmative action and equal employment matters, to the extent applicable, and compliance with all other applicable City codes and Ordinances.

Be It Further Resolved that nothing in this resolution is intended to endorse the merits of any other project to be undertaken by Project For Pride In Living, Inc. in the City.

RECORD OF COMMISSIONER VOTE													
Commissioner	Aye	Nay	NV	Abs	Ovrd	Sust	Commissioner	Aye	Nay	NV	Abs	Ovrd	Sust
Benson							Niziolek						
Biernat							Ostrow						
Colvin Roy							Schiff						
Johnson							Zerby						
Johnson Lee							Zimmermann						
Lane							Goodman, chair						
Lilligren													
Vote: NV - Not Voting			Abs - Absent			Ovrd - Vote to Override			Sust - Vote to Sustain				

ADOPTED

APPROVED
NOT APPROVED
VETOED

_____.
Chairperson

_____.
Mayor