



**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:** William Koncak, Phone 612-673-5233  
**Presenter in Committee:** William Koncak  
**Approved by:** Chuck Lutz, Deputy CPED Director  
Elizabeth Ryan, Director, Housing Policy & Development  
**Subject:** Land Sale – Public Hearing  
New Housing Program

  
\_\_\_\_\_  
  
\_\_\_\_\_

**RECOMMENDATION:** Approve the sale of 3547 Upton Avenue North to The Greater Metropolitan Housing Corporation of the Twin Cities (GMHC) for \$35,000, 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 3547 Upton Avenue North on October 22, 2003.

**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:** 4

**Neighborhood Notification:** The Cleveland Neighborhood Association reviewed this development on April 14, 2005 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:** This lot is located within GMHC's Homeownership Program which was adopted on April 6, 1976 and the sale is therefore consistent with the City's Comprehensive Plan

**Zoning Code:** R1A

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

**Other:**

**Background/Supporting Information**

<u>PARCEL</u>	<u>ADDRESS</u>	<u>SALE PRICE</u>
VH 166	3547 Upton Avenue North	\$35,000

**PURCHASER**  
The Greater Metropolitan Housing Corporation  
of the Twin Cities (GMHC)  
15 South Fifth Street, Suite 710  
Minneapolis , Minnesota

**PROPOSED DEVELOPMENT:**  
Proposed is a new construction, 3 bedroom single family dwelling with 1651 square feet of finished space. There will also be a new detached double garage.

The lot size is 60 feet X 127 feet or 7620 total square feet.

**LAND DISPOSITION POLICY:**  
This property is a buildable lot as defined by City policy and is being sold for development of a new single family dwelling.

**FINANCING\*:**  
Has private construction financing.

Has private construction financing.

\*Subject to application and underwriting requirements.

**OFFERING PROCEDURE:**

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

**COMMENTS:**

This property was purchased from an estate and had no tenants at the time of the acquisition. The structure was deemed not feasible for renovation and demolished upon acquisition by the MCDA. GMHC requested addition of this property to their Homeownership Program and submitted an offer to purchase for the lot. GMHC's representative when meeting with Cleveland Neighborhood Association on April 14, 2005 discussed and agreed to make several changes in the proposed structure. These changes included reversing the floor plans, changes in the front gable and porch skirting. With the changes they (Cleveland Neighborhood Association) support GMHC's development of the lot.

REFERRED TO (NAME OF) COMMITTEE:
DATE:

**RESOLUTION  
of the  
CITY OF  
MINNEAPOLIS**

By \_\_\_\_\_

**Authorizing sale of land  
Vacant Housing Recycling Program  
Disposition Parcel No. VH-166**

Whereas, the City of Minneapolis, hereinafter known as the City, has received an offer to purchase and develop Disposition Parcel VH-166, in the Cleveland neighborhood, from The Greater Metropolitan Housing Corporation of the Twin Cities (GMHC), hereinafter known as the Redeveloper, the Parcel VH-166, being the following described land situated in the City of Minneapolis, County of Hennepin, State of Minnesota to wit:

LEGAL DESCRIPTION

Lot 4 and the South 1/2 of Lot 3, Block 2, Berry's 1st Addition to Minneapolis.

Whereas, the Redeveloper has offered to pay the sum of \$35,000, for Parcel VH-166 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 value reviewed by an appraisal expert, stating that the re-use value opinion is consistent with the accepted methods in aiding the City in determining a re-use value for the Parcel; and

Whereas, pursuant to due notice thereof published in *Finance and Commerce* on May 6, 2005, a public hearing on the proposed sale was duly held on May 17, 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 Vacant Housing Recycling Program plan, as amended, is hereby estimated to be the sum of \$35,000 for Parcel VH-166.

Be It Further Resolved that the acceptance of the offer and proposal is 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 parcel in accordance with the Redevelopment Plan and/or Program.

Be It Further Resolved that the proposal be and the same 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 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.

Certified as an official action of the City Council:

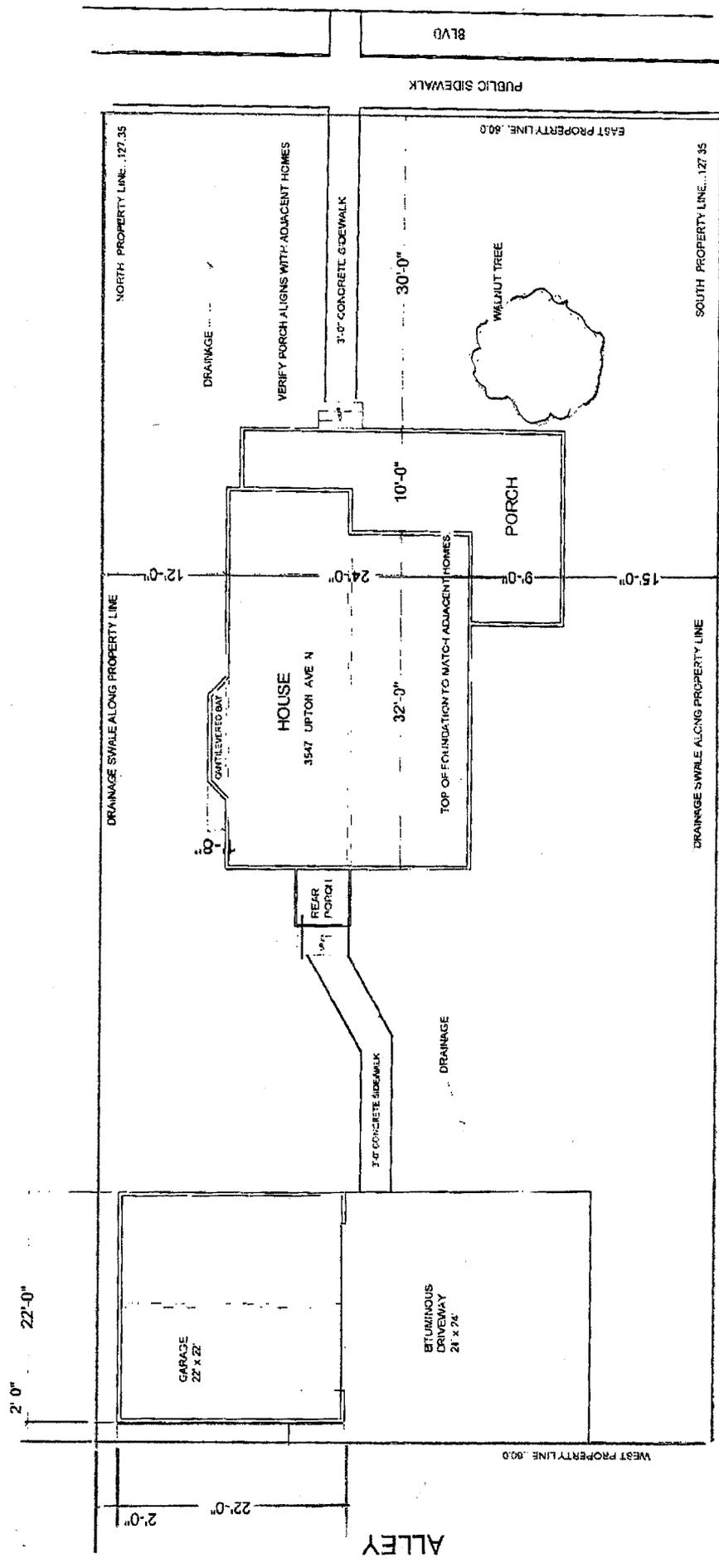
RECORD OF COUNCIL VOTE (X INDICATES VOTE)													
COUNCIL MEMBER	AYE	NAY	NOT VOTING	ABSENT	VOTE TO OVERRIDE	VOTE TO SUSTAIN	COUNCIL MEMBER	AYE	NAY	NOT VOTING	ABSENT	VOTE TO OVERRIDE	VOTE TO SUSTAIN
President Ostrow							Goodman						
							Lilligren						
Zerby							Schiff						
Samuels					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

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

APPROVED  NOT

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

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



SCALE: 1/8" = 1'-0"

SITE PLAN 3547 UPTON AVE N MPLS MN

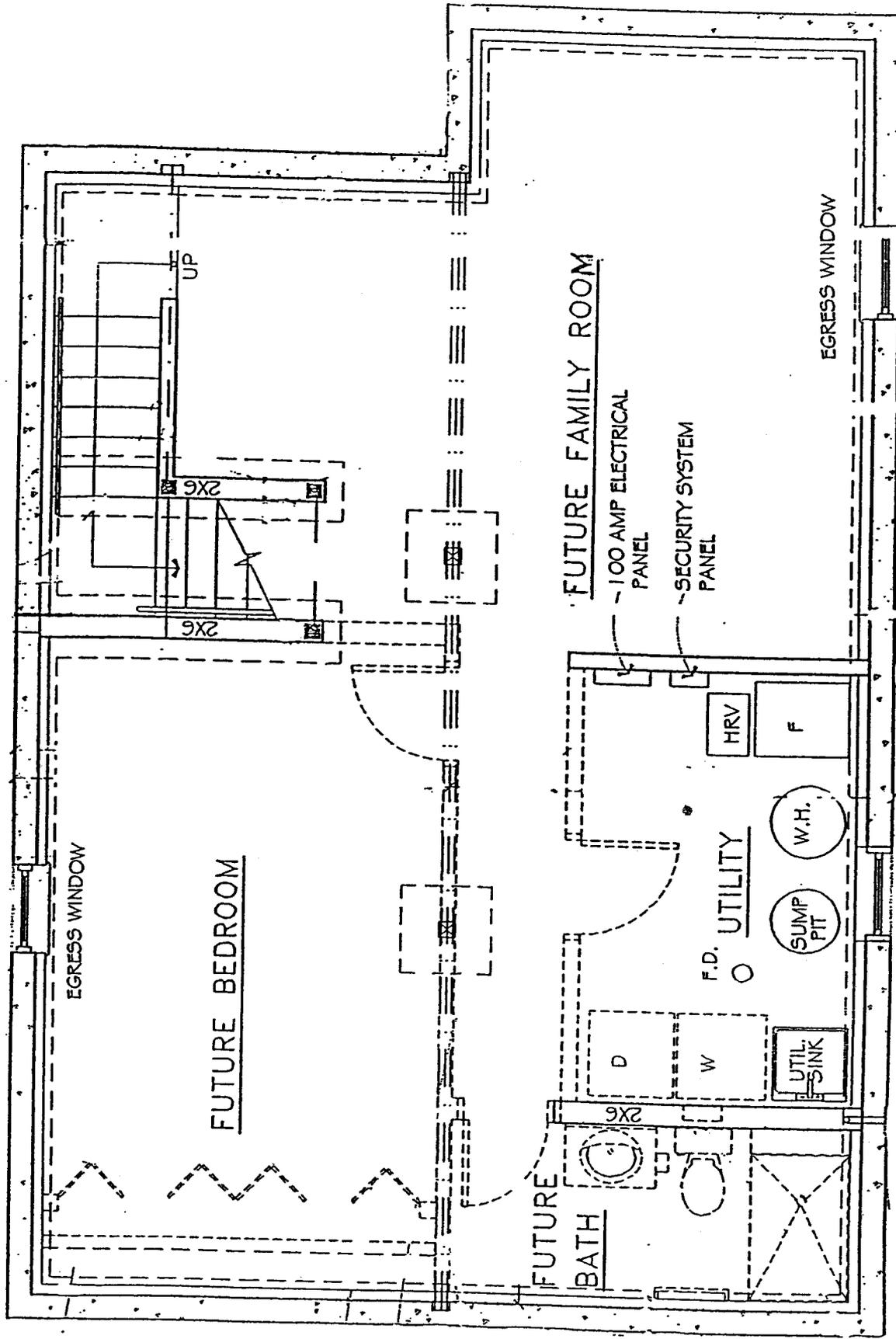
GREATER METROPOLITAN HOUSING CORP.



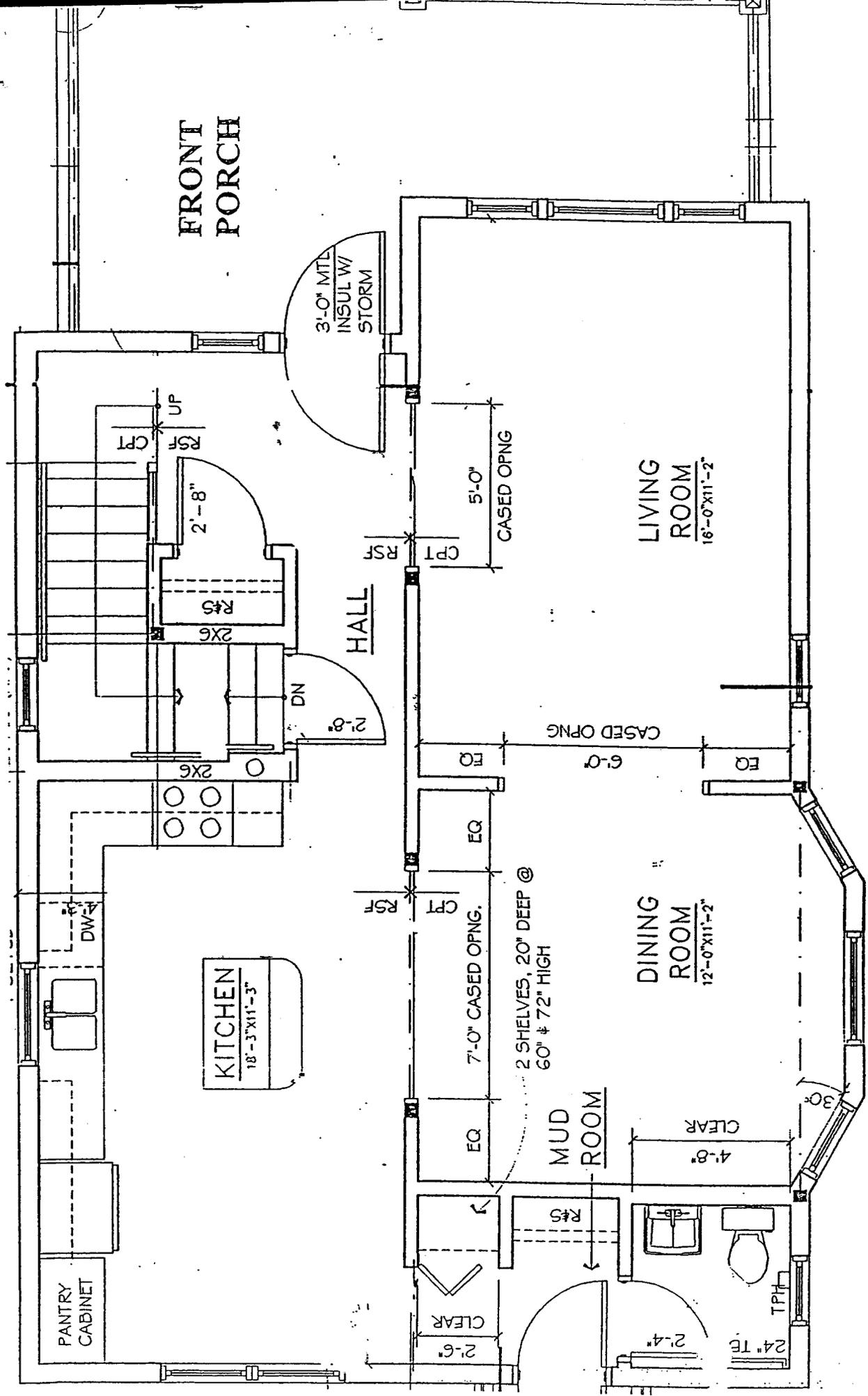
## **Two-Story with Wrap Around Porch**

- **1,651 Finished S.F. on 1<sup>st</sup> and 2<sup>nd</sup> Floors**
- **Three Bedrooms**
- **Two Full Bathrooms and One ½ Bathroom**
- **Two Car Attached or Detached Garage.**

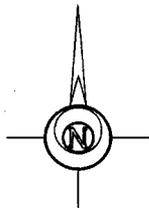




GMHC TWO-STORY MODEL BASEMENT PLAN



GMHC TWO-STORY MODEL 1<sup>ST</sup> FLOOR PLAN



Established in 1962  
**LOT SURVEYS COMPANY, INC.**  
 LAND SURVEYORS

REGISTERED UNDER THE LAWS OF STATE OF MINNESOTA  
 7601 73rd Avenue North (763)560-3093  
 Fax No. 560-3522

Minneapolis, Minnesota 55428  
**Surveyors Certificate**

INVOICE NO. 68973  
 F.B.NO. 974-53  
 SCALE: 1" = 30'

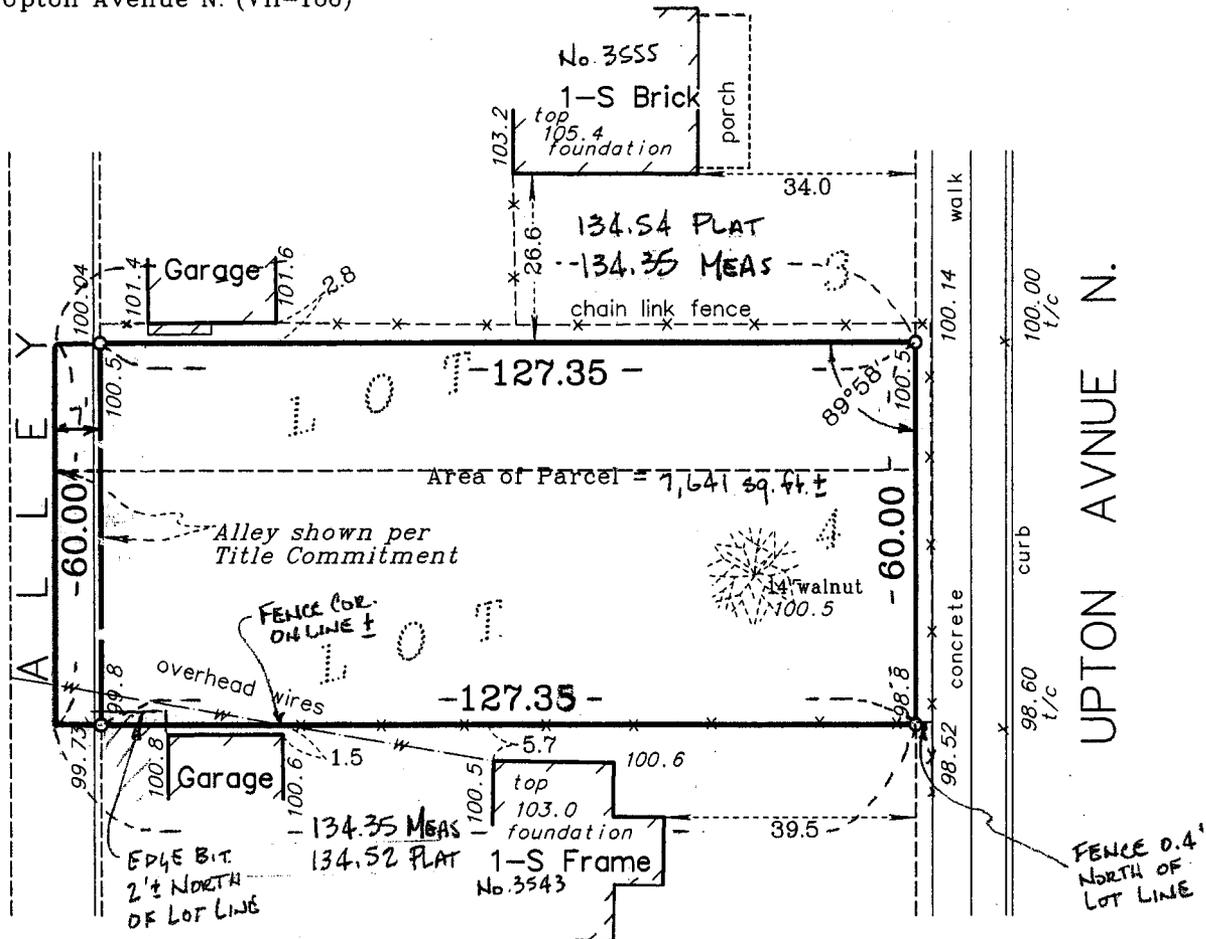
○ Denotes Iron Monument

Elevation Datum Assumed

**COMMUNITY PLANNING AND ECONOMIC DEVELOPMENT**

Notice of Release: 005  
 Contract Number: C-20191

Property Address:  
 3547 Upton Avenue N. (VH-166)



Legal description and easements, if any, per Title Commitment from Old Republic Title, File No. OR1012303, dated June 27, 2003

*Lot 4 and the South 1/2 of Lot 3, Block 2, Berry's 1st Addition to Minneapolis, according to the recorded plat thereof, and situate in Hennepin County, Minnesota.*

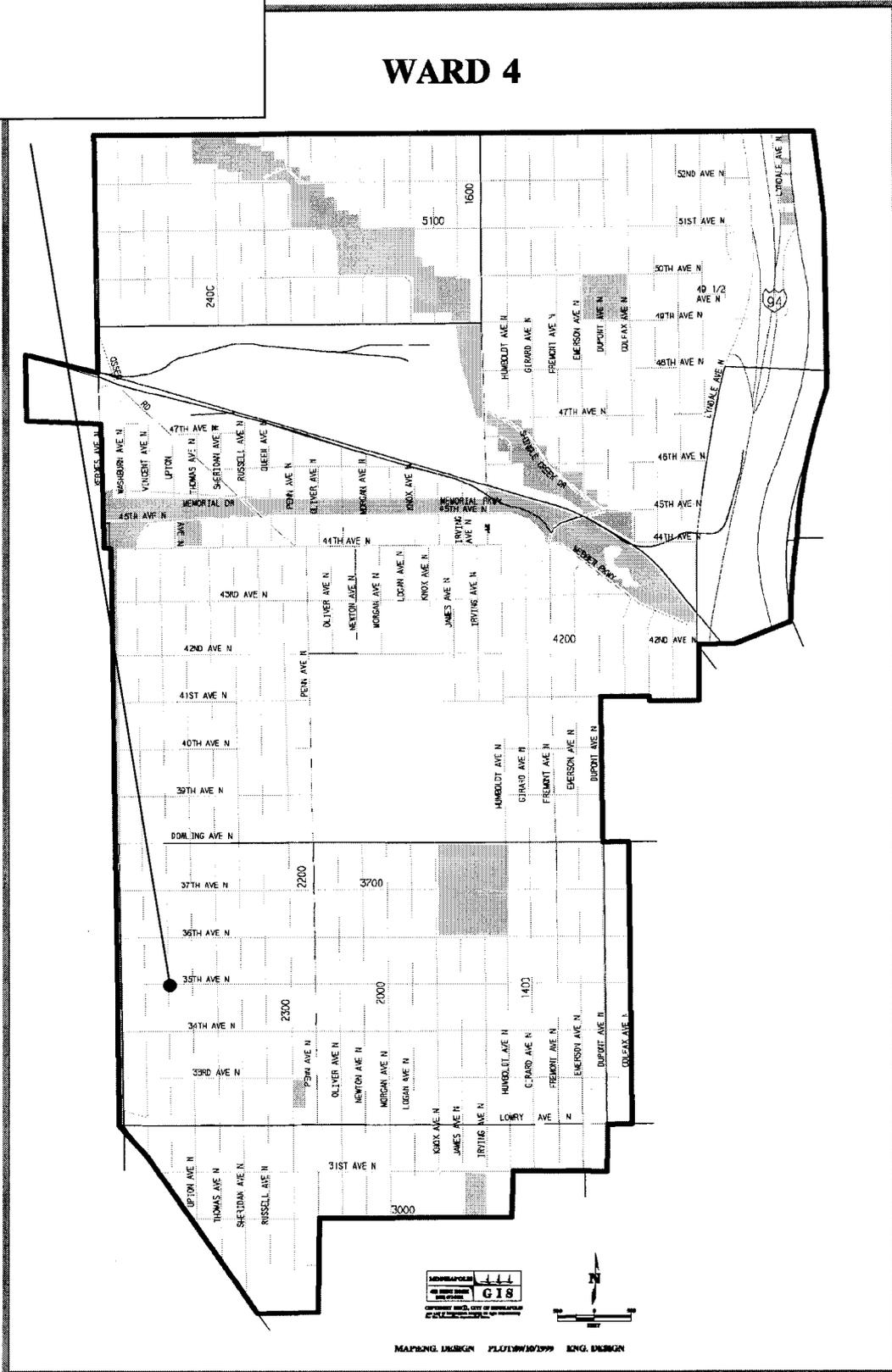
The only easements shown are from plats of record or information provided by client.  
 We hereby certify that this is a true and correct representation of a survey of the boundaries of the above described land and the location of all buildings and visible encroachments, if any, from or on said land.

Surveyed by us this 25th day of May 2004

Signed   
 Charles F. Anderson, Minn. Reg. No. 21753 or  
 Gregory R. Prasch, Minn Reg No. 24992

Address: 3547 Upton Avenue North  
 Parcel: VH-166  
 Purchaser: The Greater Metropolitan Housing Corporation of the Twin Cities (GMHC)  
 Sq. Footage: 7,620  
 Zoning: R1A

# WARD 4



MAPPING DESIGN 7/11/99/10/1999 KING DESIGN