



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: Nancy Pray, Project Coordinator, Phone 612-673-5228

Presenter in Committee: Edith Johnson, Senior Project Coordinator

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

Subject: Land Sale – Public Hearing
Hawthorne Redevelopment Project

RECOMMENDATION: Approve the sale of 2305 Bryant Avenue North, to Keith Dawson for \$114, 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 2305 Bryant Avenue North, 35' x 114' or 3,990 sq ft on February 24, 1993. On August 16, 1993, the board approved the division and land sale of parcel 60-A, 25' x 114' or 2,850 sq ft to the owner of 2307 Bryant Ave N and parcel 60-B, 10' x 114' or 1,140 sq ft to the owner of 2303 Bryant Ave N.

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: 3

Neighborhood Notification: Hawthorne Area Community Council reviewed this proposal and recommended it be approved.

City Goals: Preserve and enhance our natural and historic environment and promote a clean, sustainable Minneapolis.

Comprehensive Plan: The land sale has been reviewed by the Planning Commission for consistency with the Comprehensive Plan on March 10, 2005.

Zoning Code: R2B

Living Wage/Job Linkage: N/A

Other: None.

Background/Supporting Information

<u>PARCEL</u>	<u>ADDRESS</u>	<u>SALE PRICE</u>
HAW 60-6B	2305 Bryant Avenue North	\$114

PURCHASER
Keith Dawson
2303 Bryant Avenue North
Minneapolis, MN 55411

PROPOSED DEVELOPMENT:
The property dimensions of this vacant lot are 10' x 114' = 1,140 sq ft. The adjacent property owner's lot is 40' x 114' = 4,560 sq ft. When combined, the revised lot will be 5,700 sq ft. The buyer proposes to purchase the parcel for use as sideyard.

LAND DISPOSITION POLICY:
This property is a non-buildable lot as defined by City policy and is being sold for sideyard.

FINANCING*: Cash

OFFERING PROCEDURE:
The sales price reflects the appraised value of this parcel.

COMMENTS:

This sideyard parcel lies between an owner occupied single-family dwelling at 2307 Bryant Ave N and an owner occupied duplex at 2303 Bryant Ave N. An offer to purchase was extended to the owner of the duplex as their lot is currently substandard in size at 40' x 114' or 4,560 sq ft. This will create a new lot of 50' x 114' or 5,700 square feet.

The owner and occupant of 2303 Bryant Avenue North responded and plans to seed/sod the parcel for use as additional sideyard.

Upon receipt of the offer, staff forwarded the request to the Hawthorne Area Community Council for review. We have received recommendation from the neighborhood that lends support to the sale of 2305 Bryant Avenue North as a sideyard. Staff concurs and recommends the sale of this parcel to Keith Dawson for \$114.00.

REFERRED TO (NAME OF) COMMITTEE:
DATE:

RESOLUTION of the CITY OF MINNEAPOLIS

By _____

Authorizing sale of land Disposition Parcel No. HAW 60-6B

Whereas, the City of Minneapolis, hereinafter known as the City, has received an offer to purchase the Disposition Parcel HAW 60-6B, in the Hawthorne neighborhood, from Keith Dawson , hereinafter known as the Purchaser, the Parcel HAW 60-6B, being the following described land situated in the City of Minneapolis, County of Hennepin, State of Minnesota to wit:

Legal Description

The North 10 feet of the East 114 feet of Lot 7, Block 17, Highland Park Addition to Minneapolis.

Whereas, the Purchaser has offered to pay the sum of \$114, for Parcel HAW 60-6B, to the City for the land; and

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

Whereas, the Planning Commission received the sale on March 10, 2005 for consistency with the Comprehensive Plan, the results of which were reported to the City Council; and

Whereas, the City has determined the offer of \$114 to purchase the Parcel to be reasonable; 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 City's accepted methods in determining a re-use value for the Parcel; and

Whereas, the City's Real Estate Disposition Policy provided in Section 2.2.13 for the sale of land for sideyard; and

Whereas, pursuant to due notice thereof published in *Finance and Commerce* on April 8, 2005, a public hearing on said proposal and proposed sale and the provisions thereof, was duly held on April 19, 2005, 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; and

Now, Therefore, Be It Resolved by The City Council of The City of Minneapolis:
That the re-use value for the HAW 60-6B is hereby estimated to be the sum of \$114.

Be It Further Resolved that the acceptance of the offer and Purchaser's proposal is hereby determined to be in accordance with the City's approved disposition policy and it is further determined that the Purchaser possesses the qualifications and financial resources necessary to acquire and maintain the Parcel in accordance with the contract for the sale of land.

Be It Further Resolved that the offer 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 of 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 _____
APPROVED **VETOED**
DATE

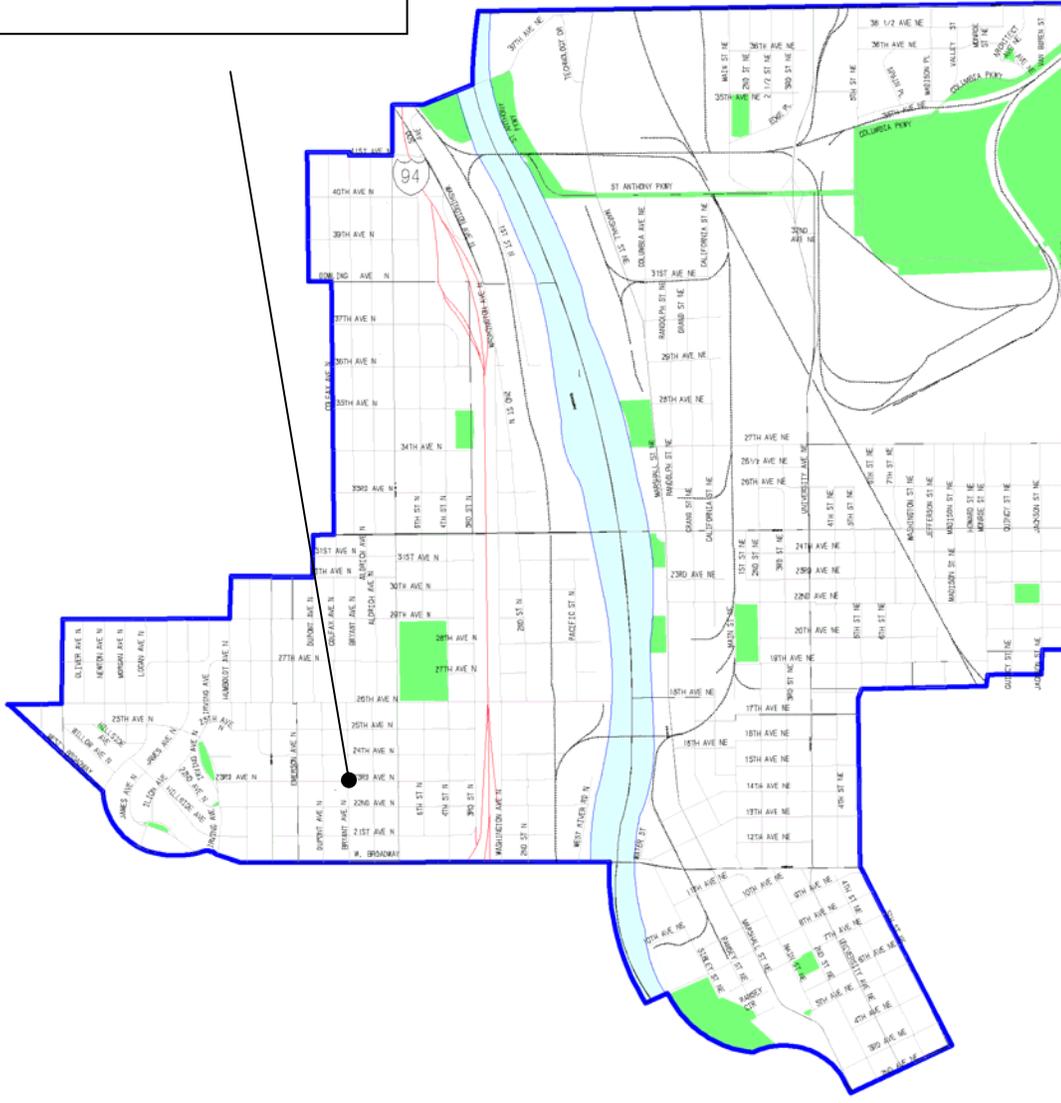
APPROVED **NOT**

ATTEST _____
CITY CLERK

MAYOR DATE

Address: 2305 Bryant Avenue North
Parcel: GAW 60-6B
Purchaser: Keith Dawson
Sq. Footage: 1,140
Zoning: R2B

WARD 3



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