



Request for City Council Committee Action From the Department of Public Works

Date: September 28, 2010

To: Honorable Sandra Colvin Roy, Chair Transportation & Public Works Committee

Subject: **Authorizing the Proper City Officials to Execute Documents for Title Matters on the Convention Center**

Recommendation:

Authorize the proper City Officials to accept deeds and to execute documents to resolve title matters related to the Convention Center Expansion Project, payable from the Convention Center Fund# 01760.

Previous Directives:

- 4/24/98: Authorization for the proper City Officials to execute a Land Acquisition Agreement with Central Lutheran Church (City Contract #13728).

Prepared by: Rebecca Law, CPED Project Manager (612) 673-5064.

Approved by:

Steven A. Kotke, P.E., City Engineer/Director of Public Works

Presenters: Rebecca Law, CPED Project Manager

Reviews

Permanent Review Committee (PRC):	Approval	NA	Date
Civil Rights Affirmative Action Plan	Approval	NA	Date
Policy Review Group (PRG):	Approval	NA	Date

Financial Impact

X Action is within the current budget and costs will be covered by the Convention Center.

Community Impact

Neighborhood Notification: **NA**
Comprehensive Plan: **NA**
Zoning Code: **NA**

Background/Supporting Information

After the original Convention Center site was built, the City expanded those facilities by constructing improvements on the land bounded by 12th to 16th Streets E and (old) 3rd to 4th Avenues S. The Expansion Project required numerous land acquisitions and some street realignments. While most issues were resolved before construction, some title matters still need closure. For example, the prior location of 3rd Ave S now sits under the Convention Center

and this unneeded right-of-way needs to be vacated. The realigned 3rd Ave S between 12th and 16th Streets now occupies what was previously known as Clinton Ave, but this realigned street was never formally named by the City Council.

The Convention Center Expansion Project also required exchanging land with the adjacent Central Lutheran Church. Title examinations on the 31 parcels involved in the exchange revealed some issues on both the City's and the Church's land. For example, there were a few gaps between the legal descriptions of adjacent parcels, where neither adjacent owner had clear title to the "gap" area. This type of problem requires a court ruling to solve it.

Although the City and Central Lutheran Church executed an agreement for the land exchange, this matter was never finalized because Hennepin County will not accept the deeds for recording until a new plat is filed. And the Hennepin County Surveyor will not approve any new plat until all of the title issues have been resolved to their satisfaction.

City staff and the Church management have agreed to address any remaining title matters by submitting joint petitions, where needed. The costs for resolving these title issues will be paid by the Convention Center Fund# 01760.

Recommendation

We are requesting authorization for the proper City Officials to sign documents needed to resolve title issues on the land bounded by 12th to 16th Streets E and (old) 3rd to 4th Avenues S. This authorization includes, but is not limited to, right-of-way vacation petitions, street dedications and name changes, plats, deeds, District Court petitions, title registrations, proceedings subsequent, examiner's directives and any other real estate documents approved by the City Attorney. The proper City Officials are also authorized to accept deeds on real estate within the same boundaries.

The affected land is legally described as Blocks 1, 2, 4 and 5, Butler's Addition; Blocks 2, 4 and 5, Butler's Second Addition; Blocks 3 and 4, Grimshaw's Addition; and Block 23, Snyder & Co.'s 1st Addition to Minneapolis, together with all adjacent street and alley right-of-way, whether or not vacated.