



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

Date: May 3, 2005

To: Council Member Lisa Goodman, Community Development Cmte

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

Presenter in Committee: Bill Koncak, Senior Project Coordinator

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

Subject: Land Sale – Public Hearing
New Housing Project

RECOMMENDATION: Approve the sale of 3917 13th Ave South to Edgar S. Lema and Celestina I. Lema for \$1,000, 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 3917 13th Avenue South, on November 15, 1991. On May 24, 1996, the City Council and MCDA Board approved the division and land sale of 20' x 126' or 2,520 square feet to Deborah Westberry, the owner of 3913 13th Avenue South and 20' x 126' or 2,520 sq ft to John A. Anderson and Patricia M. Siebert the owners of 3921 13th Avenue South. Ms. Westberry failed to purchase the city-owned property and subsequently sold her property (the adjacent property) to the current purchaser.

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: 8

Neighborhood Notification: Bancroft Neighborhood Association 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 was reviewed by the Planning Commission for consistency with the Comprehensive Plan on March 10, 2005.

Zoning Code: R1A

Living Wage/Job Linkage: N/A

Other:

Background/Supporting Information

<u>PARCEL</u>	<u>ADDRESS</u>	<u>SALE PRICE</u>
NH 621A	3917 13th Avenue South	\$1,000

PURCHASER
Edgar S. Lema and Celestina I. Lema
3913 13th Avenue South
Minneapolis MN 55407

PROPOSED DEVELOPMENT:
The property dimensions of this vacant lot are 20' x 126' or 2,520 sq ft. The adjacent property owner's lot is 40' x 126' = 5,040 sq ft. When combined, the revised lot will be 60' x 126' or 7,560 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 two owner occupied single-family dwellings at 3921 13th Avenue South and 3913 13th Avenue South. An offer to purchase was forwarded to each of the adjoining property owners. The owner of 3921 13th Avenue South responded and was not interested in purchasing the parcel.

The owner and occupant of 3913 13th Ave South responded and plans to seed/sod the parcel for use as additional sideyard.

Upon receipt of the offer, staff forwarded the request to the Bancroft Neighborhood Association for review. We have received recommendation from the neighborhood that lends support to the sale of 3917 13th Ave South as a sideyard. Staff concurs and recommends the sale of this parcel to Edgar S. Lema and Celestina I. Lema for \$1,000.00.

WARD 8

Address: 3917 13th Avenue South
Parcel: NH- 621A
Purchaser: Edgar S. Lema & Celestina I. Lema
Sq. Footage: 2,520
Zoning: R1A

