



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

**Date:** January 31, 2006  
**To:** Honorable Sandra Colvin Roy, Chair Transportation & Public Works Committee  
**Subject:** **Conduct Public Hearing and Approve Sale of Excess Land at 3802 Calhoun Parkway West**

**Recommendation:**

- A. Conduct a public hearing on the proposed sale of the excess land at 3802 Calhoun Parkway West, as required by Minneapolis Ordinance Section 14.120.
- B. Approve the sale of this parcel for \$40,000 to the adjacent owner, Biltmore Land Group, LLC, according to the terms of the Purchase Agreement. The land is legally described as part of Lots 1 and 2, Block 10, Cottage City.
- C. Authorize the proper City Officers to execute a Quit Claim Deed to convey the property to the buyer. A conservation easement shall be reserved on the parcel to prevent future buildings. Further, authorize the proper City Officers to sign any other necessary documents to facilitate the sale of this property.
- D. Direct that the sale proceeds be used to reimburse Public Works for associated expenses of selling the property, with the remaining balance deposited into the Property Disposition Fund 6200/923/9242 Land Sales.

**Prepared by:** Rebecca Law, Project Manager, CPED, 673-5064

**Approved by:**

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Klara Fabry, P.E., City Engineer, Director of Public Works

**Presenters:** Steven Kotke, Deputy Director of Public Works for Internal Services

Permanent Review Committee (PRC)      Approval \_\_\_\_\_ Not applicable   X  

Policy review Group (PRG)              Approval \_\_\_\_\_ Not applicable   X  

**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
- Business Plan:  Action is within the plan.     Action requires a change to plan.
- Other financial impact (Explain):      Revenue generated from sale of excess land
- Request provided to department's Finance Dept. contact when provided to the Committee Coordinator

**Community Impact**

Neighborhood Notification: Not Applicable

City Goals: *Preserve and enhance our environmental, economic and social realms to promote a sustainable Minneapolis*

Comprehensive Plan: Conforms

Zoning Code: Conforms

**Background/Supporting Information**

The City of Minneapolis owns a vacant parcel at 3802 Calhoun Parkway West, as shown on the attached map. The property has an irregular shape, is deeply sloped, and contains 2,685 square feet.

Public Works has received a \$40,000 purchase offer from the adjacent townhouse development, "The Biltmore on Lake Calhoun." The purchase price was negotiated using information from an independent appraisal that was validated by the CPED staff appraiser. If this sale is approved, a conservation easement will be reserved over the entire parcel to preserve the area as green space. The purchaser has agreed to this easement.

City Ordinance section 14.120 requires that a public hearing be conducted before any city-owned real estate is sold. The City Engineer has determined that this strip of land is no longer needed for the purpose of municipal operations. The proposed use of the property as green space conforms with the City's comprehensive plan and the neighborhood's preferences.

Att: aerial map