Minneapolis
City of Lakes

Community Planning & Economic Development

105 5th Avenue South - Suite 200
Minneapolis MN 55401-2534

Office 612 673-5095
Fax 612 673-5100
TTY 612 673-5154

May 23, 2014

SUBJECT: Notification of Potential City of Minneapolis Disposition of Property

Dear Bryant Neighborhood Organization,

The City of Minneapolis is considering the disposition of the following property in your neighborhood:

Address:	3800 Clinton Avenue South. The parcel identification number (PID) is 10-028-24-11-0191. This is a 4,000 square foot vacant lot located at the southwest corner of 38th Street East and Clinton Avenue South. This parcel will be assembled with seven other contiguous properties that have been acquired by Seward Community Co-op. A survey of the subject property has been attached.
Fair Market Value:	$20,000.00
Projected Total Development Cost:	$8.5 million
Project Description:	Seward Community Co-op proposes to construct a new cooperative grocery store on a 52,000 square foot assembled site fronting 38th Street between Clinton and 3rd Avenue South in Bryant Neighborhood. The two-story grocery store, known as the Seward Friendship Co-op Project, will include about 15,000 square feet on the first floor and 5,000 square feet on the second floor. A surface parking lot with approximately 70 parking stalls will be constructed along 3rd Avenue South, in addition to bicycle parking, landscaping and other site amenities. The private development cost of the real estate project is expected to be about $8.5 million, with an additional $3.5 million in store inventory and start-up costs.

call 311 Minneapolis
City Information and Services

www.ci.minneapolis.mn.us
Affirmative Action Employer

In November, 2013 the Seward Community Co-op, Inc. submitted an offer to purchase the City-owned development property located at 3800 Clinton Avenue South at its appraised fair market value as part of the site assembly required to develop a proposed cooperative grocery store. Since that time, Seward Co-op has acquired seven adjacent private properties creating a 52,000 square foot contiguous development site.

The Minneapolis City Council can approve, amend or reject the proposed land sale. It is anticipated that the land sale will be the subject of a public hearing of the City Council's Community Development & Regulatory Services Committee at approximately 1:30 p.m. on Tuesday, July 8, 2014 in Room 317 City Hall. The City Council is expected to consider the land sale on Friday, July 18, 2014.

Sale of this City property for the Seward Friendship Co-op project will require several additional public approvals that are expected to occur either prior to or on the same schedule as the land sale consideration. These include approval of the project by the City Planning Commission and all required land use approvals and property rezoning, as well as additional City Council approvals, including adoption of the Seward Friendship Co-op Redevelopment Plan.

Notification of this proposed land sale is also being provided to the Central Area Neighborhood Development Organization, the 38th & Chicago Business Association, City Planning Commission, and other interested parties.

We welcome your comments, which are due by noon on Monday, July 7, 2014.

For further information or to submit comments, please contact:

Mark Garner, Senior Project Coordinator
Minneapolis Community Planning and Economic Development Department
105 5th Avenue South, Room 200
Minneapolis, Minnesota 55401
(612) 673-5037
mark.garner@minneapolismn.gov

Thank you.

Mark Garner

CC: Central Avenue Neighborhood Development Organization
38th & Chicago Business Association
City Council Member Elizabeth Glidden, Ward 8

Established in 1962

LOT SURVEYS COMPANY, INC.

LAND SURVEYORS

REGISTERED UNDER THE LAWS OF STATE OF MINNESOTA
7601 73rd Avenue North (763) 560-3093
Minneapolis, Minnesota 55428 Fax No. 560-3522

INVOICE NO. 76630
F.B.NO. 528-24
SCALE: 1" = 20'

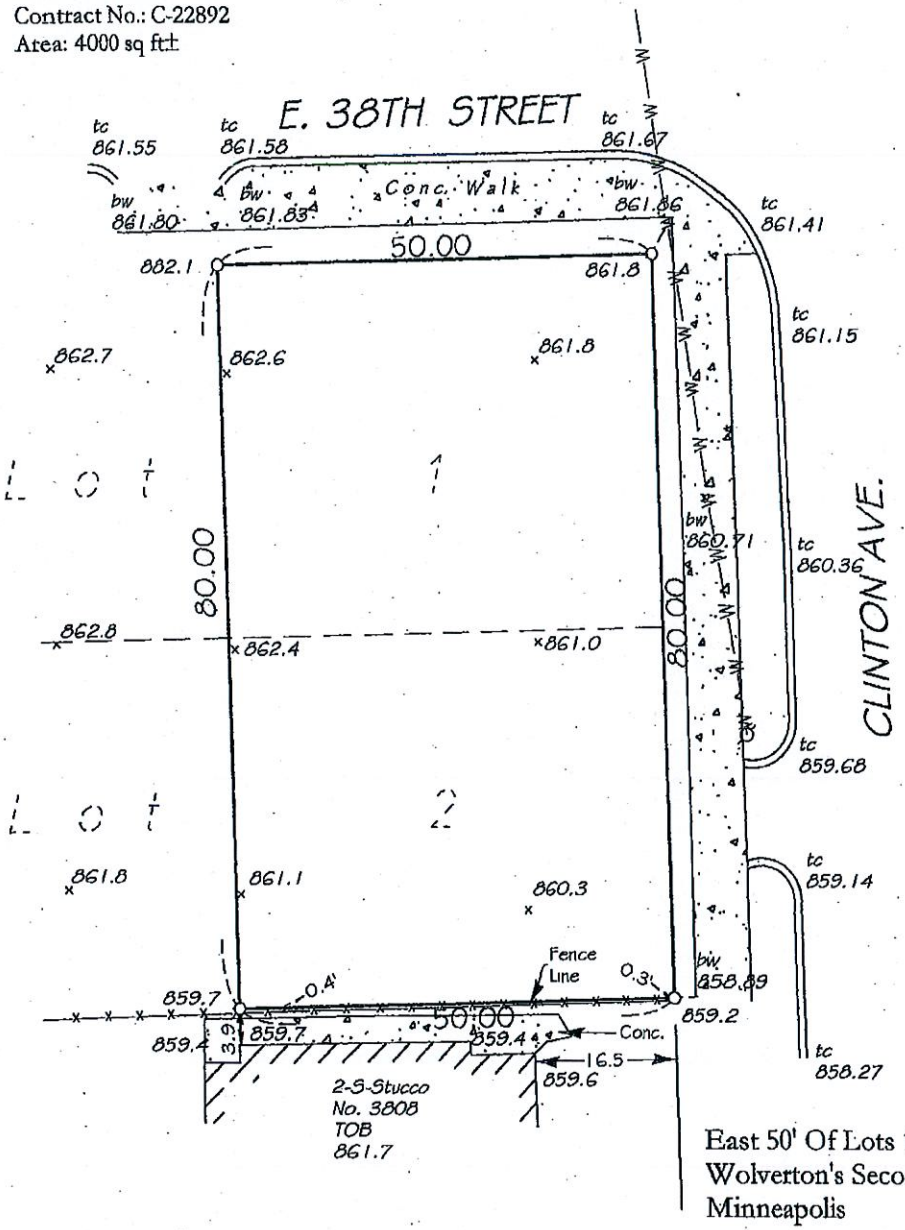
Surveyors Certificate

CPED

Property located in Section 10, Township 28, Range 24, Hennepin County, Minnesota

Address: 3800 Clinton Avenue South
Notice of Release: 012
Contract No.: C-22892
Area: 4000 sq ft±

- ● Denotes Found Iron Monument
- ○ Denotes Iron Monument
- ⊡ Denotes Wood Hub Set for excavation only
- x000.0 Denotes Existing Elevation
- (000.0) Denotes Proposed Elevation



East 50' Of Lots 1 & 2, Block 1, Wolverton's Second Addition to Minneapolis

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 1st day of August 2007.

Signed Charles F. Anderson

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