

Minneapolis Community Development Agency



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

**Date:** October 12, 2004

**To:** Council Member Lisa Goodman, Community Development Cmte

**Refer to:** MCDA Board of Commissioners

**Prepared by:** Tiffany Glasper, Project Coordinator Phone 612-673-5221

**Presenter in Committee:** Tiffany Glaser, Project Coordinator

**Approved by:** Chuck Lutz, Deputy CPED Director \_\_\_\_\_  
Elizabeth Ryan, Interim Director of Housing \_\_\_\_\_  
Policy & Development

**Subject:** Land Sale - Public Hearing  
Vacant Housing Recycling Program

**RECOMMENDATION:**

City Council Recommendation: Adopt the attached Resolution for the proposed lot division that approves the lot division and waives the requirement for a subdivision plat.

MCDA Board Recommendation: Recommends the sale of Parcel VH-82B to Karen E. Heuser contingent upon the proposed lot division being approved by the City Council.

**Previous Directives:** The MCDA acquired 1107 33<sup>rd</sup> Avenue North on January 21, 1999.

Crown Roller Mill,  
105 Fifth Ave. S., Suite 200  
Minneapolis, MN 55401-2534  
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Equal Housing and Employment Opportunities

**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):
- Request provided to the Budget Office when provided to the Committee Coordinator

**Community Impact**

**Ward:** 4

**Neighborhood Group Notification:** On June 8<sup>th</sup>, 2004, the Folwell Neighborhood Association reviewed and recommended the lot division and sale of this property for use as sideyard to the adjacent property owner.

**City Goals:**

Foster the development and preservation of a mix of quality housing types that is available, affordable, meets current needs and promotes future growth

**Comprehensive Plan:** Chapter 4, Section 4.9 states “Minneapolis will grow by increasing its supply of housing” and Section 4.11 states “Minneapolis will improve the availability of housing options for its residents.” Also this area is designated for low density housing in accordance with the Land Use Policy Map.

**Zoning Code:** R2B

**Living Wage /Job Linkage:** Not applicable.

**Other:** Not applicable.

**Background/Supporting Information:**

<u>PARCEL</u>	<u>ADDRESS</u>	<u>SALES PRICE</u>
VH-82B	1107 33 <sup>rd</sup> Ave. N.	\$281.00

**PURCHASER:** Karen E. Heuser  
3243 Dupont Ave. N.  
Minneapolis, MN 55412

**PROPOSED DEVELOPMENT:**

The property dimensions of this vacant lot are 32' x 22.5' = 720 total square feet. The adjacent property owner's lot is irregular in configuration with a total square footage of 3,983. The buyer proposes to purchase the southern 1/3 of 1107-33rd Avenue North for sideyard usage, but may fence and/or build a new garage in the future.

**LAND DISPOSITION POLICY:**

This property is a non-buildable lot as defined by CPED's Construction Management staff and zoning and planning staff. The property is being sold for use as a sideyard.

**FINANCING:** Cash

**OFFERING PROCEDURE:**

Negotiated. The sales price reflects the appraised reuse value of this parcel.

**COMMENTS:**

The MCDA acquired this property on January 21, 1999. The size of this lot is 32' x 123' = 3,936 square feet. This vacant lot is located between two owner-occupied single family dwellings. After a review of this lot by CPED's Construction Management and Zoning staff, it was determined that although this lot could be build upon with an approved variance, it would ultimately result in overcrowding.

Council Member Johnson and Council Member Goodman have reviewed the subject and surrounding properties and opinions provided by CPED staff and have recommended along with the McKinley and Folwell communities to place on hold the northern two-thirds of this property, 3,200 square feet (100' x 32'), pending the creation of the 33<sup>rd</sup> Avenue Greenway.

The southern third of the property, 22.5' x 32' lies adjacent to an owner-occupied single family residence, located at 3243 Dupont Avenue North. Karen Heuser proposes to seed/sod the parcel for use as additional sideyard, but may fence and/or build a new garage in the future.

# RESOLUTION

of the

## MINNEAPOLIS COMMUNITY DEVELOPMENT AGENCY

By \_\_\_\_\_

Authorizing Sale of Land  
Vacant Housing Recycling Program  
Disposition Parcel No. VH-82B

WHEREAS, the Minneapolis Community Development Agency, hereinafter known as the Agency, has received an offer to purchase and develop Disposition Parcel VH-82B, in the Folwell neighborhood, from Karen E. Heuser, hereinafter known as the Redeveloper, the Parcel VH-82B, being the following described land situated in the City of Minneapolis, County of Hennepin, State of Minnesota to wit:

### Legal Description

The North 1/2 of the East 1/2 of the West 1/2 of Lot 3, Block 8, Silver Lake Addition to Minneapolis.

WHEREAS, the Redeveloper has offered to pay the sum of \$281, for Parcel VH-82B, to the Agency for the land, and the Redeveloper's proposal is in accordance with the applicable Redevelopment Plan and/or Program; and

WHEREAS, the Redeveloper has submitted to the Agency a statement of financial responsibility and qualifications; and

WHEREAS, notwithstanding the lack of a re-use appraisal, the Agency has determined the offer of \$281 to purchase the Parcel to be reasonable; and

WHEREAS, the Agency has had the re-use value reviewed by an appraisal expert, stating that the re-use value opinion is consistent with the accepted methods in aiding the Agency in determining a re-use value for the Parcel; and

WHEREAS, the Agency Disposition Policy provided in Section III-I (3) for the sale of land for sideyard and other non-buildable development for a price of \$281, that unbuildable property may be sold for development such as the proposed landscaping at a price necessary to achieve the particular development; and

WHEREAS, pursuant to due notice thereof published in Finance and Commerce on October 2, 2004, a public hearing on said proposal and proposed sale and the provisions thereof, was duly held on October 12, 2004, 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, that the re-use value, for uses in accordance with the Vacant Housing Recycling Program, as amended, is hereby estimated to be the sum of \$281, for Parcel VH-82B; and

BE IT FURTHER RESOLVED, that the acceptance of the offer and proposal is hereby determined to be in accordance with the Agency's approved disposition program and it is further determined that the Redeveloper possesses the qualifications and financial resources necessary to acquire and develop the Parcel in accordance with the Redevelopment Plan and/or Program; and

BE IT FURTHER RESOLVED, that the proposals be and the same is hereby accepted, subject to the execution of a contract for the sale of land. Furthermore, that the Executive Director or other appropriate official of the Agency be and the same is hereby authorized to execute and deliver the contract to the Redeveloper; provided, however, that this Resolution does not constitute such a contract and no such contract shall be created until executed by the Executive Director or other appropriate official of the Agency; and

BE IT ALSO FURTHER RESOLVED, that the Chairman and Secretary, or any other two Commissioners of the Agency, are hereby authorized to execute and deliver a conveyance of the land to the Redeveloper in accordance with the provisions of the executed contract and upon payment to the Agency for 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 Chairman and Secretary, or any other two Commissioners of the Agency.

RECORD OF COMMISSIONER VOTE													
Commissioner	Aye	Nay	NV	Abs	Ovrd	Sust	Commissioner	Aye	Nay	NV	Abs	Ovrd	Sust
Benson							Ostrow						
Colvin Roy							Samuels						
Johnson							Schiff						
Johnson Lee							Zerby						
Lane							Zimmermann						
Lilligren							Goodman,						
Niziolek							chair						
Vote: NV - Not Voting			Abs - Absent			Ovrd - Vote to Override			Sust - Vote to Sustain				

**ADOPTED** \_\_\_\_\_ . \_\_\_\_\_  
**Chairperson**

**APPROVED**  
**NOT APPROVED** \_\_\_\_\_ . \_\_\_\_\_  
**VETOED** \_\_\_\_\_  
**Mayor**

**Approving the subdivision of a lot at 1107-33rd Avenue North.**

**WHEREAS**, the Minneapolis Community Development Agency (MCDA) has requested that a parcel of land located at 1107-33rd Street North and legally described as:

*East 1/2 of the West 1/2 of Lots 1 & 2, and the North 1/2 of the East 1/2 of the West 1/2 of Lot 3, Block 8, Silver Lake Addition to Minneapolis..*

be subdivided as follows:

*Parcel A:*

*East 1/2 of the West 1/2 of Lots 1 & 2, Block 8, Silver Lake Addition to Minneapolis.*

*Parcel B:*

*The North 1/2 of the East 1/2 of the West 1/2 of Lot 3, Block 8, Silver Lake Addition to Minneapolis.*

**WHEREAS**, the proposed subdivision conforms with Minnesota Statutes Section 462.358 and Land Subdivision Regulations adopted by the Minneapolis City Council on July 14, 1995; and

**WHEREAS**, pursuant to due notice thereof published in Finance and Commerce on October 2, 2004 a public hearing on said subdivision and proposed sale was duly held in a joint meeting of the Community Development Committee of the City Council and the Operating Committee of the MCDA at 1:30 p.m., October 12, 2004, in Room 319, Minneapolis City Hall, 350 South 5th Street, in the City of Minneapolis, County of Hennepin, State of Minnesota;

**NOW, THEREFORE, BE IT RESOLVED**, by The City Council of The City of Minneapolis:

**That the division of the above described property be approved and the requirement of a subdivision plat be waived.**

**BE IT FURTHER RESOLVED**, that a certified copy of this resolution shall be attached to the deeds conveying the subdivided parcels.

Address: 1107 33<sup>rd</sup> Ave N  
 Parcel: VH 82B  
 Purchaser: Karen E. Heuiser  
 Sq. Footage: 718  
 Zoning: R2B

# WARD 4

