



**Request for MCDA Board of Commissioners Action  
From the Department of Community Planning & Economic Development**

Date: September 28, 2004

To: MCDA Board of Commissioners

Prepared by: Tiffany Glasper, Project Coordinator III, Phone 612-673-5221  
Presenter in Committee: Tiffany Glasper, Project Coordinator III

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

**Subject:** Land Sale – Public Hearing  
Jordan – Vacant Housing Recycling Program

**RECOMMENDATION:** Approve sale of 2134 Irving Avenue North and 2134 James Avenue North to Shawn Lennon for \$18,750 (each parcel).

**Previous Directives:** MCDA acquired 2134 Irving Avenue North on February 25, 2000 and acquired 2134 James Avenue North on June 8, 2000.

**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): Sale of these parcels will eliminate future property management expenses.
- Request provided to the Budget Office when provided to the Committee Coordinator

**Community Impact**

**Ward:** 3

**Neighborhood Notification:** Jordan Area Community Council's Housing Committee reviewed the proposals presented by Shawn Lennon (Timber Ridge Companies) on August 3, 2004 and recommended approval of those proposals.

**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:** Complies. 2134 Irving Avenue North is zoned R2B. 2134 James Avenue North is zoned R2B.

**Living Wage/Job Linkage:** NA

**Other:** Elevations and house plans were submitted to CPED’s Planning and Zoning staff for their review and comment.

**BACKGROUND/SUPPORTING INFORMATION:**

<u>PARCEL</u>	<u>ADDRESS</u>	<u>SALE PRICE</u>
TF – 527	2134 Irving Avenue North	\$18,750
TF – 557	2134 James Avenue North	\$18,750

**PURCHASER**  
Shawn Lennon  
2247 Fillmore Street NE  
Minneapolis, MN 55418

MCDA acquired 2134 Irving Avenue North via tax forfeiture from Hennepin County on February 25, 2000. The parcel contained a vacant and blighted structure which was demolished by the City prior to acquisition. The lot size is 44’ x 103’ = 4,532 sq. ft.

MCDA acquired 2134 James Avenue North via tax forfeiture from Hennepin County on June 8, 2000. The parcel was a vacant lot. The lot size is 40’ x 128’ = 5,120 sq. ft.

**PROPOSED DEVELOPMENT:**

Shawn Lennon (Timber Ridge Companies) is proposing the following developments:

**2134 Irving Avenue North**

Shawn Lennon is proposing construction of a two-story, single family home with a detached, two-car garage. The home will contain three bedrooms, two bathrooms and a total of approximately 1,450 sq. ft. of finished living space. The developer has estimated the home’s value upon completion at \$200,000 to \$220,000 and it will be sold to an owner-occupant.

**2134 James Avenue North**

Shawn Lennon is proposing construction of a two-story, single family home with a detached, two-car garage. The home will contain three bedrooms, two bathrooms and a total of approximately 1,450 sq. ft. of finished living space. The developer has estimated the home's value upon completion at \$200,000 to \$220,000 and it will be sold to an owner-occupant.

**LAND DISPOSITION POLICY:**

These lots are buildable as defined by CPED's policy.

**FINANCING:**

Shawn Lennon has demonstrated sufficient financing for the proposed new construction projects.

**OFFERING PROCEDURE:**

Public advertisement. The sale prices reflect the appraised reuse values for these parcels.

**COMMENTS:**

2134 Irving Avenue North and 2134 James Avenue North have been available to the public via our web site since July 2003.

CPED staff received development proposals from Shawn Lennon for the redevelopment of 2134 Irving Avenue North and 2134 James Avenue North. There were no competing proposals.

Shawn Lennon will be acting as the developer and purchaser of the properties and Timber Ridge Companies is acting as the builder/general contractor.

CPED has not done business with Shawn Lennon or Timber Ridge Companies before. However, the contractor has been in the commercial construction industry for several years and has significant experience in commercial development and recent experience in residential development of single family homes. Timber Ridge has completed two new construction single family homes in Shafer, Minnesota and currently has an additional two under construction.

Representatives from Timber Ridge Companies presented Mr. Lennon's proposals at the August 3, 2004 meeting of the Jordan Area Community Council's (JACC) Housing Committee. Members of JACC's Housing Committee recommended approval of Shawn Lennon's proposals.

At the committee meeting, several suggestions and recommendations were made that would add to the overall aesthetics of the proposed homes. These included the addition of additional windows on the rear elevation of the homes, adding shutters to the exterior of the windows, exterior lighting fixtures at the front and rear entrances, an awning or roof over the rear door and a wider rear stoop and consideration of different styles and/or colors of siding.

Representatives from Timber Ridge Companies were very receptive to these suggestions.

CPED staff conducted a formal professional review of the proposals and supports the neighborhood's recommendation.

CPED staff also sought professional opinions from Planning and Zoning staff on the proposed new construction developments. Planning staff concurred that the proposed new construction homes are appropriate at these locations.

# RESOLUTION

of the

## MINNEAPOLIS COMMUNITY DEVELOPMENT AGENCY

By \_\_\_\_\_

Authorizing Sale of Land  
Vacant Housing Recycling Program-Jordan  
Disposition Parcel No's TF-527 & 557

WHEREAS, the Minneapolis Community Development Agency, hereinafter known as the Agency, has received an offer to purchase and develop Disposition Parcels TF-527 & 557, in the Jordan neighborhood, from Shawn Lennon, hereinafter known as the Redeveloper, the Parcels TF-527 & 557, being the following described land situated in the City of Minneapolis, County of Hennepin, State of Minnesota to wit:

### LEGAL DESCRIPTION

2134 Irving Avenue North (TF-527)

Lot 1, Block 14, "Forest Heights".

Being registered property as is evidenced by Certificate of Title No. 1047601.

2134 James Avenue North (TF-557)

Lot 15, Block 18, "Forest Heights".

Being registered land as is evidenced by Certificate of Title No. 1055032.

WHEREAS, the Redeveloper has offered to pay the sum of \$18,750 (ea. parcel), for Parcels TF-527 & 557 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, the Agency has had the re-use values reviewed by an appraisal expert, stating that the re-use value opinions are consistent with the accepted methods in aiding the Agency in determining re-use values for the Parcels; and

WHEREAS, pursuant to due notice thereof published in Finance and Commerce on September 17, 2004, a public hearing on the proposed sale was duly held on September 28, 2004, following the regularly scheduled Community Development Committee meeting of the City Council, 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.

NOW, THEREFORE, BE IT RESOLVED, that the re-use values for uses in accordance with the Vacant Housing Recycling Program-Jordan plan, as amended, is hereby estimated to be the sum of \$18,750 (ea. parcel) for Parcels TF-527 & 557, and

BE IT FURTHER RESOLVED, that the acceptance of the offers and proposals are 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 parcels in accordance with the Redevelopment Plan and/or Program; and

BE IT FURTHER RESOLVED, that the proposals be and the same are 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, chair						
Niziolek													
Vote: NV - Not Voting				Abs - Absent			Ovrd - Vote to Override			Sust - Vote to Sustain			

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

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

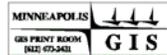
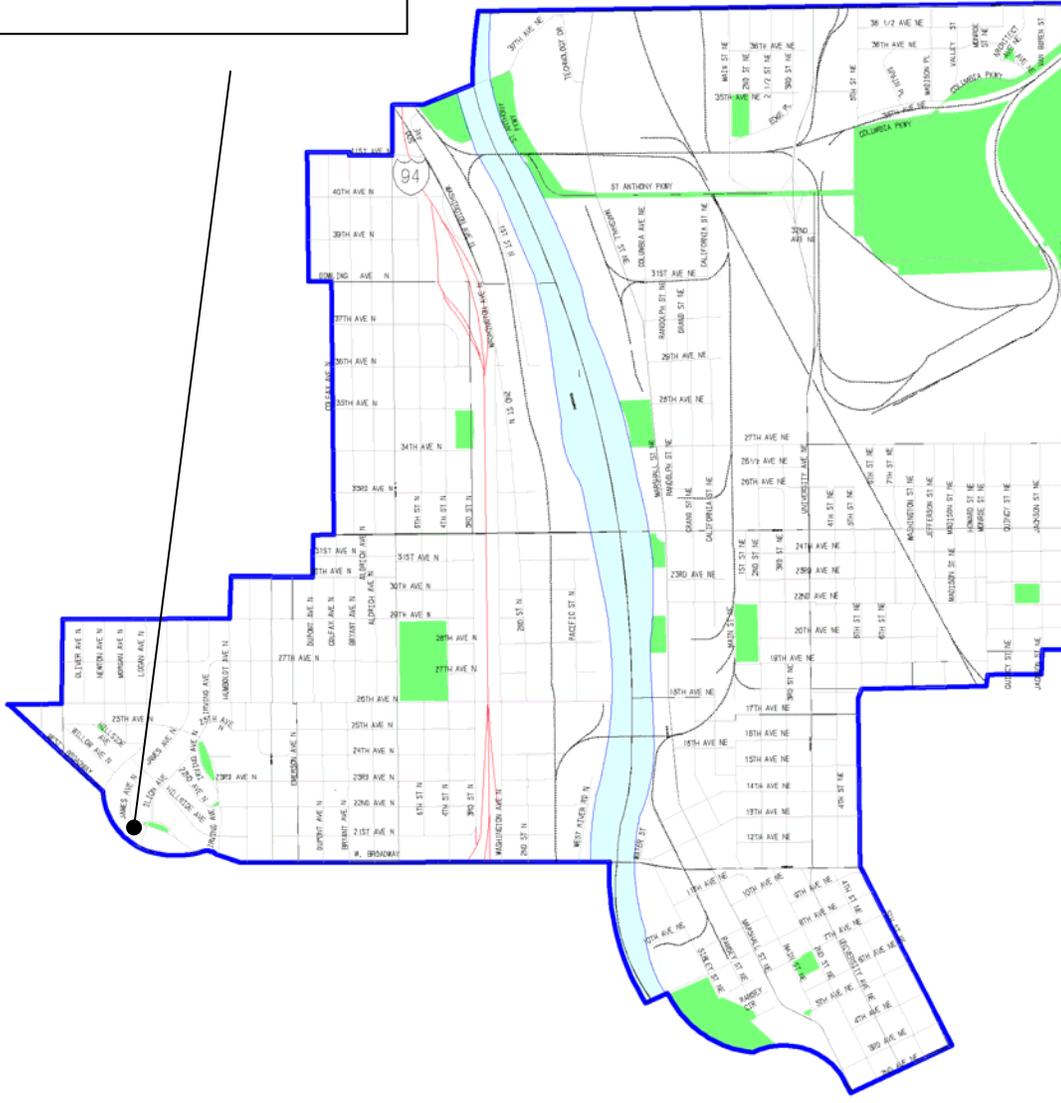
Address: 2134 Irving Av N; Parcel: TF-527; 4,532 sf

2134 James Av N; Parcel: TF-557; 5,120 sf

Purchaser: Shawn Lennon d/b/a Timber Ridge Companies

Zoning: R2B

# WARD 3



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for the information reported here.

