

MEMORANDUM

progress
through
partnership

MCDA

November 9, 2004

To: Council Member Lisa Goodman, Community Development Cmte

Prepared by: Edie Oliveto-Oates, Phone 612-673-5229

**Presenter in
Committee:** Edie Oliveto-Oates

Approved by: Chuck Lutz, Deputy CPED Director
Elizabeth Ryan, Director, Housing

Subject: Tax Forfeit Land

RECOMMENDATION:

The Director recommends that the Minneapolis Community Development Agency Board of Commissioners rescind Resolution No. 04-2936M and adopt the attached Resolution authorizing the submission of an application to the Commissioner of Revenue and Hennepin County for the conveyance of the properties listed in the Resolution.

Previous Directives: None

Financial Impact (Check those that apply)

- No financial impact - or - Action is within current department budget.
(If checked, go directly to next box)
- 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 (Summarize below)

Ward: City Wide

Neighborhood Notification: A notice was sent to all neighborhood groups on July 27, 2004.

City Goals: Increase the City's population and tax base by developing and supporting housing choices city-wide through preservation of existing housing and new construction

Comprehensive Plan: This development complies with all city goals.

Zoning Code: N/A.

Living Wage/Job Linkage: N/A

Background/Supporting Information

The Minneapolis Community Development Agency (MCDA) has been notified by the County through the 1297 Conservation/Non-Conservation (CNC) List of a group of properties, which the county has classified as non-conservation. The County is requesting action by the City on these properties. Staff has worked with Neighborhoods, developers and property owners to develop the recommendations included in the attached resolutions.

Recommendation of Properties to be Acquired by the MCDA

Staff is recommending the purchase of four (4) properties on the 1297CNC list for development. **Since all of the properties are located in targeted neighborhoods** the application will request that conveyance be made without the payment of fair market value in accordance with the existing MOU with the County.

SPECIAL ASSESSMENTS

In accordance with Resolution 96R-089 the MCDA is not required to pay pre or post forfeit special assessments on tax forfeit properties located in target neighborhoods.

Recommendation of Properties to be released for Public and/or Private Sale

Staff is recommending that the properties listed in the attached resolution be released for public and/or private sale.

RECOMMENDATION:

The Director recommends that the Minneapolis Community Development Agency Board of Commissioners rescind Resolution No. 04-2936M adopt the attached Resolution authorizing the submission of an application to the Commissioner of Revenue and Hennepin County for the conveyance of the properties listed in the Resolution.

Authorizing the submission of an application to the Commissioner of Revenue and the Hennepin County Board for the conveyance of tax forfeited land.

Whereas, the Minneapolis Community Development Agency has been advised by the County of Hennepin that a number of properties within the City of Minneapolis have forfeited to the State of Minnesota for the non-payment of taxes, which properties are listed below; and

TAX FORFEITED PROPERTIES TO BE ACQUIRED BY CPED

<u>PID Number</u>	<u>Address</u> Lot Size	<u>Target</u>	<u>Date Of</u> Forfeit	<u>Current Use</u>	<u>Zoning</u> Legal Description
0902924120101	3415 FREMONT AVE N	Y	5/20/04	VACANT LAND	
					LOT 12, BLOCK 4 "DEAN PARK"

This lot will be marketed for new construction.
The lot will be sold for construction of a new single family home which will be sold to an owner occupant.

1602924130051	1029 – 22 ND AVE N	Y	5/20/04	VACANT LAND	R2B
					WEST ½ OF LOTS 15 AND 16 BLOCK 24 HIGHLAND PARK ADDITION TO THE CITY OF MINNEAPOLIS

The lot will be sold for construction of a new single family home which will be sold to an owner occupant.

1702924410057	2701 GOLDEN VALLEY RD	Y	5/20/04	249 STRUC	R2B
					LOT 1, BLOCK 3 EASTLAWN ADDITION TO MINNEAPOLIS

The structure will be demolished and the lot will be developed in accordance with surrounding uses.

Whereas, the Minneapolis Community Development Agency has determined that the conveyance of said tax forfeited property, listed in this resolution, to the Agency is necessary to provide for said property's redevelopment as productive taxable property pursuant to the provisions of Minn. Stat. Chap. 469.

Now, Therefore, Be It Resolved that the Minneapolis Community Development Agency make application to the Commissioner of Revenue of the State of Minnesota and Hennepin County for the conveyance of said tax forfeited property, listed in this resolution, located in target neighborhood pursuant to the provisions of Minn. Stat. Sec. 282.01, Subd. 1b.