



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

Date: May 18, 2004

To: MCDA Board of Commissioners

Prepared by: Nancy Pray, Phone 612-673-5228

Presenter in Committee: Bill Koncak, Project Coordinator III, (612) 673-5233

Approved by: Chuck Lutz, Deputy CPED Director _____
Lee Pao Xiong, Director, Housing _____

Subject: Land Sale – Public Hearing
Hiawatha Housing

RECOMMENDATION: Approve the sale of 3303 25th Ave S to Mark J. Hying and Catherine L. Hying for \$2,900.00.

Previous Directives: The MCDA acquired 3303 25th Ave S on June 18, 1993.

Financial Impact (Check those that apply)

- Action is within the 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): Eliminate property management costs.
- Request provided to the Budget Office when provided to the Committee Coordinator

Community Impact (Summarize below)

Ward: 9

Neighborhood Notification: On February 3, 2004, the Corcoran Neighborhood Organization was notified, voted to support the sale and requested that the MCDA sell this parcel for side yard purposes.

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 work closely with Neighborhood Revitalization Program (NRP) planning and implementation to ensure that plans are consistent with the city’s Housing Policy”.

Zoning Code: R1A

Living Wage/Job Linkage: N/A

Background/Supporting Information

<u>PARCEL</u>	<u>ADDRESS</u>	<u>SALE PRICE</u>
HIA 3-5	3303 25th Ave S	2,900.00

PURCHASER

Mark J. Hying and Catherine L. Hying
3305 25th Ave S.
Mpls., MN 55406

PROPOSED DEVELOPMENT:

The property dimensions of this vacant lot are 54' x 30' = 1,620 sq ft. The adjacent property owner's lot is 54' x 65' = 3,510 sq ft. When combined, the revised lot will be 54' x 95' = 5,130 sq ft.

LAND DISPOSITION POLICY:

This property is an unbuildable lot as defined by MCDA policy and is being sold for side yard.

FINANCING: Cash

OFFERING PROCEDURE:

Negotiated. The sales price reflects the appraised reuse value of these parcels

COMMENTS: This parcel will be combined with 3305 25th Ave S. which is an owner occupied single family residence owned by Mark and Catherine Hying. Combining this parcel will restore the lot to its original size and allow for access to the alley. The buyers propose to purchase this splinter parcel for use as additional rear yard and they plan to build a garage in the future.

RESOLUTION

of the

MINNEAPOLIS COMMUNITY DEVELOPMENT AGENCY

By _____

Authorizing Sale of Land Hiawatha Housing Disposition Parcel No. HIA 3-5

WHEREAS, the Minneapolis Community Development Agency, hereinafter known as the Agency, has received an offer to purchase and develop Disposition Parcel HIA 3-5, in the Corcoran, from Mark J. Hying & Catherine L. Hying, hereinafter known as the Redeveloper, the Parcel HIA 3-5, being the following described land situated in the City of Minneapolis, County of Hennepin, State of Minnesota to wit:

Legal Description

Lot 22, Block 2, Cath A. Perkins Addition to Minneapolis.

WHEREAS, the Redeveloper has offered to pay the sum of \$2,900, for Parcel HIA 3-5, 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 2,900 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 \$2,900, 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 May 7, 2004, a public hearing on said proposal and proposed sale and the provisions thereof, was duly held on May 18, 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 Hiawatha Housing, as amended, is hereby estimated to be the sum of \$2,900, for Parcel HIA 3-5; 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, chair						
Niziolek													
Vote: NV - Not Voting			Abs - Absent			Ovrd - Vote to Override			Sust - Vote to Sustain				

ADOPTED _____: _____
APPROVED _____: _____
NOT APPROVED _____: _____
VETOED _____: _____
Chairperson
Mayor

Address:
 Parcel:
 Purchaser:
 Sq. Footage:
 Zoning:

WARD 9

