



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

**Date:** September 28, 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 City Council adopt the attached Resolution.

The Director further recommends that this matter be referred to the Minneapolis Community Development Agency.

The Director recommends that the Minneapolis Community Development Agency Board of Commissioners 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):

Crown Roller Mill,  
105 Fifth Ave. S., Suite 200  
Minneapolis, MN 55401-2534  
Telephone: (612) 673-5095  
TTY: (612) 673-5154  
Fax: (612) 673-5100  
[www.mcda.org](http://www.mcda.org)

\_\_\_ 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 City Council adopt the attached Resolution.

The Director further recommends that this matter be referred to the Minneapolis Community Development Agency Board of Commissioners.

The Director recommends that the Minneapolis Community Development Agency Board of Commissioners 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.

Approving the classification of certain forfeited land located in the City of Minneapolis, Hennepin County, Minnesota, as non-conservation and the conveyance thereof.

**WHEREAS**, the City Council of the City of Minneapolis, Hennepin County, Minnesota, has been advised by the County of Hennepin, Minnesota, that certain parcels of land in said City have become the property of the State of Minnesota under the provision of law declaring the forfeiture of lands to the State for nonpayment of taxes;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of The City of Minneapolis, that the parcels listed below which have not already been designated as non-conservation land be designated as such, and that all the property listed below be withheld from public and private sale and conveyed to the Minneapolis Community Development Agency).

**1297 Conservation/Non-Conservation List**  
**(01) City of Minneapolis**

<u>PID Number</u>	<u>Address</u> <u>Lot Size</u>	<u>Target</u>	<u>Date Of</u> <u>Forfeit</u>	<u>Current Use</u>	<u>Zoning</u> <u>Legal Description</u>
<b>0902924120101</b>	3415 FREMONT AVE N	Y	5/20/04	VACANT LAND	
				LOT 12, BLOCK 4 "DEAN PARK"	
<b>1602924130051</b>	1029 – 22 <sup>ND</sup> 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	
<b>1002824110152</b>	3857 CLINTON AVE S	Y	6/24/04	VACANT LAND	R1A
				LOT 20, RIDGEWAYS FIRST ADDTION TO MINNEAPOLIS	

BE IT RESOLVED by the City Council of the City of Minneapolis, that the parcels listed below which have not already been designated as non-conservation land be designated as such, and that all the property listed below be withheld from sale for 6 months:

<b>0902924430078</b>	2701 EMERSON AVE N	Y	5/20/04	EAST 69 FEET OF LOT 007 BLOCK 023, FAIRMOUNT PARK ADDITION TO MINNEAPOLIS
<b>0402824120022</b>	3029 EMERSON AVE S	Y	7/8/04	LOT 11, BLOCK 9 "CALHOUN PARK"
<b>1202924340170</b>	1415 – 18 <sup>TH</sup> AVE NE	Y	6/24/04	WEST 56 FEET OF LOTS 11 AND 12 BLOCK 15 "LINCOLN STREET SUPPLEMENT TO EAST SIDE ADDITION TO MINNEAPOLIS"
<b>1602924230067</b>	2107 – 23 <sup>RD</sup> AVE N	Y	5/20/04	LOT 1, BLOCK 22 "FOREST HEIGHTS"

BE IT RESOLVED by the City Council of the City of Minneapolis, that the parcels listed below which have not already been designated as non-conservation land be designated as such, and that all the property listed below be released for public auction.

<u>PID Number</u>	<u>Address</u>	<u>Date Of Forfeit</u>	<u>Legal Description</u>
1211821340030	4657 ALDRICH AVE N	5/20/04	NORTH 18 FEET OF THE WEST 24 FEET OF LOT 2, BLOCK 3 "CAMDEN PARK ADDITION"
0202824120023	1317 LAKE STREET E REPURCHASED	5/20/04	EAST 42 FEET OF THE WEST 84 FEET OF LOT 1,2 AND 3 BLOCK 1 LAND R'S SUBDIVISIONS IN LAWRENCE AND REEVES OUTLOTS
1702824430128	5231 WASHBURN AVE S	5/20/04	LOT 23, BLOCK 2 "WOODHOLME ACRES"
1002924220166	3511 4 <sup>TH</sup> STREET N REPURCHASED	5/20/04	LOT 13, BLOCK 4 "NICOLS-FRISSELL CO'S STEWART HEIGHTS ADDITION TO MINNEAPOLIS"
1602924130117	2218 GIRARD AVE N	5/20/04	LOT 12, BLOCK 39 HIGHLAND PARK ADDITION TO THE CITY OF MINNEAPOLIS
1602924240199	2001 JAMES AVE N	5/20/04	LOT 9 "LYON'S SUBDIVISION OF LOTS 37, 38 AND 39, BLOCK 19, FOREST HEIGHTS, MINNEAPOLIS, MINN."
3502924130313	2421 – 12 <sup>TH</sup> AVE S	5/20/04	NORTHERLY 14.5 FEET OF LOT 6, BLOCK 4 "GALES 1 <sup>ST</sup> ADDITION TO MINNEAPOLIS"

3502924140143	2531 – 18 <sup>TH</sup> AVE S	5/20/04	NORTH 25 66/100 FEET OF LOT 9, BLOCK 1 “GILPATRICK’S SECOND ADDITION TO MINNEAPOLIS”
0302824110078	505 EAST LAKE STREET	6/11/04	LOT 9 STATE ADDITION TO MINNEAPOLIS
1102924440172	820 – 18 ½ AVE NE  REPURCHASED	6/11/04	WEST 46 FEET OF LOTS 1 AND 2, BLOCK 41 WILSONS RE ARRANGEMENT OF BLOCKS 2,3,6,7,9,11,14,15,19,20,21,24,26,29,31,3 3,35,37,39,41 OF EAST SIDE ADDITION TO CITY OF MINNEAPOLIS
1602924420088	1114 – 17 <sup>TH</sup> AVE N	6/11/04	EAST 46 FEET OF LOT 8, BLOCK 16 “GALES SUBDIVISIONS IN SHERBURN & BEEBE’S ADDITION TO MINNEAPOLIS”
2502924420005	2601 – 7 <sup>TH</sup> STREET S	6/24/04	LOT 1 RUST’S SUBDIVISION OF PART OF BLOCK 15 MURPHY’S ADDITION TO MINNEAPOLIS
3402924420276	2728 – 1 <sup>ST</sup> AVE S	6/24/04	SOUTH 19 FEET OF LOT 5, BLOCK 4 CRIM’S ADDITION TO MINNEAPOLIS

**BE IT FURTHER RESOLVED** that this matter be referred to the Minneapolis Community Development Agency for authorization to submit an application to the Commissioner of Revenue and the County of Hennepin for the purchase and conveyance of said property located in targeted areas pursuant to the provisions of Minnesota Statutes 282.01, Subd. 1b.

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
<b>090292412010</b> <b>1</b>	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.

<b>160292413005</b> <b>1</b>	1029 – 22 <sup>ND</sup> 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.

<b>100282411015</b> <b>2</b>	3857 CLINTON AVE S	Y	6/24/04	VACANT LAND	R1A
					LOT 20, RIDGEWAYS FIRST ADDITION TO MINNEAPOLIS

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

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.