



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

Date: September 14, 2004

To: MCDA Board of Commissioners

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

Presenter in Committee: Jackie Nawalany, Project Coordinator

Approved by: Chuck Lutz, Deputy CPED Director _____

Subject: Land Sale-Public Hearing
Vacant Housing Recycling Program-Hawthorne Project

RECOMMENDATION: Approve the sale of this sideyard parcel to Daniel Miramontes-Palmas for \$400.00.

Previous Directives: MCDA acquired 719-25th Avenue North on December 18, 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):
- Request provided to the Budget Office when provided to the Committee Coordinator

Community Impact

Ward: 3

Neighborhood Notification: The Hawthorne Area Community Council, on August 13, 2004, reviewed and recommended the sale of this property for use as sideyard to the adjacent property owner.

City Goals: Create strong, vital commercial corridors city-wide through mixed-use development, including a variety of businesses and creative housing.

Comprehensive Plan: Minneapolis will work closely with Neighborhood Revitalization Program (NRP) planning and implementation to ensure that plans are consistent with the city's Housing Policy. Support the City's sideyard policy on residential redevelopment to lot and neighborhood-specific issues such as lot size and condition, the proximity of adjacent structures, the nature of neighboring land uses, overall housing density in the neighborhood and the need for green (open) space.

Zoning Code: Complies: R2B

Living Wage/Job Linkage: Not Applicable

Other: Not applicable.

Background/Supporting Information:

| <u>PARCEL</u> | <u>ADDRESS</u> | <u>SALES PRICE</u> |
|---------------|----------------------------|--------------------|
| TF-587 | 719-25 th Ave N | \$400.00 |

PURCHASER: Daniel Miramontes-Palmas
715 25th Ave N
Minneapolis, MN 55411

PROPOSED DEVELOPMENT:

The property dimensions of this vacant lot are 27' x 54' = 1,458 sq ft. The adjacent property owner's lot is 30' x 54' = 1,620 sq ft. When combined, the revised lot will be 3,078 sq ft.

LAND DISPOSITION POLICY:

This property is a non buildable lot as defined by CPED policy and is being sold for sideyard.

FINANCING:

Cash

OFFERING PROCEDURE:

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

COMMENTS:

This sideyard parcel lies between a single family dwelling and a duplex. The owner of the duplex located at 2424 Aldrich Ave N did not respond to our offer.

The owner and occupant of 401-26th Ave N. proposes to seed/sod the parcel for use as sideyard.

RESOLUTION

of the

MINNEAPOLIS COMMUNITY DEVELOPMENT AGENCY

By _____

Authorizing Sale of Land Vacant Housing Recycling Program-Hawthorne Disposition Parcel No. TF-587

WHEREAS, the Minneapolis Community Development Agency, hereinafter known as the Agency, has received an offer to purchase and develop Disposition Parcel TF-587, in the Hawthorne, from Daniel Miramontes-Palmas', hereinafter known as the Redeveloper, the Parcel TF-587, being the following described land situated in the City of Minneapolis, County of Hennepin, State of Minnesota to wit:

Legal Description

The West 27 feet of the East 57 feet of Lot 14; The West 27 feet of the East 57 feet of that part of Lot 13 lying North of the South 40 feet of said Lot 13; all in Block 2, Highland Park Addition to the City of Minneapolis.

Being registered land as is evidenced by Certificate of Title No. 1065679.

WHEREAS, the Redeveloper has offered to pay the sum of \$400, for Parcel TF-587, 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 \$400 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 \$400, 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 August 27, 2004, a public hearing on said proposal and proposed sale and the provisions thereof, was duly held on September 14, 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-Hawthorne, as amended, is hereby estimated to be the sum of \$400, for Parcel TF-587; 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 _____

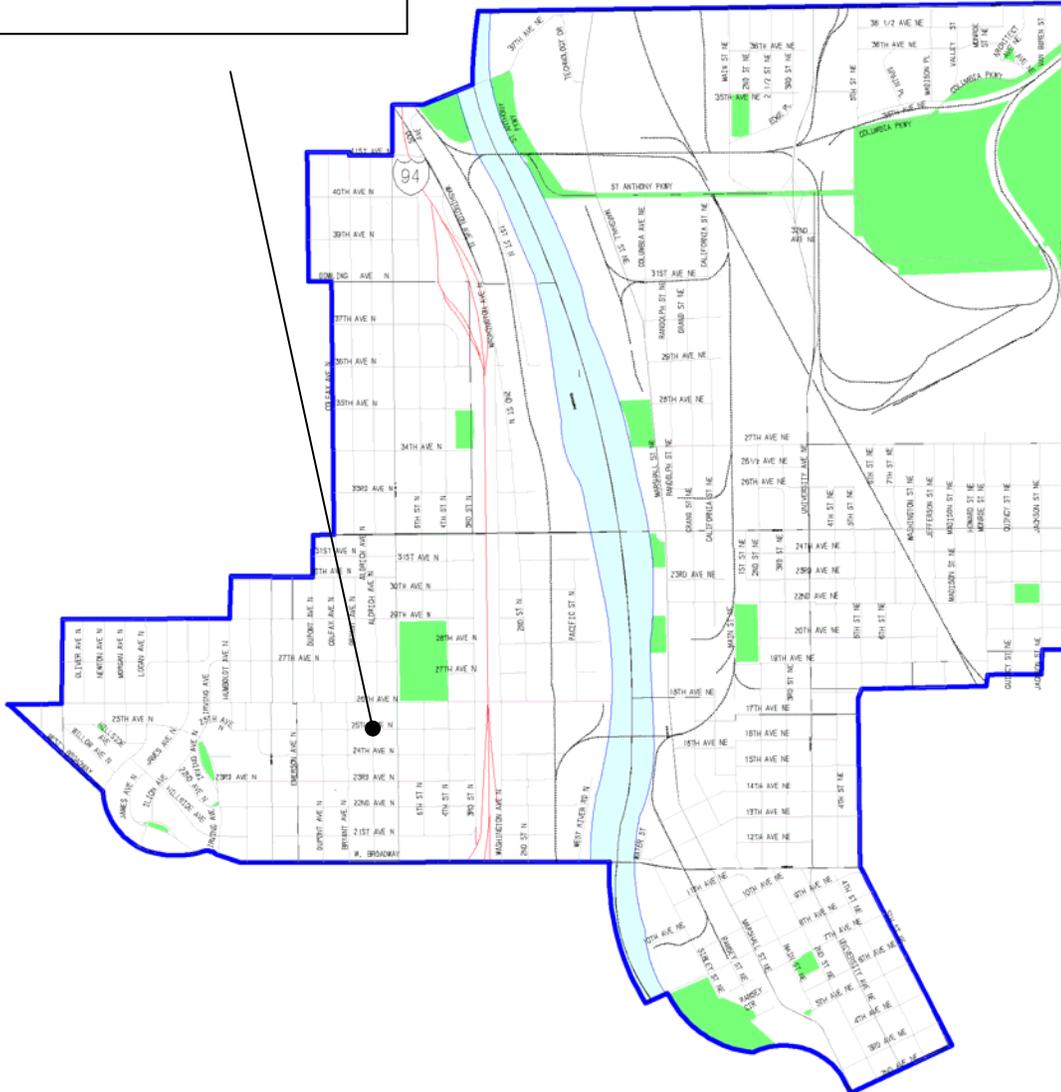
_____ **Chairperson**

APPROVED
NOT APPROVED _____

_____ **Mayor**

Address: 719-25th Avenue North
Parcel: TF-587
Purchaser: Daniel Miramontes-Palmas'
Sq. Footage: 1,458
Zoning: R2B

WARD 3



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