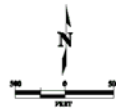
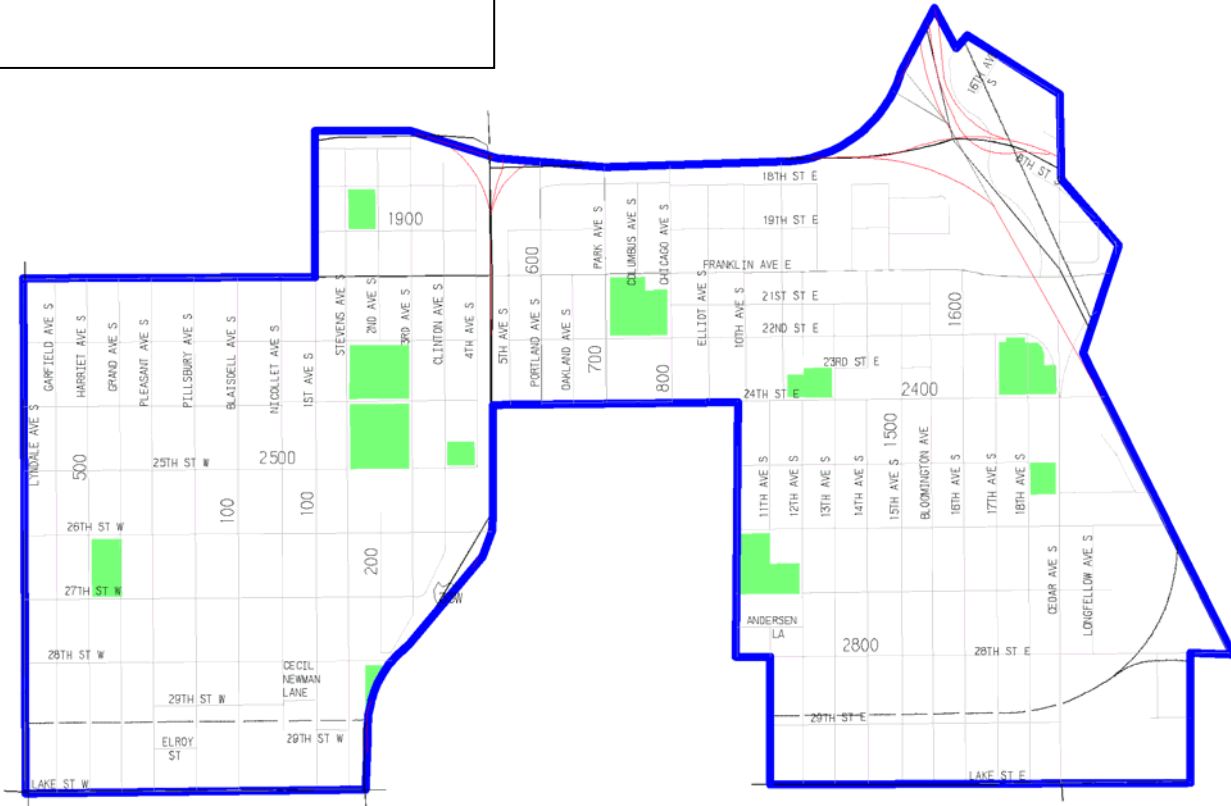


Address: 2642-14th Av S (TF-400 & 201 (pt)); 5,760 sf; zoned: R2B

Purchaser: Craftsmen Home Builders, LLC OR
Thea, LLC OR R. Reynolds Homes, Inc.

WARD 6



MAP-ENG. DESIGN PLOT#09/09/1999 ENG. DESIGN

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

Equal Housing and Employment Opportunities



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

Date: July 13, 2004

To: Council Member Lisa Goodman, Community Development Cmte

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

Presenter in Committee: Edie Oliveto-Oates, Project Coordinator

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

Subject: Lot Division and Land Sale – Public Hearing
Model Cities Urban Renewal Program

RECOMMENDATION: City Council Recommendation: The Executive Director recommends that the City Council approve the division of this lot.

MCDA Board Recommendation: The Executive Director recommends the sale of 2642-14th Avenue South to Thea, LLC and 2646-14th Avenue South to Prima Land, Inc.

The Executive Director also recommends that the action taken by the Agency in its Resolution No. 2002-2587M, authorizing the sale to The Lion Group, Inc. on April 22, 2002, be rescinded.

Previous Directives: The MCDA acquired 2642-14th Avenue South on June 5, 1997; 2644-14th Avenue South on May 26, 1995 and 2646-14th Avenue South on May 1, 1996. On April 22, 2003 the MCDA Board of Commissioner approved the land sale of these parcels to The Lion Group, Inc. under Resolution #2002-2587M. The sale was cancelled because of failure to perform.

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): Eliminates property management costs.
- Request provided to the Budget Office when provided to the Committee Coordinator

Community Impact (Summarize below)

Ward: 6

Neighborhood Notification: Midtown Phillips reviewed these proposals on April 29, 2003 and recommended they be approved.

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”, and “Promote public, community and private partnerships to address disparities and to support strong, healthy families and communities”.

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.”

Zoning Code: R2B

Living Wage/Job Linkage: Not Applicable.

Background/Supporting Information

<u>Parcel</u>	<u>Address</u>	<u>Sales Price</u>
TF-400 & 201 (pt)	2642-14 th Avenue South	\$19,500

Purchasers: Craftsmen Home Builders, LLC 10921 Excelsior Blvd, Suite 113 Hopkins, MN	OR
---	----

Thea, LLC 2845-16 th Avenue South Minneapolis, MN 55407	OR
--	----

R. Reynolds Homes, Inc.
6856 Park Avenue South
Minneapolis, MN 55423

Proposed Development:

2642-14th Avenue South

The lot size is 45' x 128' = 5,760 total square feet.

Craftsmen Home Builders, LLC

Construction of a 3-bedroom single-family home with 2 ½ baths and a 2-car detached garage. The home will have approximately 2,184 square feet of finished living space. The sales price is estimated at \$195,000 and it will be sold for owner-occupancy.

Thea, LLC

Construction of a 3-bedroom single-family home with 2 baths and a 2-car detached garage. The home will have approximately 1,540 square feet of finished living space. The sales price is estimated at \$220,000 and it will be sold for owner-occupancy.

R. Reynolds Homes, Inc.

Construction of a 3-bedroom single-family home with 2 baths and a 2-car detached garage. The home will have approximately 1,716 square feet of finished living space. The sales price is estimated at \$180,000 and it will be sold for owner-occupancy.

Dan-Bar Homes, LTD

The offer and proposal submitted by Dan-Bar Homes, LTD was withdrawn because they failed to attend the neighborhood meeting.

Background/Supporting Information

<u>Parcel</u>	<u>Address</u>	<u>Sales Price</u>
TF-324 & 201 (pt)	2646-14 th Avenue South	\$19,500

Purchasers: Thea, LLC 2845-16 th Avenue South Minneapolis, MN 55407	OR
Craftsmen Home Builders, LLC 10921 Excelsior Blvd., Suite 113 Hopkins, MN	OR
R. Reynolds Homes, Inc. 6856 Park Avenue South Minneapolis, MN 55423	OR
Prima Land, Inc. 2800 Maplewood Circle W. Wayzata, MN 55391	OR

Benoz Enterprise, Inc.
17715-48th Place N.
Plymouth, MN 55446

Proposed Development:

2646-14th Avenue South

The lot size is 45' x 128' = 5,760 square feet.

Thea, LLC

Construction of a 3-bedroom single-family home with 2 baths and a 2-car detached garage. The home will have approximately 1,540 square feet of finished living space. The sales price is estimated at \$220,000 and it will be sold for owner-occupancy.

Craftsmen Home Builders, LLC

Construction of a 3-bedroom single-family home with 2 ½ baths and a 2-car detached garage. The home will have approximately 2,184 square feet of finished living space. The sales price is estimated at \$195,000 and it will be sold for owner-occupancy.

R. Reynolds Homes, Inc.

Construction of a 3-bedroom single-family home with 2 baths and a 2-car detached garage. The home will have approximately 1,716 square feet of finished living space. The sales price is estimated at \$180,000 and it will be sold for owner-occupancy.

Prima Land, Inc.

Construction of a 3-bedroom single-family home with 2 baths and a 2-car detached garage. The home will have approximately 1,550 square feet of finished living space. The sales price is estimated at \$190,000 and it will be sold for owner-occupancy.

Benoz Enterprise, Inc.

Construction of a 3-bedroom single-family home with 2 baths and a 2-car detached garage. The home will have approximately 1,664 square feet of finished living space. The sales price is estimated at \$190,000 and it will be sold for owner-occupancy.

Land Disposition Policy: These properties are buildable lots as defined by the MCDA Disposition policy and are being sold for development.

Financing:*

2642-14th Avenue South (TF-400 & 201 (pt))

Craftsmen Home Builders, LLC	\$195,000	Private Financing
Thea, LLC	\$220,000	Private Financing
R. Reynolds Homes, Inc.	\$180,000	Private Financing

2646-14th Avenue South (TF-324 & 201 (pt))

Craftsmen Home Builders, LLC	\$195,000	Private Financing
Thea, LLC	\$220,000	Private Financing
R. Reynolds Homes, Inc.	\$180,000	Private Financing
Benoz Enterprise, Inc.	\$190,000	Private Financing
Prima Land, Inc.	\$190,000	Private Financing

*Subject to application and underwriting requirements.

Offering Procedure: Public Advertisement. The sale price reflects the full reuse values for the properties.

Comments:

The Agency owns the subject parcels that are 90' x 128' = 11,520 square feet. This is a corner parcel. The division will create two parcels equal in size.

All of the subject developers were provided the opportunity to present their development proposals to the Neighborhood. Dan-Bar Construction did not attend that meeting and later withdrew their proposal.

The recommendation of the neighborhood at the time was to divide an additional 5 feet from the north side of the lot to be sold to the adjacent property owner. After many months of discussion and evaluation of the adjacent property with the neighborhood group that recommendation was withdrawn and they determined that division of this into two equal size buildable lots was the appropriate action.

Although all of the proposals were similar in quality the neighborhood supported sale of the two buildable parcels to Thea, LLC and Prima Land, Inc. At this time both developers are ready to begin development immediately. Staff supports this recommendation.

RESOLUTION

of the

MINNEAPOLIS COMMUNITY DEVELOPMENT AGENCY

By _____

**Authorizing Sale of Land
Model City Urban Renewal Project
Disposition Parcel Nos. TF-400 & 201 (pt)**

WHEREAS, the Minneapolis Community Development Agency, hereinafter known as the Agency, has received an offer to purchase and develop Disposition Parcels TF-400 & 201 (pt), in the Phillips, from Craftsmen Home Builders, LLC., hereinafter known as the Redeveloper, the Parcels TF-400 & 201 (pt), being the following described land situated in the City of Minneapolis, County of Hennepin, State of Minnesota to wit:

Legal Description

Lot 8 and the North half of Lot 9, Block 1, Barnes' Rearrangement of Block One, Wright's Addition.

WHEREAS, the Redeveloper has offered to pay the sum of \$19,500, for Parcels TF-400 & 201 (pt), to the Agency for the land, and the Redeveloper's proposals are 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 \$19,500.00 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 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 5, 2003, a public hearing on said proposal and proposed sale and the provisions thereof, was duly held on September 16, 2003, 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 values, for uses in accordance with the Model City Urban Renewal Project, as amended, are hereby estimated to be the sum of \$19,500.00, for Parcels TF-400 & 201 (pt), and

WHEREAS, The Agency on April 22, 2002, by its Resolution No. 2002-2587M, authorized the sale of Parcels TF-400, TF-201 & 324; and

WHEREAS, The Lion Group, Inc. have withdrawn their offer to purchase; and

NOW, THEREFORE, BE IT RESOLVED, that the action taken by the Agency in its Resolution No. 2002-2587M to The Lion Group, Inc. be rescinded; 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 Parcel 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**

RESOLUTION

of the

MINNEAPOLIS COMMUNITY DEVELOPMENT AGENCY

By _____

Authorizing Sale of Land Model City Urban Renewal Project Disposition Parcel Nos. TF-400 & 201 (pt)

WHEREAS, the Minneapolis Community Development Agency, hereinafter known as the Agency, has received an offer to purchase and develop Disposition Parcels TF-400 & 201 (pt), in the Phillips, from Thea, LLC, hereinafter known as the Redeveloper, the Parcels TF-400 & 201 (pt), being the following described land situated in the City of Minneapolis, County of Hennepin, State of Minnesota to wit:

Legal Description

Lot 8 and the North half of Lot 9, Block 1, Barnes' Rearrangement of Block One Wright's Addition.

WHEREAS, the Redeveloper has offered to pay the sum of \$19,500, for Parcels TF-400 & 201 (pt), to the Agency for the land, and the Redeveloper's proposals are 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 \$19,500.00 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 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 5, 2003, a public hearing on said proposal and proposed sale and the provisions thereof, was duly held on September 16, 2003, 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 values, for uses in accordance with the Model City Urban Renewal Project, as amended, are hereby estimated to be the sum of \$19,500.00, for Parcels TF-400 & 201 (pt), and

WHEREAS, The Lion Group, Inc. have withdrawn their offer to purchase; and

NOW, THEREFORE, BE IT RESOLVED, that the action taken by the Agency in its Resolution No. 2002-2587M to The Lion Group, Inc. be rescinded; 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 Parcel 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

_____.

_____.

Mayor

VETOED

Minneapolis Community Development Agency
Crown Roller Mill, 105 Fifth Ave. S.
Minneapolis, MN 55401

RESOLUTION

of the

MINNEAPOLIS COMMUNITY DEVELOPMENT AGENCY

By _____

**Authorizing Sale of Land
Model City Urban Renewal Project
Disposition Parcel Nos. TF-400 & 201 (pt)**

WHEREAS, the Minneapolis Community Development Agency, hereinafter known as the Agency, has received an offer to purchase and develop Disposition Parcels TF-400 & 201 (pt), in the Phillips, from R. Reynolds Homes, Inc., hereinafter known as the Redeveloper, the Parcels TF-400 & 201 (pt), being the following described land situated in the City of Minneapolis, County of Hennepin, State of Minnesota to wit:

Legal Description

Lot 8 and the North half of Lot 9, Block 1, Barnes' Rearrangement of Block
One Wright's Addition.

WHEREAS, the Redeveloper has offered to pay the sum of \$19,500, for Parcels TF-400 & 201 (pt), to the Agency for the land, and the Redeveloper's proposals are 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 \$19,500.00 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 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 5, 2003, a public hearing on said proposal and proposed sale and the provisions thereof, was duly held on September 16, 2003, 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 values, for uses in accordance with the Model City Urban Renewal Project, as amended, are hereby estimated to be the sum of \$19,500.00, for Parcels TF-400 & 201 (pt), and

WHEREAS, The Agency on April 22, 2002, by its Resolution No. 2002-2587M, authorized the sale of Parcels TF-400, TF-201 & 324; and

WHEREAS, The Lion Group, Inc. have withdrawn their offer to purchase; and

NOW, THEREFORE, BE IT RESOLVED, that the action taken by the Agency in its Resolution No. 2002-2587M to The Lion Group, Inc. be rescinded; 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 Parcel 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

RESOLUTION

of the

MINNEAPOLIS COMMUNITY DEVELOPMENT AGENCY

By _____

Authorizing Sale of Land Model City Urban Renewal Project Disposition Parcel Nos. TF-324 & 201 (pt)

WHEREAS, the Minneapolis Community Development Agency, hereinafter known as the Agency, has received an offer to purchase and develop Disposition Parcels TF-324 & 201 (pt), in the Phillips, from Thea, LLC, hereinafter known as the Redeveloper, the Parcels TF-324 & 201 (pt), being the following described land situated in the City of Minneapolis, County of Hennepin, State of Minnesota to wit:

Legal Description

Lot 10 and the South half of Lot 9, Block 1, Barnes'
Rearrangement of Block One Wright's Addition.

WHEREAS, the Redeveloper has offered to pay the sum of \$19,500, for Parcels TF-324 & 201 (pt), to the Agency for the land, and the Redeveloper's proposals are 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 \$19,500.00 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 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 5, 2003, a public hearing on said proposal and proposed sale and the provisions thereof, was duly held on September 16, 2003, 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 values, for uses in accordance with the Model City Urban Renewal Project, as amended, are hereby estimated to be the sum of \$19,500.00, for Parcels TF-324 & 201 (pt), and

WHEREAS, The Agency on April 22, 2002, by its Resolution No. 2002-2587M, authorized the sale of Parcels TF-400, TF-201 & 324; and

WHEREAS, The Lion Group, Inc. have withdrawn their offer to purchase; and

NOW, THEREFORE, BE IT RESOLVED, that the action taken by the Agency in its Resolution No. 2002-2587M to The Lion Group, Inc. be rescinded; 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 Parcel 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**

RESOLUTION

of the

MINNEAPOLIS COMMUNITY DEVELOPMENT AGENCY

By _____

**Authorizing Sale of Land
Model City Urban Renewal Project
Disposition Parcel Nos. TF-324 & 201 (pt)**

WHEREAS, the Minneapolis Community Development Agency, hereinafter known as the Agency, has received an offer to purchase and develop Disposition Parcels TF-324 & 201 (pt), in the Phillips, from Craftsmen Home Builders, LLC., hereinafter known as the Redeveloper, the Parcels TF-324 & 201 (pt), being the following described land situated in the City of Minneapolis, County of Hennepin, State of Minnesota to wit:

Legal Description

Lot 10 and the South half of Lot 9, Block 1, Barnes'
Rearrangement of Block One Wright's Addition.

WHEREAS, the Redeveloper has offered to pay the sum of \$19,500, for Parcels TF-324 & 201 (pt), to the Agency for the land, and the Redeveloper's proposals are 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 \$19,500.00 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 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 5, 2003, a public hearing on said proposal and proposed sale and the provisions thereof, was duly held on September 16, 2003, 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 values, for uses in accordance with the Model City Urban Renewal Project, as amended, are hereby estimated to be the sum of \$19,500.00, for Parcels TF-324 & 201 (pt), and

WHEREAS, The Agency on April 22, 2002, by its Resolution No. 2002-2587M, authorized the sale of Parcels TF-400, TF-201 & 324; and

WHEREAS, The Lion Group, Inc. have withdrawn their offer to purchase; and

NOW, THEREFORE, BE IT RESOLVED, that the action taken by the Agency in its Resolution No. 2002-2587M to The Lion Group, Inc. be rescinded; 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 Parcel 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**

RESOLUTION

of the

MINNEAPOLIS COMMUNITY DEVELOPMENT AGENCY

By _____

**Authorizing Sale of Land
Model City Urban Renewal Project
Disposition Parcel Nos. TF-324 & 201 (pt)**

WHEREAS, the Minneapolis Community Development Agency, hereinafter known as the Agency, has received an offer to purchase and develop Disposition Parcels TF-324 & 201 (pt), in the Phillips, from R. Reynolds Homes, Inc., hereinafter known as the Redeveloper, the Parcels TF-324 & 201 (pt), being the following described land situated in the City of Minneapolis, County of Hennepin, State of Minnesota to wit:

Legal Description

Lot 10 and the South half of Lot 9, Block 1, Barnes'
Rearrangement of Block One Wright's Addition

WHEREAS, the Redeveloper has offered to pay the sum of \$19,500, for Parcels TF-324 & 201 (pt), to the Agency for the land, and the Redeveloper's proposals are 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 \$19,500.00 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 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 5, 2003, a public hearing on said proposal and proposed sale and the provisions thereof, was duly held on September 16, 2003, 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 values, for uses in accordance with the Model City Urban Renewal Project, as amended, are hereby estimated to be the sum of \$19,500.00, for Parcels TF-324 & 201 (pt), and

WHEREAS, The Agency on April 22, 2002, by its Resolution No. 2002-2587M, authorized the sale of Parcels TF-400, TF-201 & 324; and

WHEREAS, The Lion Group, Inc. have withdrawn their offer to purchase; and

NOW, THEREFORE, BE IT RESOLVED, that the action taken by the Agency in its Resolution No. 2002-2587M to The Lion Group, Inc. be rescinded; 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 Parcel 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**

RESOLUTION

of the

MINNEAPOLIS COMMUNITY DEVELOPMENT AGENCY

By _____

**Authorizing Sale of Land
Model City Urban Renewal Project
Disposition Parcel Nos. TF-324 & 201 (pt)**

WHEREAS, the Minneapolis Community Development Agency, hereinafter known as the Agency, has received an offer to purchase and develop Disposition Parcels TF-324 & 201 (pt), in the Phillips, from Prima Land, Inc., hereinafter known as the Redeveloper, the Parcels TF-324 & 201 (pt), being the following described land situated in the City of Minneapolis, County of Hennepin, State of Minnesota to wit:

Legal Description

Lot 10 and the South half of Lot 9, Block 1, Barnes'
Rearrangement of Block One Wright's Addition.

WHEREAS, the Redeveloper has offered to pay the sum of \$19,500, for Parcels TF-324 & 201 (pt), to the Agency for the land, and the Redeveloper's proposals are 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 \$19,500.00 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 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 5, 2003, a public hearing on said proposal and proposed sale and the provisions thereof, was duly held on September 16, 2003, 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 values, for uses in accordance with the Model City Urban Renewal Project, as amended, are hereby estimated to be the sum of \$19,500.00, for Parcels TF-324 & 201 (pt), and

WHEREAS, The Agency on April 22, 2002, by its Resolution No. 2002-2587M, authorized the sale of Parcels TF-400, TF-201 & 324; and

WHEREAS, The Lion Group, Inc. have withdrawn their offer to purchase; and

NOW, THEREFORE, BE IT RESOLVED, that the action taken by the Agency in its Resolution No. 2002-2587M to The Lion Group, Inc. be rescinded; 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 Parcel 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**

RESOLUTION

of the

MINNEAPOLIS COMMUNITY DEVELOPMENT AGENCY

By _____

Authorizing Sale of Land Model City Urban Renewal Project Disposition Parcel Nos. TF-324 & 201 (pt)

WHEREAS, the Minneapolis Community Development Agency, hereinafter known as the Agency, has received an offer to purchase and develop Disposition Parcels TF-324 & 201 (pt), in the Phillips, from Benoz Enterprise, Inc., hereinafter known as the Redeveloper, the Parcels TF-324 & 201 (pt), being the following described land situated in the City of Minneapolis, County of Hennepin, State of Minnesota to wit:

Legal Description

Lot 10 and the South half of Lot 9, Block 1, Barnes'
Rearrangement of Block One Wright's Addition.

WHEREAS, the Redeveloper has offered to pay the sum of \$20,000, for Parcels TF-324 & 201 (pt), to the Agency for the land, and the Redeveloper's proposals are 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 \$19,500.00 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 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 5, 2003, a public hearing on said proposal and proposed sale and the provisions thereof, was duly held on September 16, 2003, 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 values, for uses in accordance with the Model City Urban Renewal Project, as amended, are hereby estimated to be the sum of \$19,500.00, for Parcels TF-324 & 201 (pt), and

WHEREAS, The Agency on April 22, 2002, by its Resolution No. 2002-2587M, authorized the sale of Parcels TF-400, TF-201 & 324; and

WHEREAS, The Lion Group, Inc. have withdrawn their offer to purchase; and

NOW, THEREFORE, BE IT RESOLVED, that the action taken by the Agency in its Resolution No. 2002-2587M to The Lion Group, Inc. be rescinded; 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 Parcel 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**

RESOLUTION

of the

MINNEAPOLIS COMMUNITY DEVELOPMENT AGENCY

By _____

Authorizing Sale of Land Model City Urban Renewal Project Disposition Parcel Nos. TF-400 & 201 (pt)

WHEREAS, the Minneapolis Community Development Agency, hereinafter known as the Agency, has received an offer to purchase and develop Disposition Parcels TF-400 & 201 (pt), in the Phillips, from Thea, LLC., hereinafter known as the Redeveloper, the Parcels TF-400 & 201 (pt), being the following described land situated in the City of Minneapolis, County of Hennepin, State of Minnesota to wit:

Legal Description

Lot 8 and the North half of Lot 9, Block 1, Barnes' Rearrangement of Block One Wright's Addition.

WHEREAS, the Redeveloper has offered to pay the sum of \$19,500, for Parcels TF-400 & 201 (pt), to the Agency for the land, and the Redeveloper's proposals are 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 \$19,500.00 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 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 5, 2003, a public hearing on said proposal and proposed sale and the provisions thereof, was duly held on September 16, 2003, 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 values, for uses in accordance with the Model City Urban Renewal Project, as amended, are hereby estimated to be the sum of \$19,500.00, for Parcels TF-324 & 201 (pt), and

WHEREAS, The Agency on April 22, 2002, by its Resolution No. 2002-2587M, authorized the sale of Parcels TF-400, TF-201 & 324; and

WHEREAS, The Lion Group, Inc. have withdrawn their offer to purchase; and

NOW, THEREFORE, BE IT RESOLVED, that the action taken by the Agency in its Resolution No. 2002-2587M to The Lion Group, Inc. be rescinded; 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 Parcel 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

Mayor

VETOED

Minneapolis Community Development Agency
Crown Roller Mill, 105 Fifth Ave. S.
Minneapolis, MN 55401

Approving the subdivision of a lot at 2642, 2644 & 2646-14th Avenue South.

WHEREAS, the Minneapolis Community Development Agency (MCDA) has requested that a parcel of land located at 2642, 2644 & 2646 14th Avenue South and legally described as:

Lots 8, 9 and 10, Block 1, Barnes' Rearrangement of Block One Wright's Addition.

be subdivided as follows:

*2642-14th Avenue South (TF-400 & 201 (pt)
Lot 8 and the North half of Lot 9, Block 1, Barnes' Rearrangement of Block One
Wright's Addition.*

*2646-14th Avenue South (TF-324 & 201 (pt)
Lot 10 and the South half of Lot 9, Block 1, Barnes' Rearrangement of Block One,
Wright's Addition.*

WHEREAS, the proposed subdivision conforms with Minnesota Statutes Section 462.358 and Land Subdivision Regulations adopted by the Minneapolis City Council on July 14, 1995; and

WHEREAS, pursuant to due notice thereof published in Finance and Commerce on September 5, 2003, 2003, a public hearing on said subdivision and proposed sale was duly held in a joint meeting of the Community Development Committee of the City Council and the Operating Committee of the MCDA at 1:30 p.m., September 16, 2003, in Room 319, Minneapolis City Hall, 350 South 5th Street, in the City of Minneapolis, County of Hennepin, State of Minnesota;

NOW, THEREFORE, BE IT RESOLVED, by The City Council of The City of Minneapolis:

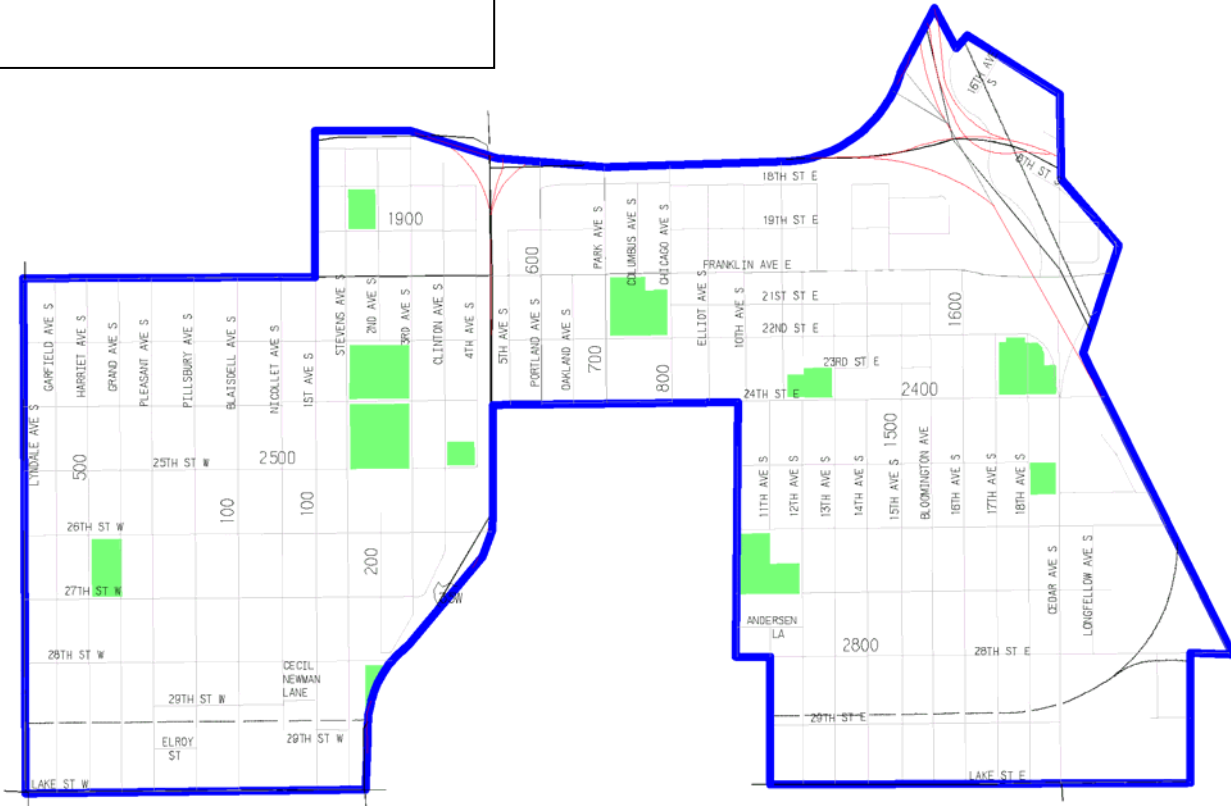
That the division of the above described property be approved and the requirement of a subdivision plat be waived.

BE IT FURTHER RESOLVED, that a certified copy of this resolution shall be attached to the deeds conveying the subdivided parcels.

Address: 2646-14th Av S (TF-324 & 2201 (pt));
5,760 sf; zoned: R2B

Purchaser: Thea, LLC OR Craftsmen Home
Builders, LLC OR R. Reynolds Homes, Inc. OR
Prima Land, Inc. OR Benoz Enterprise, Inc.

WARD 6



COPYRIGHT 2011, CITY OF MINNEAPOLIS
The City of Minneapolis makes no warranty
for the use of this information.

