



Request for City Council Committee Action from the Department of Community Planning and Economic Development

Date: December 9, 2014

To: Council Member Lisa Goodman, Chair, Community Development and Regulatory Services Committee

Subject: Classification of Tax-forfeited land and authorization for the City of Minneapolis—CPED to purchase and register title on certain tax forfeit parcels

Recommendation: Staff recommends that the City Council adopt the attached resolutions. Staff also recommends that the City Council authorize the Mayor and the City Clerk to sign applications for title registration for tax forfeited properties put on hold pursuant to this report

Previous Directives: None

Department Information

Prepared by: Edie Oliveto-Oates, Senior Project Coordinator, 612-673-5229
Approved by: Charles T. Lutz, Deputy CPED Director _____
D. Craig Taylor, CPED Executive Director _____
Catherine Polasky, Director, Economic Policy and Development _____
Presenters in Committee: Edie Oliveto-Oates, Senior Project Coordinator

Financial Impact

- No financial impact

Community Impact

- Neighborhood Notification: The list was distributed electronically to all Minneapolis neighborhoods on November 4, 2014.
- City Goals: Livable Communities, Healthy Lives
 - Our built and natural environment adds character to our city, enhances our health and enriches our lives.
 - High-quality, affordable housing for all ages and stages in every neighborhood.
- Comprehensive Plan: Generally, the hold and release process of these properties is consistent with The Minneapolis Plan for Sustainable Growth. As projects proceed to development, additional review will be necessary to ensure consistency with the Comprehensive Plan.
- Zoning Code: All current uses comply.

Supporting Information

In accordance with Minnesota Statute 282.01, the Clerk's office of the City of Minneapolis received notification on November 4, 2014 from Hennepin County that certain properties located within the jurisdiction of the municipality had forfeited to the State of Minnesota for unpaid taxes. These properties, in accordance with Minnesota Statute 282.135, will be classified or reclassified by Hennepin County as conservation or non-conservation lands following a public meeting which is scheduled for December 19, 2014, at the Hennepin County Government Center. It is the obligation of the City, in accordance with State Statute, to review this list and make a recommendation on the classification as Conservation or Non Conservation to be placed on the subject parcels by the County at the public meeting. In addition, it is the obligation of the City to approve parcels for public auction, private auction to adjacent owners only, request public use conveyance, or a non-public sale to the City in accordance with the approved amendment to the existing Memorandum of Understanding.

In accordance with Minnesota Statute 282.01(1), the City has 60 days from receipt of the notice to approve or reject the proposed classification of properties. On November 4, 2014, notification was sent to all the neighborhood groups, applicable City departments, including City Council members, Twin Cities Community Land Bank, and the Minneapolis Neighborhood Stabilization Program approved developers for review and comment. Based on input from the neighborhood groups, developers and others, city staff has completed a review of the properties. In accordance with the existing Memorandum of Understanding between the City and the County, the City has placed 38 properties on hold for six months. One property has been temporarily withheld from repurchase under Minnesota Statutes, section 282.322. This six-month period allows staff to work with the development partners and the neighborhoods in accessing and analyzing the properties to determine the appropriate redevelopment strategy—rehab or demolition/land bank. The six-month period commences the later of receipt of the market value from Hennepin County or City Council's approval.

The City receives tax title for any properties conveyed to, or purchased by, the City of Minneapolis. Therefore, title clearance will be necessary. Staff is recommending that the City Council authorize the Mayor and the City Clerk to sign applications for title registration on all of the city-acquired properties where appropriate pursuant to Minnesota Statutes 508.03(6).

In accordance with Minnesota Statute 282.135, staff is recommending that all of the properties on the 1730 Conservation/Non Conservation list be classified as Non-conservation and that the properties which are not being purchased or conveyed to the City or placed on a six-month hold for the City be released for sale as indicated in the attached resolution.

By Goodman

Requesting actions with respect to the conveyance of certain tax-forfeited land located in the City of Minneapolis, Hennepin County, Minnesota.

Whereas, the City Council of the City of Minneapolis, 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 contained on the 1730 Conservation/Non Conservation list be withheld from public and private auction and withheld from sale for **six months**:

	<u>Property ID Number</u>	<u>Target Yes/No Zoned</u>	<u>City Council Ward Neighborhood Legal Description</u>	<u>Status Vacant/Occupied</u>	<u>Lot Size</u>
1	02-028-24-11-0163	YES	9 Alandra Cano	VACANT LAND / RESIDENTIAL	42x122
	3125 BLOOMINGTON AVE S		LOT 7 BLOCK 3 "POWDER HORN PARK ADDITION TO MINNEAPOLIS"		
	Non-Conservation	R2B			
2	09-029-24-13-0080	NO	4 Barbara Johnson	VACANT LAND / RESIDENTIAL	45x127
	3339 GIRARD AVE N		LOT 4 BLOCK 4 "SILVER LAKE ADDITION" TO MINNEAPOLIS		
	Non-Conservation	R1A			
3	09-029-24-13-0124	NO	4 Barbara Johnson	VACANT LAND / RESIDENTIAL	45x124
	3234 HUMBOLDT AVE N		LOT 22 BLOCK 5 "SILVER LAKE ADDITION" TO MINNEAPOLIS		
	Non-Conservation	R1A			
4	09-029-24-24-0015	NO	4 Barbara Johnson	VACANT LAND / RESIDENTIAL	40x125.3
	3225 HUMBOLDT AVE N		LOT 5 BLOCK 1 "JAMES AVENUE ADDITION TO MINNEAPOLIS"		
	Non-Conservation	R1A			

5	09-029-24-42-0175	YES	5 BLONG YANG	DB DOUBLE BUNGALOW	35.8x126.9
	2901 DUPONT AVE N		BLOCK 16 "SILVER LAKE ADDITION" TO MINNEAPOLIS S 5 FT OF LOT 12 AND ALL OF LOT 13 EXCEPT PART TAKEN FOR STREET LOTS 12 AND 13		
	Non-Conservation	R2B			
6	09-029-24-43-0055	YES	5 BLONG YANG	VACANT LAND / RESIDENTIAL	35.3x127.5
	2624 EMERSON AVE N		LOT 014 BLOCK 020 FAIRMOUNT PARK ADDITION TO MINNEAPOLIS N35 3/10 FT		
	Non-Conservation	R2B			
7	09-029-24-43-0127	YES	5 Blong Yang	DB DOUBLE BUNGALOW	42.6x127.4
	2714 GIRARD AVE N		LOT 011 BLOCK 026 FAIRMOUNT PARK ADDITION TO MINNEAPOLIS		
	Non-Conservation	R2B			
9	09-029-24-44-0021	YES	5 Blong Yang	SF RESIDENTIAL	41x126
	2700 ALDRICH AVE N		LOT 008 BLOCK 002 FAIRMOUNT PARK ADDITION TO MINNEAPOLIS		
	Non-Conservation	R2B			
9	09-029-24-44-0106	YES	5 Blong Yang	SF RESIDENTIAL	42.6x127.4
	2803 ALDRICH AVE N		LOT 007 BLOCK 008 FAIRMOUNT PARK ADDITION TO MINNEAPOLIS		
	Non-Conservation	R2B			
10	16-029-24-11-0153	Yes	5 Blong Yang	VACANT DOUBLE BUNGALOW	50x157
	2314 DUPONT AVE N		LOT 011 BLOCK 017 L. HIGHLAND PARK ADDITION TO THE CITY OF MINNEAPOLIS		
	Non-Conservation	R2B			
11	16-029-24-22-0087	YES	5 Blong Yang	SF RESIDENTIAL	45.4x125
	1815 25TH AVE N		LOT 004 BLOOK 007 "FOREST HEIGHTS"		
	Non-Conservation	R1A			
12	17-029-24-42-0027	YES	5 Blong Yang	VACANT LAND / RESIDENTIAL	40x129.86
	1655 THOMAS AVE N		LOT 002 BLOCK 003 FAIRLAWN ADDITION		
	Non-Conservation	R1A			

13	17-029-24-42-0184	YES	5 Blong Yang	SF RESIDENTIAL	39.85x126
	2800 18TH AVE N		LOT 030 BLOCK 001 "MCNAIR HEIGHTS ADDITION TO MINNEAPOLIS"		
	Non-Conservation	R1A			
14	17-029-24-43-0029	YES	5 Blong Yang	SF RESIDENTIAL	40x128.8
	1419 UPTON AVE N		LOT 004 AUDITOR'S SUBDIVISION NO. 046 HENNEPIN COUNTY, MINN S 1/2 EXCEPT ALLEY		
	Non-Conservation	R1A			
15	21-029-24-23-0049	YES	5 Blong Yang	SF RESIDENTIAL	42x127.3
	701 NEWTON AVE N		LOT 007 BLOCK 018 "OAK PARK ADDITION TO MINNEAPOLIS"		
	Non-Conservation	R2B			
16	21-029-24-23-0168	YES	5 Blong Yang	SF RESIDENTIAL	42x127
	916 NEWTON AVE N		LOT 026 BLOCK 022 "OAK PARK ADDITION TO MINNEAPOLIS"		
	Non-Conservation	R2B			
17	21-029-24-32-0211	YES	5 Blong Yang	SF RESIDENTIAL	63x122
	2008 GLENWOOD AVE N		BLOCK 005 "DREWS ADDITION TO MINNEAPOLIS" LOT 6 EXCEPT W 25 IN OF N 21 FT THOF ALSO W 1/2 OF LOT 7 CREATED BY DIV # 940167 DATE 05/02/94 PREV PROP IDS 21 029 24 32 0048 SUBSEQ PROP IDS		
	Non-Conservation	R2B			
18	35-029-24-11-0063	YES	6 Abdi Warsame	VACANT LAND - RESIDENTIAL	30x123
	2206 16TH AVE S		LOT 019 BLOCK 005 FOSTER'S ADDITION TO MINNEAPOLIS S 30 FT		
	Non-Conservation	R2B			
19	35-029-24-14-0116	YES	9 Alondra Cano	SF RESIDENTIAL	39.45x123.5
	2522 17TH AVE S		BLOCK 006 GILPATRICK'S ADDITION TO MINNEAPOLIS S 1/2 OF LOT 17 AND N 13 3/10 FT OF LOT 16		
	Non-Conservation	R2B			
20	35-029-24-24-0086	YES	9 Alondra Cano	SF RESIDENTIAL	45x127
	2548 12TH AVE S		LOT 013 BLOCK 001 ELLIOTTS REARRANGEMENT OF BLOCKS 9, 10, 15 AND 16 OF BRACKETT AND BOVEYS ADDITION TO MINNEAPOLIS		
	Non-Conservation	R2B			

21	01-028-24-43-0112	NO	12 Andrew Johnson	SF RESIDENTAIL	49.5x122
	3636 25TH AVE S		LOT 010 BLOCK 004 HULL'S ADDITION TO MINNEAPOLIS		
	Non-Conservation	R1A			
22	04-029-24-12-0187	NO	4 Barbara Johnson	VACANT LAND - COMMERCIAL	50x128
	1304 42ND AVE N		LOT 007 BLOCK 017 WYOMING PARK ADDITION TO MINNEAPOLIS		
	Non-Conservation	C1			
23	08-029-24-11-0094	NO	4 Barbara Johnson	VACANT LAND - RESIDENTIAL	59.8x127.5
	3514 RUSSELL AVE N		LOT 007 "UTOPIA" S 1/2 W OF ALLEY AS OPENED BY CITY		
	Non-Conservation	R1A			
24	08-029-24-13-0152	NO	4 Barbara Johnson	VACANT LAND - RESIDENTIAL	40x127.7
	3238 VINCENT AVE N		LOT 009 BLOCK 015 "BRANHAM AND GREENLEAF'S ADDITION TO MINNEAPOLIS"		
	Non-Conservation	R1A			
25	08-029-24-44-0110	YES	4 Barbara Johnson	VACANT LAND - RESIDENTIAL	43x128.3
	2655 RUSSELL AVE N		LOT 002 BLOCK 005 "NICHOLS-FRISSELL CO.'S PENN-LAWN ADDITION TO MINNEAPOLIS"		
	Non-Conservation	R1A			
26	09-029-24-41-0099	YES	5 Blong Yang	VACANT LAND - RESIDENTIAL	40x126
	2915 COLFAX AVE N		LOT 012 BLOCK 004 "HARMONY TERRACE"		
	Non-Conservation	R2B			
27	10-029-24-23-0055	NO	4 Barbara Johnson	VACANT LAND - RESIDENTIAL	35x92
	614 33RD AVE N		BLOCK 017 "BAKER'S 4TH ADDITION TO MINNEAPOLIS" E 35 FT OF LOTS 7 AND 8		
	Non-Conservation	R2B			

28	16-029-24-33-0185	YES	5 Blong Yang	DOUBLE BUNGALOW	40x125
	1314 NEWTON AVE N		LOT 023 BLOCK 006 "ROSEDALE PARK"		
	Non-Conservation	R1A			
29	26-029-24-34-0018	YES	6 Abdi Warsame	DOUBLE BUNGALOW	50x78
	1005 19TH ST E		LOT 001 BLOCK 004 J S & W ELLIOTS ADDITION TO MINNEAPOLIS E 50 FT OF W 100 FT		
	Non-Conservation	R2B			
30	35-029-24-44-0140	YES	9 Alondra Cano	VACANT LAND - RESIDENTIAL	47x123.8
	2921 18TH AVE S		LOT 007 BLOCK 001 "LAYMAN'S FOURTH ADDITION TO MINNEAPOLIS"		
	Non-Conservation	R2B			
31	12-029-24-22-0116	NO	1 Kevin Reich	VACANT LAND - RESIDENTIAL	36x94.5
	2744 TAYLOR ST NE		BLOCK 005 MENAGE'S SUPPLEMENT TO EAST SIDE ADDITION TO MINNEAPOLIS E 36 FT LOTS 1 AND 2		
	Non-Conservation	R2B			
32	15-029-24-22-0003	YES	5 Blong Yang	VACANT LAND- RESIDENTIAL	40x90
	309 24TH AVE N		BLOCK 007 COBB'S ADDITION TO NORTH MINNEAPOLIS E 40 FT OF W 80 FT OF LOT 1 AND E 40 FT OF W 80 FT OF N 42 FT OF LOT 2		
	Non-Conservation	R2B			
33	16-029-24-33-0115	YES	5 Blong Yang	VACANT LAND - RESIDENTIAL	40x125.4
	1429 MORGAN AVE N		LOT 001 BLOCK 003 "ROSEDALE PARK"		
	Non-Conservation	R1A			
34	17-029-24-14-0195	YES	5 Blong Yang	VACANT LAND - RESIDENTIAL	43x129.7
	2210 RUSSELL AVE N		LOT 025 BLOCK 006 "WYANT & KIICHLI'S ADDITION TO MINNEAPOLIS"		
	Non-Conservation	R1A			
35	17-029-24-41-0058	YES	5 Blong Yang	VACANT LAND - RESIDENTIAL	42x126.4
	2407 GOLDEN VALLEY RD		BLOCK 003 EASTLAWN ADDITION TO MINNEAPOLIS LOT 2 AND THAT PART OF LOT 3 LYING E OF W 34 FT THEREOF		
	Non-Conservation	R2B			

36	17-029-24-43-0142	YES	5 Blong Yang	SF RESIDENTIAL	45.9x126
	2916 14TH AVE N		LOT 007 "SCHULZ' WASHBURN AVENUE ADDITION TO MINNEAPOLIS"		
	Non-Conservation	R1A			
37	36-029-24-44-0118	YES	2 Cam Gordon	VACANT LAND - RESIDENTIAL	48x157
	2921 29TH AVE S		LOT 019 BLOCK 026 "SOUTH SIDE ADDITION" TO THE CITY OF MINNEAPOLIS		
	Non-Conservation	R4			
38	10-028-24-11-0141	NO	8 Elizabeth Glidden	VACANT LAND - RESIDENTIAL	38x132
	3812 4th Ave S		LOT 008 RIDGEWAYS FIRST ADDITION TO MINNEAPOLIS		
	Non-Conservation	R1A			

Be It Further Resolved that all the properties listed below has been temporarily withheld from repurchase under Minnesota Statutes, section 282.322:

<u>Property ID Number</u>	<u>Target</u>	<u>City Council Ward</u>	<u>Neighborhood</u>	<u>Status</u>
<u>Property Address</u>	<u>Yes / No</u>	<u>Legal Description</u>		<u>Vacant/Occupied</u>
<u>Property Type C/NC</u>	<u>Zoned</u>			
04-029-24-12-0151	NO		4 Barbara Johnson	APPARTMENT
			Weber-Camden	
4146 FREMONT AVE N		LOTS 24 & 25 BLOCK 009 WYOMING PARK ADDITION TO MINNEAPOLIS		
Non-Conservation	C1			
100x128				

Be It Further Resolved that all the properties listed below be released for **public auction**:

<u>Property ID Number</u>	<u>Target</u>	<u>City Council Ward</u>	<u>Neighborhood</u>	<u>Status</u>
<u>Property Address</u>	<u>Yes / No</u>	<u>Legal Description</u>		<u>Vacant/Occupied</u>
<u>Property Type C/NC</u>	<u>Zoned</u>			
16-029-24-21-0160	YES		5 Blong Yang	OCCUPIED RESIDENTIAL
			Jordan	
1534 22ND AVE N		LOT 024 BLOOK 012 "FOREST HEIGHTS"		
Non-Conservation	R1A			
45x125				

09-029-24-41-0081	YES		5 Blong Yang	RESIDENTIAL / OCCUPIED REPURCHASE PENDING
			Hawthorne	
2934 COLFAX AVE N		LOT 024 BLOCK 003 "HARMONY TERRACE"		
Non-Conservation	R2B			
40x126				
21-029-24-23-0253	YES		5 Blong Yang	APARTMENT
910 OLIVER AVE N		LOT 024 BLOCK 021 "OAK PARK ADDITION TO MINNEAPOLIS" LOT 24 AND S 21 FT OF LOT 25 CREATED BY DIV # 930671 DATE 12/27/93 PREV PROP IDS 21 029 24 23 0139 SUBSEQ PROP IDS 21 029 24 23 0251		
Non-Conservation	R2B			
16-029-24-22-0169	YES		5 Blong Yang	VACANT LAND - COMMERCIAL
2058 WEST BROADWAY		LOT 032 BLOCK 020 "FOREST HEIGHTS" EX ST		
Non-Conservation	C1			

Be it Further Resolved that the city is authorized to file applications as needed for title registration on the tax-forfeited properties listed in this resolution as properties that may be acquired by the City of Minneapolis signed by the Mayor and the City Clerk pursuant to Minnesota Statutes 508.03(6).

By Goodman

Approving the classification of certain tax-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, 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 all of the parcels listed below be designated as non-conservation land:

02-028-24-11-0163	3125 BLOOMINGTON AVE S
04-029-24-12-0151	4146 FREMONT AVE N
09-029-24-13-0080	3339 GIRARD AVE N
09-029-24-13-0124	3234 HUMBOLDT AVE N
09-029-24-24-0015	3225 HUMBOLDT AVE N
09-029-24-42-0175	2901 DUPONT AVE N
09-029-24-43-0055	2624 EMERSON AVE N
09-029-24-43-0127	2714 GIRARD AVE N
09-029-24-44-0021	2700 ALDRICH AVE N
09-029-24-44-0106	2803 ALDRICH AVE N
16-029-24-11-0153	2314 DUPONT AVE N
16-029-24-21-0160	1534 22ND AVE N
16-029-24-22-0087	1815 25TH AVE N
17-029-24-42-0027	1655 THOMAS AVE N
17-029-24-42-0184	2800 18TH AVE N
17-029-24-43-0029	1419 UPTON AVE N
21-029-24-23-0049	701 NEWTON AVE N
21-029-24-23-0168	916 NEWTON AVE N
21-029-24-32-0211	2008 GLENWOOD AVE N
35-029-24-11-0063	2206 16TH AVE S
35-029-24-14-0116	2522 17TH AVE S
35-029-24-24-0086	2548 12TH AVE S
01-028-24-43-0112	3636 25TH AVE S
04-029-24-12-0187	1304 42ND AVE N
08-029-24-11-0094	3514 RUSSELL AVE N

08-029-24-13-0152	3238 VINCENT AVE N
08-029-24-44-0110	2655 RUSSELL AVE N
09-029-24-41-0081	2934 COLFAX AVE N
09-029-24-41-0099	2915 COLFAX AVE N
10-029-24-23-0055	614 33RD AVE N
16-029-24-33-0185	1314 NEWTON AVE N
21-029-24-23-0253	910 OLIVER AVE N
26-029-24-34-0018	1005 19TH ST E
35-029-24-44-0140	2921 18TH AVE S
12-029-24-22-0116	2744 TAYLOR ST NE
15-029-24-22-0003	309 24TH AVE N
16-029-24-22-0169	2058 WEST BROADWAY
16-029-24-33-0115	1429 MORGAN AVE N
17-029-24-14-0195	2210 RUSSELL AVE N
17-029-24-41-0058	2407 GOLDEN VALLEY RD
17-029-24-43-0142	2916 14TH AVE N
36-029-24-44-0118	2921 29TH AVE S
10-028-24-11-0141	3812 4th Ave S