



Request for City Council Committee Action from the Department of Community Planning & Economic Development - CPED

Date: May 5, 2015

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

Subject: Land Sale Public Hearing
Vacant Housing Recycling Program

Recommendation: Approve the sale of 4039 Aldrich Avenue North to Amy E. Holubar and Dawn M. Hunt for \$3,800, subject to the following conditions; 1) land sale closing must occur on or before 90 days from the date this Resolution is approved by the City 2) payment of holding costs of \$300.00 per month if the land sale closing does not occur on or before the closing deadline, and 3) a conservation easement will be placed on the parcel to restrict future development. The sale conditions 1 and 2 may be waived or amended with approval of the Community Planning & Economic Development (CPED) Director.

Previous Directives: The City acquired 4039 Aldrich Avenue North on April 11, 2014.

Prepared by: Earl S. Pettiford, Senior Project Coordinator, Phone 612-673-5231
Approved by: D. Craig Taylor, Executive Director CPED _____
Charles T. Lutz, Deputy Director CPED _____
Presenter(s) in Committee: Earl S. Pettiford, Senior Project Coordinator

Financial Impact

- Elimination of future property management costs estimated at \$3,600 per year.
- Proposed Write-off (see attached table): \$10,347
- Proposed Re-Use Value Write-Down (see attached table): \$0

Community Impact

- Neighborhood Notification: Webber-Camden Neighborhood Organization reviewed this proposal and recommended it be approved.
- City Goals: LIVING WELL Minneapolis is safe and livable and has an active and connected way of life.
- Comprehensive Plan: On April 16, 2015, the Planning Commission Committee of the Whole reviewed this proposal and recommended approval. On April 27, 2015, the Planning Commission approved the sale of this parcel as being consistent with the Comprehensive Plan.
- Zoning Code: R1A
- Living Wage/Business Subsidy Agreement Yes_____ No x
- Job Linkage Yes_____ No x
- Other: On March 31, 2015, the Planning Staff completed a land sale review of this parcel and deemed it a buildable lot.

Supporting Information

<u>PARCEL</u>	<u>ADDRESS</u>	<u>SALE PRICE</u>
VH-495	4039 Aldrich Avenue North	\$3,800

PURCHASER

Amy E. Holubar and Dawn M. Hunt
4035 Aldrich Avenue North
Minneapolis, MN 55412

PROPOSED DEVELOPMENT:

The proposed purchasers intend to acquire this parcel to increase the size of their site to provide additional space for their foster care operation. They propose to fence the entire area to provide a secure area for the eight toddlers they foster care.

The lot size is 42' x 127' = approximately 5324 total square feet.

LAND DISPOSITION POLICY:

This property is a buildable lot as defined by City policy and is being sold for use as a sideyard. Section 2.2.13 of the City's Real Estate Policy says that buildable lots can be sold as sideyards when the "buildable lot" is to be used to provide needed open space to an adjacent licensed day care center.

FINANCING*:

They have cash to support the purchase and improvement costs

OFFERING PROCEDURE:

Public Advertisement. The sales price of this property does reflect the full re-use value.

COMMENTS:

The proposed purchasers, Amy E. Holubar and Dawn M. Hunt, operate the Foster Care Adoption Option which is licensed in Hennepin County. They reside, and care for eight children, at 4035 Aldrich Avenue North which is owned by Dawn M. Hunt. The children fall under the 1978 Indian Child Welfare Act and the majority of the children that they foster are newborn, exposed to drugs and or alcohol in the utero. They work with a pediatrician to help these babies withdraw from their addictions. On November 22, 2014 (National Adoption Day), they adopted four of the foster children in their home and plan to provide high quality care to benefit their futures.

Their property is adjacent to 4039 Aldrich Avenue North. The disposition policy allows sales of buildable lots as sideyard to provide needed open space for an adjacent licensed daycare center; similar public interests would be served by allowing this sale to a licensed foster home provider. The property is being sold for the full re-use value and a conservation easement will be placed on the land to preserve it as green space.

Authorizing sale of land Disposition Parcel VH-495.

Whereas, the City of Minneapolis, hereinafter known as the City, has received an offer to purchase the Disposition Parcel VH-495, in the Camden neighborhood, from Amy E. Holubar and Dawn M. Hunt, hereinafter known as the Purchasers, the Parcel VH-495, being the following described land situated in the City of Minneapolis, County of Hennepin, State of Minnesota to wit:

LEGAL DESCRIPTION

VH-495: 4039 Aldrich Avenue North

Lot 5, Block 2, Thomas Morgan's Second Addition to Minneapolis

Whereas, the Purchaser has offered to pay the sum of \$3,800 for Parcel VH-495, to the City for the land; and

Whereas, the Purchaser has submitted to the City a statement of financial responsibility and qualifications; and

Whereas, the City has determined the offer of \$3,800 to purchase the Parcel to be reasonable; and

Whereas, the City has had the re-use value reviewed by an appraisal expert, stating that the re-use value opinion is consistent with the City's accepted methods in determining a re-use value for the Parcel; and

Whereas, the City's Real Estate Disposition Policy provided in Section 2.2.13 for the sale of land for sideyard; and

Whereas, pursuant to due notice thereof published in *Finance and Commerce* on April 24, 2015, a public hearing on said proposal and proposed sale and the provisions thereof, was duly held on May 5, 2015, 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 by The City Council of The City of Minneapolis:

That the re-use value for the VH-495 is hereby estimated to be the sum of \$3,800.

Be It Further Resolved that the acceptance of the offer and Purchaser's proposal is hereby determined to be in accordance with the City's approved disposition policy and it is further determined that the Purchaser possesses the qualifications and financial resources necessary to acquire and maintain the Parcel in accordance with the contract for the sale of land.

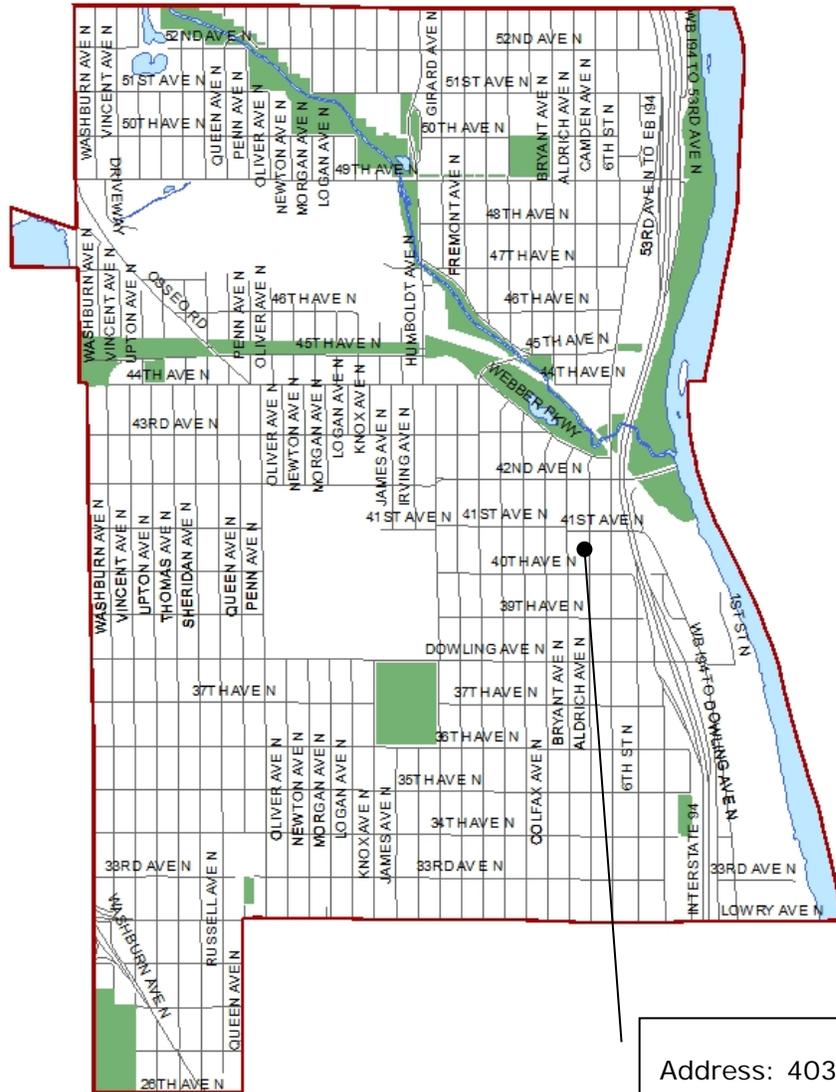
Be It Further Resolved that the proposal be and the same is hereby accepted, subject to the execution of a contract for the sale of land and further subject to the following conditions; 1) land sale closing must occur on or before 90 days from the date this Resolution is approved by the City 2) payment of holding costs of \$300.00 per month if the land sale closing does not occur on or before the closing deadline, and 3) a conservation easement will be placed on the parcel.

Be It Further Resolved that the sale conditions 1 and 2 described above may be waived or amended with the approval of the CPED Director.

Be It Further Resolved that upon publication of this Resolution, the Finance Officer or other appropriate official of the City 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 Finance Officer or other appropriate official of the City.

Be It Further Resolved that the Finance Officer or other appropriate official of the City is 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 City 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 and delivered by the Finance Officer or other appropriate City official of the City.

Ward 4



Address: 4039 Aldrich Avenue North



Minneapolis
City of Lakes
Community Planning &
Economic Development



TOTAL ACQUISITION COSTS INCURRED BY CPED ATTRIBUTABLE TO THE FOLLOWING PROPERTY:

Date: May 5, 2015
 Subject: Land Sale – Public Hearing
 Vacant Housing Recycling Program
 Address: 4039 Aldrich Avenue North
 Purchaser: Amy E. Holubar and Dawn M. Hunt

	A	B	C	D	E	F	G
Address	Purchase Price	Acquisition/ Demolition/ Other Costs	Total CPED Cost to Assemble (A+B)	Re-Use Value Opinion	Sale Price	CPED Cost Write-Off or Sale Proceeds (if > 0) (E-C)	Re-Use Value Write Down (if < 0) (E-D)
4039 Aldrich Avenue North	\$1	\$14,146	\$14,147	\$3,800	\$3,800	(\$10,347)	\$0
Total	\$1	\$14,146	\$14,147	\$3,800	\$3,800	(\$10,347)	\$0

Write-Down

Reason:

Developer History with CPED:

None

Developer Information:

- Single Individual(s)
- Married Individual(s)
- Limited Liability Partnership of the State of Minnesota
- Limited Liability Company of the State of Minnesota
- Corporation of the State of Minnesota
- Nonprofit Corporation of the State of Minnesota
- Other