

City of Minneapolis
Request for Committee Action

To: Transportation & Public Works
Date: 4/5/2016
From: Public Works Department
Lead Staff: Robert Boblett, Real Estate Investigator I, Transportation Engineering & Design
Presented by: Robert Boblett, Real Estate Investigator I, Transportation Engineering & Design
File type: Resolution
Subcategory: Land Sale

Subject:

Land Sale: 2900 Grand Avenue South and 2905 Harriet Avenue to the adjoining owner, 2905 Associates, LLC.

Description:

Passage of Resolution authorizing the sale of 2900 Grand Ave S and 2905 Harriet Ave S to the adjoining owner, 2905 Associates LLC for a price which will cover the cost of staff time, estimated at \$1,000.

Previous Actions:

No previous actions.

Ward/Address:

Ward 10

Background/Analysis:

This request is for authorization to dispose of the two parcels of excess land at a price which will cover the cost of staff time, State Deed Tax and recording fees. The total of these costs is estimated at \$1,000.

Description of properties to be sold:

1. 2900 Grand Ave. S. (PID 34-029-24-33-0047), a parcel of approximately 134.54' x 28', or 3,767.12 sq. ft. sloping downward to the north toward the Midtown Greenway. The parcel is legally described as: The north 28 feet of Lot 1, Block 6, Excelsior Addition, including ½ adjacent alley, vacated. This parcel will be used as "ratio land" to maximize the project building area. The parcel will be landscaped in accordance with an approved development plan now under review.
2. 2905 Harriet Ave. (PID 34-029-24-33-0062), a level parcel of approximately 30' x 18', or 540 sq. ft. The parcel is legally described as: The south 30 feet of the east 18 feet of Lot 15, Block 6, Excelsior Addition. This parcel will be part of the building site.

The possible sale of these parcels was raised by the developers as part of the Minneapolis Development Review process. The City is also being asked to vacate part of an alley which abuts both of the properties in question, as shown in the attached map.

The prospective buyers of the two parcels are Robb Miller and Curt Gunsbury operating as Solhem, LLC. Solhem has developed several successful projects in Minneapolis. The adjacent project is a 110-unit market-rate residential rental building.

Neither parcel is considered buildable, 2900 Grand Ave. S. due to its topography; 2905 Harriet Ave. due to its small area. The City is being petitioned by the adjacent developers to vacate a public alley lying immediately south of 2900 Grand Ave. S. A replacement alley will be dedicated in a new plat.

2900 Grand Ave. S. was acquired 8/10/1950 from the State of Minnesota as a tax forfeited parcel with its use limited to municipal alley use. The Minneapolis City Attorney's office has stated that sufficient time has elapsed to render that limitation expired, and the City is free to dispose of the land as it chooses, or any legal use.

2905 Harriet Ave. was purchased in a market transaction from Sheffield Elevator Co. on 2/25/1925.

Both parcels were offered to CPED for transfer to the adjacent private developer. CPED declined the offer, stating that the transfer did not meet CPED's development goals.

We are seeking a staff direction to dispose of these two parcels which will have been deemed to be excess property.

Financial Review:

No financial impact.

Attachments:

1. Location Maps