



Resolution No. 2016R-129

City of Minneapolis

File No. 16-00458

By Goodman

Authorizing sale of land Disposition Parcels WL-13 (617 Lowry Ave N), WL-14 and WL-15 (3110 and 3116 Lyndale Ave N), WL-1 (3113 6th St N), and WL-2 (3117 6th St N), under the West Lowry Avenue Redevelopment Plan.

Whereas, the City of Minneapolis, hereinafter known as the City, has received an offer to purchase and develop Disposition Parcels WL-13, WL-14, WL-15, WL-1, WL-2, in the Hawthorne neighborhood, from PPL Hawthorne EcoVillage LLC or an affiliate hereinafter known as the Redeveloper, the Parcels WL-13, WL-14, WL-15, WL-1, WL-2, being the following described land situated in the City of Minneapolis, County of Hennepin, State of Minnesota to wit:

LEGAL DESCRIPTIONS:

WL-13; 617 Lowry Ave N: Lot 1, 2, 11 and 12, Block 8, Morrisons Addition to North Minneapolis; Also; That part of vacated Lyndale Avenue North, dedicated as Eighth Street in the plat of Morrisons Addition to North Minneapolis, lying Easterly of a line parallel with and 33 feet East, as measured at right angles, from the West line of Section 10, Township 29, Range 24, which lies between the Westerly extensions of the north line of Lot 12, Block 8, said plat, and of the South line of Lot 11, said block; and

WL-14 & WL-15; 3110 and 3116 Lyndale Ave N: Lot 9 and 10, Block 8, Morrison's Addition to North Minneapolis; also; That part of vacated Lyndale Avenue North, dedicated as Eighth Street in the plat of Morrisons Addition To North Minneapolis, lying Easterly of a line parallel with and 33 feet East, as measured at right angles, from the West line of Section 10, Township 29, Range 24, which lies between the Westerly extensions of the North line of Lot 10, Block 8, said plat, and of the South line of Lot 9, said block; and

WL-1; 3113 6th St N: Lot 4, Block 8, Morrison's Addition to North Minneapolis; and

WL-2; 3117 6th St N: Lot 3, Block 8, Morrison's Addition to North Minneapolis; and

Whereas, the Redeveloper has offered to pay the sum of \$111,866 for Parcels WL-13, WL-14, WL-15, WL-1, WL-2 to the City 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 City a statement of financial responsibility and qualifications; 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 accepted methods in aiding the City in determining a re-use value for the Parcel; and

Whereas, pursuant to due notice thereof published in *Finance and Commerce* on March 25, 2016, a public hearing on the proposed sale was duly held on April 5, 2016, at the regularly scheduled Community Development & Regulatory Services Committee meeting of the City Council, at the

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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;

Now, Therefore, Be It Resolved by The City Council of The City of Minneapolis:

That the re-use value for uses in accordance with the Redevelopment Plan and/or Program plan is hereby determined to be the sum of \$111,866 for Parcels WL-13, WL-14, WL-15, WL-1, WL-2.

Be It Further Resolved that the acceptance of the offer and proposal is hereby determined to be in the best interests of the City and its people and that the transaction furthers the City's general plan of economic development in accordance with the City's approved disposition policy 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.

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. Furthermore, 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.

Be It Further Resolved that appropriate City staff is authorized to sign documents affecting the required replatting of the City land prior to the sale of the City land to PPL Hawthorne EcoVillage, LLC or an affiliate.

Committee: CDRS Public Hearing: 4/5/2016 Publication: APR 23 2016

RECORD OF COUNCIL VOTE				
MEMBER	AYE	NAY	ABSTAIN	ABSENT
REICH	X			
GORDON	X			
FREY	X			
B. JOHNSON	X			
YANG	X			
WARSAME	X			
GOODMAN	X			
GLIDDEN	X			
CANO	X			
BENDER	X			
QUINCY	X			
A. JOHNSON	X			
PALMISANO	X			
DATE:	APR 15 2016			

APPROVED VETOED


MAYOR HODGES

APR 21 2016
DATE

Certified an official action of the City Council

ATTEST:

CITY CLERK

Presented to the Mayor:	APR 15 2016	Received from the Mayor:	APR 21 2016
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Council Action

City of Minneapolis

File No. 16-00458

The Minneapolis City Council hereby authorizes signature of documents affecting the required replatting of the City land prior to the sale of the City land to PPL Hawthorne EcoVillage, LLC or an affiliate, in relation to land sales for Hawthorne EcoVillage Apartments affordable housing project at 617 Lowry Ave N, 3110 Lyndale Ave N, 3116 Lyndale Ave N, 3113 6th St N and 3117 6th St N, as set forth in File No. 16-00458.

Committee: CDRS Public Hearing: 4/5/2016 Publication: APR 23 2016

RECORD OF COUNCIL VOTE				
MEMBER	AYE	NAY	ABSTAIN	ABSENT
REICH	X			
GORDON	X			
FREY	X			
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GLIDDEN	X			
CANO	X			
BENDER	X			
QUINCY	X			
A. JOHNSON	X			
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