

City of Minneapolis Request for Committee Action

To: Community Development & Regulatory Services
Date: 5/17/2015
Referral: NA
From: Community Planning & Economic Development
Lead Staff: Earl S. Pettiford, Senior Project Coordinator
Presented by: Earl S. Pettiford, Senior Project Coordinator
File type: Resolution
Subcategory: Land Sale

Subject:

Land Sale: 2953 Pierce St. NE to Justin Daniel Larson and Christian Ann Larson

Description:

Passage of a Resolution approving the sale of the property at 2953 Pierce St. NE, VH-581, to Justin Daniel Larson and Christian Ann Larson for \$35,900, subject to conditions.

Previous Actions:

On December 11, 2015, the City Council approved the Vacant Housing Recycling Program that defines the program guidelines for disposition of vacant buildings and lots for housing development.

Ward/Neighborhood/Address:

Ward 1
Audubon Park

Background/Analysis:

<u>PARCEL</u>	<u>ADDRESS</u>	<u>SALE PRICE</u>
VH-581	2953 Pierce St. NE	\$35,900

PURCHASER

Justin Daniel Larson and Christian Ann Larson
3010 Tyler St. NE
Minneapolis, MN 55418

PROPOSED DEVELOPMENT:

Justin Daniel Larson and Christian Ann Larson propose to build a 1,500 square foot, three-bedroom, three-bath, single family home with a two-car detached garage.

The lot size is 50' x 125' = approximately 6,272 total square feet.

LAND DISPOSITION POLICY:

The sale of this property is in compliance with the City's Disposition Policy. The sales price of this property reflects the full re-use value.

FINANCING*:

The Purchasers have a conditional commitment from Northern State Bank for financing for this project.

*Subject to application and underwriting requirements.

COMMENTS:

The City acquired 2953 Pierce St. NE on January 15, 2016 for \$35,900 from Greater Metropolitan Housing Corporation. The purchasers are having this house built as their homestead. The home will be built by Alpine Designers & Builders, Inc. This was the only offer received for the parcel.

Notification was provided to the Audubon neighborhood.

Financial Review:

No additional appropriation required, amount included in current budget.

- Elimination of future property management costs estimated at \$3,600 per year.
- Proposed Net Sale Write-Off (see attached table): \$601
- Proposed Re-Use Value Write-Down(see attached table): \$0

Future budget impact anticipated.

Approved by the Permanent Review Committee.

Meets Small and Underutilized Business Program goals.

Attachments:

1. 2953 Pierce St. NE Land Sale_Resolution
2. 2953 Pierce St. NE Land Sale_Ward Map
3. 2953 Pierce St. NE Land Sale_Cost Sheet
4. 2953 Pierce St. NE Land Sale_Schematics