



Request for City Council Committee Action
From the Department of Community Planning & Economic Development

Date: December 13, 2005

To: Council Member Lisa Goodman, Community Development Cmte

Prepared by: Jackie Nawalany, Project Coordinator, Phone 612-673-5262

Presenter in Committee: Edith Johnson, Senior Project Coordinator

Approved by: Chuck Lutz, Deputy CPED Director _____
Elizabeth Ryan, Director, Housing Policy _____
& Development

Subject: Land Sale – Public Hearing
Hawthorne NRP

RECOMMENDATION: Approve the sale of 811 Lowry Avenue North to County of Hennepin for \$50,000.00, subject to the following conditions; 1) land sale closing must occur on or before 30 days from the date of approval, and 2) payment of holding costs of \$150.00 per month from the date of approval to the date of closing if land sale closing does not occur on or before 30 days from date of approval. The sale conditions may be waived or amended with the approval of the CPED Director.

Previous Directives: CPED acquired 811 Lowry Avenue North on December 16, 1998.

Financial Impact (Check those that apply)

- No financial impact - or - Action is within current department budget.
(If checked, go directly to Background/Supporting Information)
- Action requires an appropriation increase to the Capital Budget
- Action requires an appropriation increase to the Operating Budget
- Action provides increased revenue for appropriation increase
- Action requires use of contingency or reserves
- Other financial impact (Explain): Eliminate property management costs.
- Request provided to the Budget Office when provided to the Committee Coordinator

Community Impact (Summarize below)

Ward: 3

Neighborhood Notification: Hawthorne Area Community Council reviewed this proposal and recommended it be approved.

City Goals: Maintain the physical infrastructure to ensure a healthy, vital and safe City.

Comprehensive Plan: This land sale was submitted to the Planning and Zoning Units for review and comments regarding consistency with the Comprehensive Plan on November 10, 2005.

Zoning Code: R2B

Living Wage/Job Linkage: N/A

Other :

Background/Supporting Information

<u>PARCEL</u>	<u>ADDRESS</u>	<u>SALE PRICE</u>
HAW 5-3	811 Lowry Avenue North	\$50,000.00

PURCHASER

County of Hennepin
417 5th Street North
Minneapolis, MN 55401

PROPOSED DEVELOPMENT:

Lowry Avenue roadway expansion

The lot size is 76' x 122' = 9,272 square feet.

LAND DISPOSITION POLICY:

This property is a buildable lot as defined by City policy and is being sold to support the redevelopment efforts of Lowry Avenue North.

FINANCING:

Cash

OFFERING PROCEDURE:

Negotiated sale. The sales price of this property does reflect the full re-use value.

COMMENTS:

The County proposes to use the property for the Lowry Avenue reconstruction with the possibility that residual land may be used for development. The County agrees to

develop the property in accordance with applicable City, State and Federal laws and ordinances. Portions of the site will become a driving lane, bicycle lane, sidewalk and boulevard. The Hawthorne Area Community Council and CPED's staff support the sale and development of this lot as proposed.

**Authorizing sale of land
Hawthorne NRP
Disposition Parcel No. HAW 5-3**

Whereas, the City of Minneapolis, hereinafter known as the City, has received an offer to purchase and develop Disposition Parcel HAW 5-3, in the Hawthorne neighborhood, from County of Hennepin, hereinafter known as the Redeveloper, the Parcel HAW 5-3, being the following described land situated in the City of Minneapolis, County of Hennepin, State of Minnesota to wit:

LEGAL DESCRIPTION

Lot 3, Block 8 and Lot 4, except the Westerly 4 feet thereof, Block 8, The Oakland Addition to Minneapolis.

Whereas, the Redeveloper has offered to pay the sum of \$50,000, for Parcel HAW 5-3 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 December 2, 2005, a public hearing on the proposed sale was duly held on December 13, 2005, at the regularly scheduled Community Development Committee meeting of the City Council, 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;

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 Hawthorne NRP plan, as amended, is hereby estimated to be the sum of \$50,000 for Parcel HAW 5-3.

Be It Further Resolved that the acceptance of the offer and proposal is hereby determined to be 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 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 by the Finance Officer or other appropriate City official of the City.

Address: 2625 University Avenue Northeast

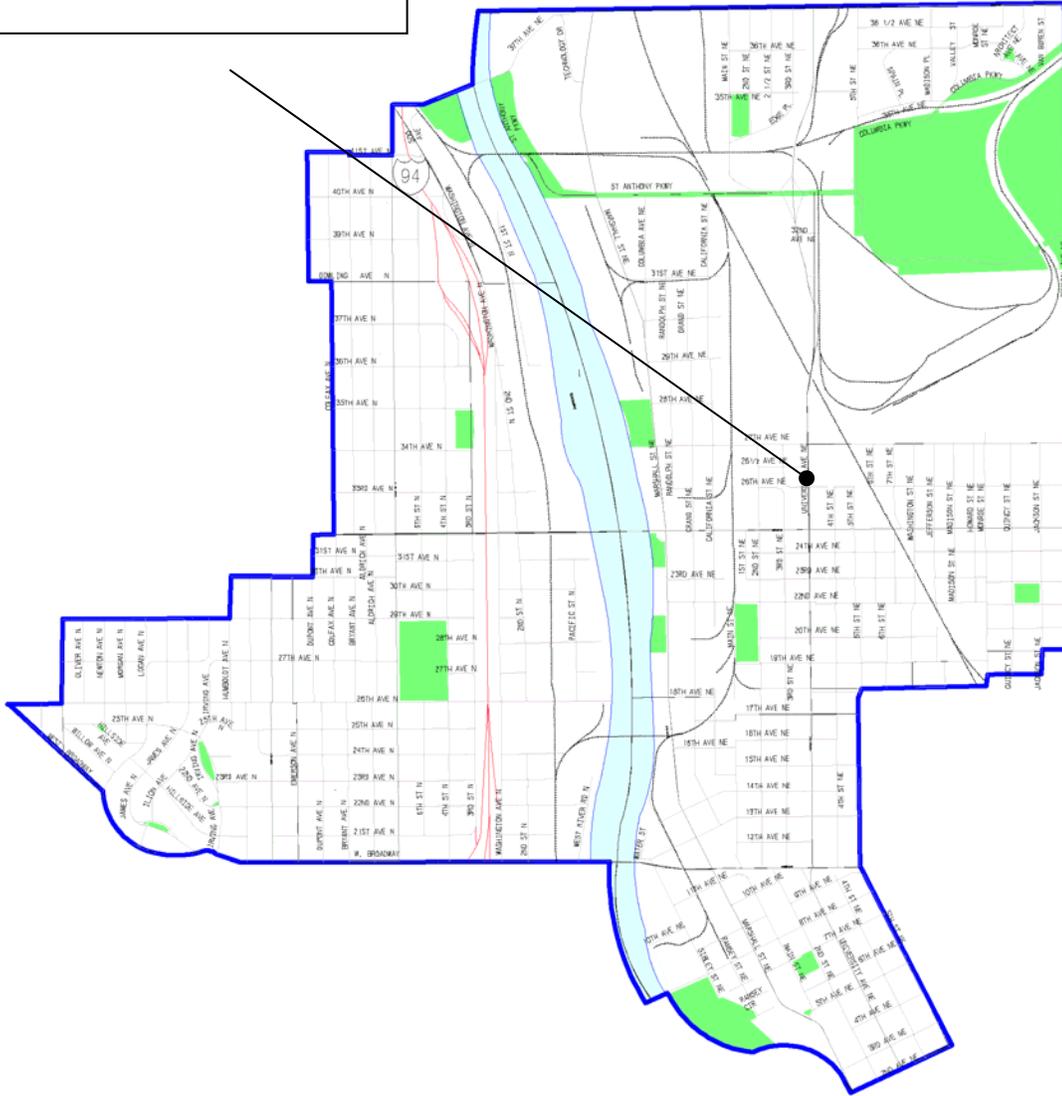
Parcel: VH-7

Purchaser: Hanza S. Farah or an affiliated entity

Sq. Footage: 3,036 sf

Zoning: R2B

WARD 3



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