



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

Date: February 17, 2015  
To: Council Member Lisa Goodman, Chair, Community Development & Regulatory Services Committee

**Subject:** Land Sale Public Hearing  
Vacant Housing Recycling Program

**Recommendation:**

1. Approve the sale of 4238 Thomas Avenue North to Amburg Inc for \$15,100, subject to the following conditions; a) land sale closing must occur on or before 90 days from the date this Resolution is approved by the City and b) payment of holding costs of \$300.00 per month if the land sale closing does not occur on or before the closing deadline. The sale conditions may be waived or amended with approval of the Community Planning & Economic Development (CPED) Director.
2. If Amburg Inc fails to close, approve the sale of 4238 Thomas Avenue North to Jenny Investments LLC for \$12,000 subject to the following conditions; a) land sale closing must occur on or before 30 days from date of City notification, and b) payment of holding costs of \$300.00 per month from the date of notification to the date of closing if the land sale closing does not occur on or before 30 days from the date of City notification. The sale conditions may be waived or amended with approval of the Community Planning & Economic Development (CPED) Director.

**Previous Directives:** The City acquired 4238 Thomas Avenue North on December 12, 2014.

Prepared by: Edie Oliveto-Oates, Senior Project Coordinator, Phone 612-673-5229	
Approved by: D. Craig Taylor, Executive Director CPED	_____
Charles T. Lutz, Deputy Director CPED	_____
Presenters in Committee: Edie Oliveto-Oates, Senior Project Coordinator	

**Financial Impact: AMBURG INC**

- Action is within the Business Plan
- Elimination of future property management costs estimated at \$3,600 per year.
- Proposed Net Sale Proceeds (see attached table): \$7,987
- Proposed Re-Use Value Write Down (see attached table): \$0

**Financial Impact: Jenny Investments LLC**

- Action is within the Business Plan
- Elimination of future property management costs estimated at \$3,600 per year.
- Proposed Net Sale Proceeds (see attached table): \$4,887
- Proposed Re-Use Value Write Down (see attached table): \$0

**Community Impact**

- Neighborhood Notification: Victory Neighborhood recommended sale to Amburg Inc.
- City Goals: LIVING WELL - Minneapolis is safe and livable and has an active and connected way of life.
- Comprehensive Plan: On February 12, 2015, the Planning Commission Committee of the Whole reviewed this proposal and recommended approval; it is anticipated that the Planning Commission will approve the sale of this parcel as being consistent with the Comprehensive Plan on February 23, 2015.
- Zoning Code: Project complies with current zoning.
- Other: On January 23, 2015, the Planning Staff completed the land sale review process.

**Supporting Information**

<b><u>PARCEL</u></b>	<b><u>ADDRESS</u></b>
TF-848	4238 Thomas Avenue N

<b><u>PURCHASER</u></b>	<b><u>SALE PRICE</u></b>
Amburg Inc 2845 Kentucky Ave. S. St. Louis Park, MN 55426	\$15,100

<b><u>ALTERNATE PURCHASER</u></b>	<b><u>SALE PRICE</u></b>
Jenny Investments LLC 15915 - 27th Place N. Plymouth, MN 55447	\$12,000

**PROPOSED DEVELOPMENT:**

**Amburg Inc** – The developer proposes the rehabilitation from a duplex to a single family home which has 3 bedrooms, 2 baths and approximately 1,700 square feet.

**Jenny Investments LLC** – The developer proposed the rehabilitation from a duplex to a single family home which has 4 bedrooms, 2 baths and approximately 1,700 square feet.

The lot size is 40' x 126' = approximately 5,066 total square feet.

**LAND DISPOSITION POLICY:**

This property is being sold for development and will be improved by rehabilitation as defined by City policy.

**FINANCING\*:**

Amburg Inc – Private Financing

Jenny Investments LLC – Bank Financing

\*Subject to application and underwriting requirements.

**OFFERING PROCEDURE:**

Public Advertisement. The sales price of this property is greater than the full re-use value. The City is selling the property for its acquisition cost, plus an administrative fee.

**COMMENTS:**

The property was publicly advertised in the Minneapolis Star and Tribune on three occasions. An informational meeting was held to inform all potential developers about the City's disposition process and the information was posted on the City's web site. An open house was held to allow potential developers to inspect the property, as part of their due diligence. Interested parties submitted the required initial statements of interest and all interested developers were vetted through the City's Department of Regulatory Services. Subsequently, the applicable Truth and Housing Reports or Code Compliance reports were completed and provided to the interested developers including the price of the property. Developers informed staff of their continued interest in the properties and the neighborhoods were informed and provided 45 days to meet with the interested developers and provide feedback regarding their review.

The Victory Neighborhood reviewed both of the proposals and is supporting Amburg Inc. The property is currently a duplex that will be converted to a single family dwelling and sold to an owner-occupant. The City is selling this property in its as-is condition and is conveying tax title.

**Authorizing sale of land Vacant Housing Recycling Program Disposition Parcel TF-848.**

Whereas, the City of Minneapolis, hereinafter known as the City, has received an offer to purchase and develop disposition Parcel TF-848, in the Victory neighborhood, from Amburg Inc, hereinafter known as the Redeveloper and another offer to purchase and develop Parcel TF-848 from Jenny Investments LLC hereinafter known as the Alternate Redeveloper, the Parcel TF-848 being the following described land situated in the City of Minneapolis, County of Hennepin, State of Minnesota to wit:

LEGAL DESCRIPTION

TF-848: 4238 Thomas Avenue N.

Lot 27, Block 5, "Howe's Hyland Homes Addition to Minneapolis, Minnesota"

Whereas, the Redeveloper has offered to pay the sum of \$15,100 for Parcel TF-848; the offer included a development plan and commitment to improve by rehabilitating the existing structure. This offer is in accordance with the applicable Redevelopment Plan and/or Program; and

Whereas, the Alternate Redeveloper has offered to pay the sum of \$12,000 for Parcel TF-848; the offer included a development plan and commitment to improve by rehabilitating the existing structure. This offer is in accordance with the applicable Redevelopment Plan and/or Program; and

Whereas, both the Redeveloper and the Alternate Redeveloper have submitted to the City statements 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 February 6, 2015, a public hearing on the proposed sale was duly held on February 17, 2015, at the regularly scheduled Community Development & Regulatory Services 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 Vacant Housing Recycling Program plan, as amended, is hereby estimated to be the sum of \$5,000 for Parcel TF-848.

Be It Further Resolved that the acceptance of the offers and proposals are both hereby determined to be in accordance with the City's approved disposition policy and it is further determined that both the Redeveloper and the Alternate Redeveloper possess the qualifications and financial resources necessary to acquire and develop the parcel in accordance with the Redevelopment Plan and/or Program, but that the City prefers the Redeveloper's proposal over the Alternate Redeveloper's proposal.

Be It Further Resolved that the Redeveloper's proposal 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 and 2) payment of holding costs of \$300.00 per month if the land sale closing does not occur on or before the closing deadline.

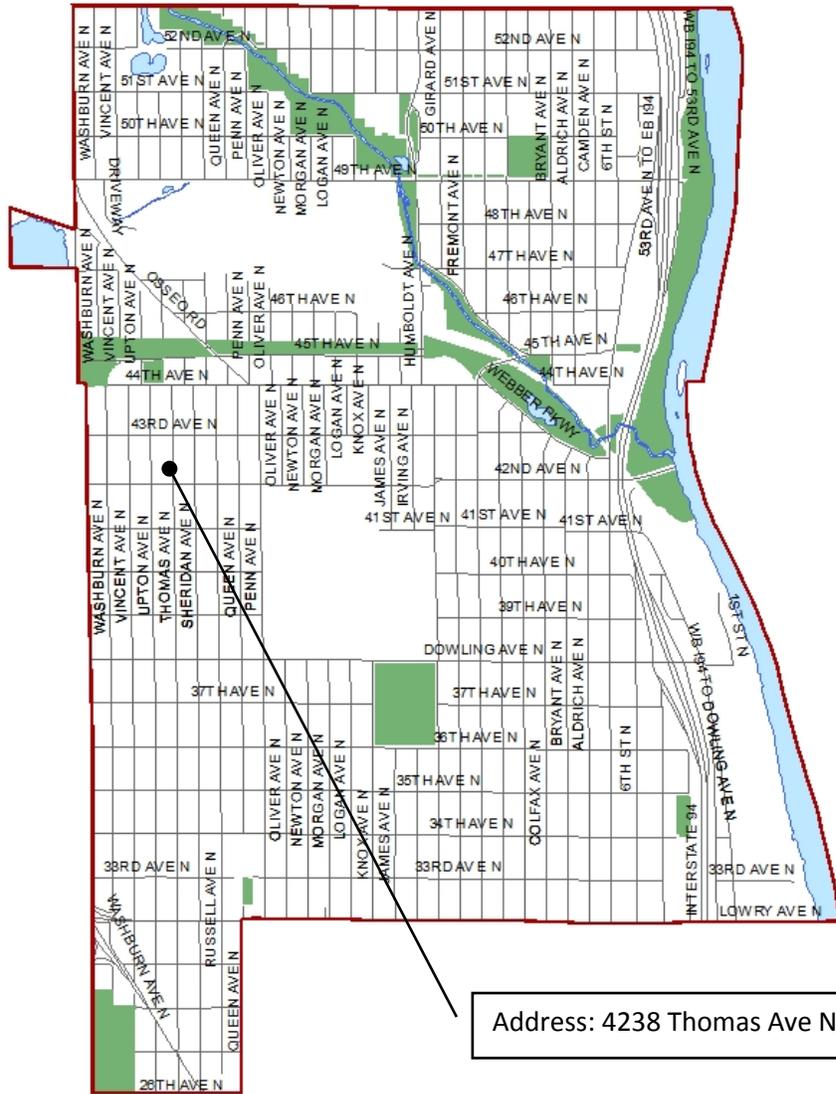
Be It Further Resolved that if and only if Redeveloper fails to close on the land sale pursuant to the conditions described above, the Alternate Redeveloper's proposal is hereby accepted, subject to the execution of a contract for the sale of land and further subject to the following conditions; 1) land sale closing must occur on or before 30 days from the date of City notification to the Alternate Redeveloper and 2) payment of holding costs of \$300.00 per month from the date of notification if the land sale closing does not occur on or before 30 days from the date of City notification to the Alternate Redeveloper.

Be It Further Resolved that the sale conditions 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 or Alternate Redeveloper, as appropriate; 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 to execute and deliver a conveyance of the land to the Redeveloper or the Alternate Redeveloper, as appropriate; 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: 4238 Thomas Ave N



**Minneapolis**  
City of Lakes  
Community Planning &  
Economic Development

CPED Long Range Planning, 12/18/2013



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

Date: February 17, 2015  
 Subject: Land Sale – Public Hearing  
 Vacant Housing Recycling Program  
 Address: 4238 Thomas Avenue N  
 Purchaser: Amburg Inc

	A	B	C	D	E	F	G
Address	Purchase Price	Acquisition/ Demolition/ Other Costs	Total CPED Cost to Assemble	Re-Use Value Opinion	Sale Price	CPED Cost Write-Off or Sale Proceeds (if > 0)	Re-Use Value Write Down (if < 0)
			(A+B)			(E-C)	
4238 Thomas Avenue N	\$1	\$7,112	\$7,113	\$5,000	\$15,100	\$7,987	\$0
Total	\$1	\$7,112	\$7,113	\$5,000	\$15,100	\$7,987	\$0

Write-Down

Not applicable as the sales price is greater than the re-use value because the sales price includes a payment of an administrative fee associated with the pass-thru.

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

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