



Resolution No. 2026R-135

City of Minneapolis

File No. 2026-00434

Author: Osman

Committee: BHZ

Public Hearing: None

Passage: Apr 23, 2026

Publication: MAY 02 2026

RECORD OF COUNCIL VOTE				
COUNCIL MEMBER	AYE	NAY	ABSTAIN	ABSENT
Payne	X			
Osman	X			
Chughtai	X			
Wonsley	X			
Rainville	X			
Vetaw	X			
Warren	X			
Shaffer	X			
Stevenson	X			
Chavez	X			
Whiting	X			
Chowdhury	X			
Palmisano	X			

MAYOR ACTION

APPROVED

VETOED

MAYOR

APR 29 2026

DATE

Certified an official action of the City Council

ATTEST:

CITY CLERK

Presented to Mayor: APR 24 2026

Received from Mayor: APR 29 2026

Establishing a Parkland Dedication Ordinance District and Accepting Parkland Dedication in Advance of Development.

Whereas, the Minneapolis Code of Ordinances, Sections 598.340 – 598.420, and Chapter 15 of the Minneapolis Park Board (“Park Board”) Code of Ordinances (the “Park Dedication Ordinances”) establish parkland dedication requirements for certain new projects in the City of Minneapolis; and

Whereas, Wall Development Company, LLC owns certain real property legally described as that part of Lots 1, 3, and 4, Block 1, Malcolm Yards Second Addition; and that part of Lot 4, Block 1, Malcolm Yards; all according to the recorded plats thereof, Hennepin County, Minnesota, described as follows: Beginning at the southeast corner of Lot 4, Block 1 of Malcolm Yards Second Addition, thence South 89 degrees 44 minutes 55 seconds West, 334.87 feet; thence North 00 degrees 14 minutes 23

seconds West, 222.34 feet; thence South 89 degrees 44 minutes, 54 seconds West, 283.88 feet; thence South 00 degrees 15 minutes 06 seconds West, 15.92 feet; thence North 88 degrees 48 minutes 26 seconds East, 435.86 feet; thence South 00 degrees 24 minutes 34 seconds East, 1.60 feet; thence North 88 degrees 38 minutes 54 seconds West, 17.12 feet; thence North 00 degrees 17 minutes 45 seconds West, 327.33 feet; thence North 88 degrees 53 minutes 28 seconds East, 477.91 feet; thence South 00 degrees 14 minutes 23 seconds East, 142.39 feet; thence North 88 degrees 59 minutes 03 seconds East, 259.29 feet; thence South 00 degrees 14 minutes 23 seconds East, 92.24 feet; thence North 88 degrees 59 minutes 03 seconds East, 334.84 feet; thence South 00 degrees 15 minutes 05 seconds East, 142.16 feet; thence South 88 degrees 45 minutes 50 seconds West, 91.30 feet; thence South 00 degrees 12 minutes 10 seconds East, 51.12 feet; thence North 88 degrees 48 minutes 41 seconds East, 91.34 feet; thence South 00 degrees 15 minutes 05 seconds East, 118.17 feet to the point of beginning and there terminating ("District") consisting of approximately 302,334 square feet which is intended to be developed in the future ; and

Whereas, the Park Dedication Ordinances provide three park dedication alternatives for new development: the dedication of land, the payment of a fee, or the creation of private land maintained for public use; and

Whereas, the current owners of the District property and affiliated owners of adjacent property wish to dedicate sufficient land interests in and in close proximity to the District property to satisfy all Park Dedication Ordinance requirements for the entire District; and

Whereas, the maximum land dedication required by the Park Dedication Ordinances is 10% of the land being developed; and

Whereas, the Park Dedication Ordinances require that to be considered adequate land dedication, certain criteria are to be considered in order to determine whether the land to be dedicated is suitable including whether the use is consistent with the comprehensive plan, whether there are sufficient resources available to develop, operate and maintain the new park land whether the land is adequate for its intended purposes; and

Whereas, Wall Development Company, LLC and affiliated entities Malcolm Yards Market LLC and Malcolm Yards Housing Project, LP (collectively, "Owners") have agreed to convey an easement for trail and other park purposes with a collective area of 40,791 square feet that is legally described as:

Parcel 1:

That part of Lot 4, Block 1, Malcolm Yards Second Addition; and that part of Tract A, R.L.S. No.1889; all according to the recorded plats thereof, Hennepin County, Minnesota, described as follows: Beginning at the southeast corner of Lot 4, Block 1 of Malcolm Yards Second Addition, according to the recorded plat thereof, thence North 00 degrees 15 minutes 05 seconds West, 30.00 feet; thence South 89 degrees 44 minutes 55 seconds West, 334.87 feet; thence South 00 degrees 14 minutes 23 seconds East, 48.48 feet; thence North 89 degrees 44 minutes 55 seconds East, 63.88 feet; thence South 00 degrees 14 minutes 23 seconds East, 6.52 feet; thence North 89 degrees 44 minutes 55 seconds East, 91.50 feet; thence North 00 degrees 00 minutes 00 seconds East, 12.34 feet; thence North 90 degrees 00 minutes 00 seconds East, 20.00 feet; thence South 00 degrees 00 minutes 00 seconds East, 12.25 feet; thence

North 89 degrees 44 minutes 55 seconds East, 159.50 feet; thence North 00 degrees 15 minutes 05 seconds West, 25.18 feet to the point of beginning and there terminating.

Parcel 2:

That part of Lot 1, Block 1, Malcolm Yards Second Addition; and that part of Lot 2, Block 1, Malcolm Yards; all according to the recorded plats thereof, Hennepin County, Minnesota, described as follows: Commencing at the southeast corner of Lot 4, Block 1 of Malcolm Yards Second Addition, according to the recorded plat thereof, thence South 89 degrees 44 minutes 55 seconds West, 400.87 feet to the point of beginning; thence South 00 degrees 14 minutes 23 seconds East, 25.00 feet; thence South 89 degrees 44 minutes 55 seconds West, 207.66 feet; thence North 00 degrees 47 minutes 14 seconds West, 9.38 feet; thence North 77 degrees 01 minutes 14 seconds West, 137.88 feet; thence South 25 degrees 21 minutes 24 seconds West, 17.67 feet; thence South 89 degrees 44 minutes 55 seconds West, 104.93 feet; thence North 60 degrees 59 minutes 58 seconds West, 61.39 feet; thence North 89 degrees 44 minutes 55 seconds East, 508.10 feet; thence South 00 degrees 14 minutes 23 seconds East, 30.00 feet to the point of beginning and there terminating.

Parcel 3:

That part of Lot 4, Block 1, Malcolm Yards Second Addition; according to the recorded plat thereof, Hennepin County, Minnesota, described as follows: Commencing at the southeast corner of Lot 4, Block 1 of Malcolm Yards Second Addition, thence North 00 degrees 15 minutes 05 seconds West, 118.17 feet; thence South 88 degrees 48 minutes 41 seconds West, 91.34 feet; thence North 00 degrees 12 minutes 10 seconds West, 51.12 feet; thence North 88 degrees 45 minutes 50 seconds East, 66.30 feet to the point of beginning; thence North 00 degrees 15 minutes 05 seconds West, 142.26 feet; thence North 88 degrees 59 minutes 03 seconds East, 25.00 feet; thence South 00 degrees 15 minutes 05 seconds East, 142.16 feet; thence South 88 degrees 45 minutes 50 seconds West, 25.00 feet to the point of beginning and there terminating.

(collectively, the "Trail Easement") to the Park Board; and

Whereas, the City finds that the agreements negotiated by the Park Board with the Developer for the Trail Easement satisfy the requirements for suitability and adaptability of the land for park purposes; and

Whereas, the square footage of the Trail Easement exceeds the maximum Park Dedication Ordinance requirements for the District;

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

That the above findings are hereby found to be true and correct and are incorporated herein in their entirety.

Be It Further Resolved that conveyance of the Trail Easement to the Park Board shall be considered to be satisfaction in full of the Park Dedication Ordinance requirements applicable to the District.