



Resolution No. 2026R-134

City of Minneapolis

File No. 2026-00407

Author: Osman

Committee: BHZ

Public Hearing: None

Passage: Apr 23, 2026

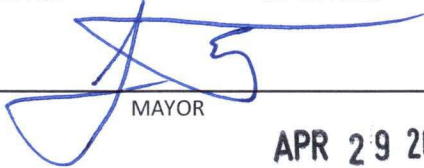
Publication: MAY 02 2026

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

Amending Resolution 2024R-156 entitled "Authorizing sale of land Disposition Parcels MH-353 and MH-351 under the Minneapolis Homes Program at 2401 Ilion Ave N and 3246 Oliver Ave N." passed May 23, 2024, by updating the legal description in the body of the resolution.

Whereas, the City of Minneapolis, hereinafter known as the City, has received an offer to purchase and develop Disposition Parcels MH-353 and MH-351 from Urban Homeworks, Inc. or an affiliated entity, hereinafter known as the Redeveloper, the Parcels MH-353 and MH-351, being the following described land situated in the City of Minneapolis, County of Hennepin, State of Minnesota, to wit:

Legal Description of Disposition Parcels

MH-353; 2401 Ilion Ave N: ~~Lot 28, and that part of Lot 27, described as follows: Beginning at the Southwesterly corner of said Lot 27; thence Southeasterly along the dividing line between Lots 27 and 28 a distance of 96 feet; thence Northerly measured at right angles to the dividing line between Lots 27 and 28 a distance of 6 feet; thence Northwesterly in a straight line to the place of beginning, all in Block 17, Forest Heights, Hennepin County~~ Lot 10, Block 9, Forest Heights, Hennepin County, Minnesota.

MH-351; 3246 Oliver Ave N: Lot 27, Jerome & Latham's Addition to Minneapolis; and

Whereas, the Redeveloper has offered to pay the sum of \$85,000 for Parcel MH-353 and \$60,000 for Parcel MH-351 and the City is writing down the purchase price to \$1 for each parcel to further affordable housing goals; the offer includes a development plan and commitment to improve by redeveloping the property. This offer is in accordance with the 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 accepted methods of aiding the City in determining re-use values of \$85,000 for Parcel MH-353 and \$60,000 for Parcel MH-351; and

Whereas, pursuant to due notice thereof published in Finance and Commerce on April 26, 2024, a public hearing on the proposed sale was duly held on May 14, 2024, at the Public Service Center, 250 4th St S, Room 350, 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 is hereby determined to be the sum of \$85,000 for Parcel MH-353 and \$60,000 for Parcel MH-351.

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 and further subject to the following conditions: 1) Land sale closing must occur on or before 180 days from the date this Resolution is approved by the City; and 2) Payment of holding costs of \$1,000.00 per month if the land sale closing does not occur on or before the closing deadline. The City is in the process of clearing title and closing will take place after title is cleared.

Be It Further Resolved that the sale conditions described above may be waived or amended with the approval of the Department of Community Planning & Economic Development 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; 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 official of the City.