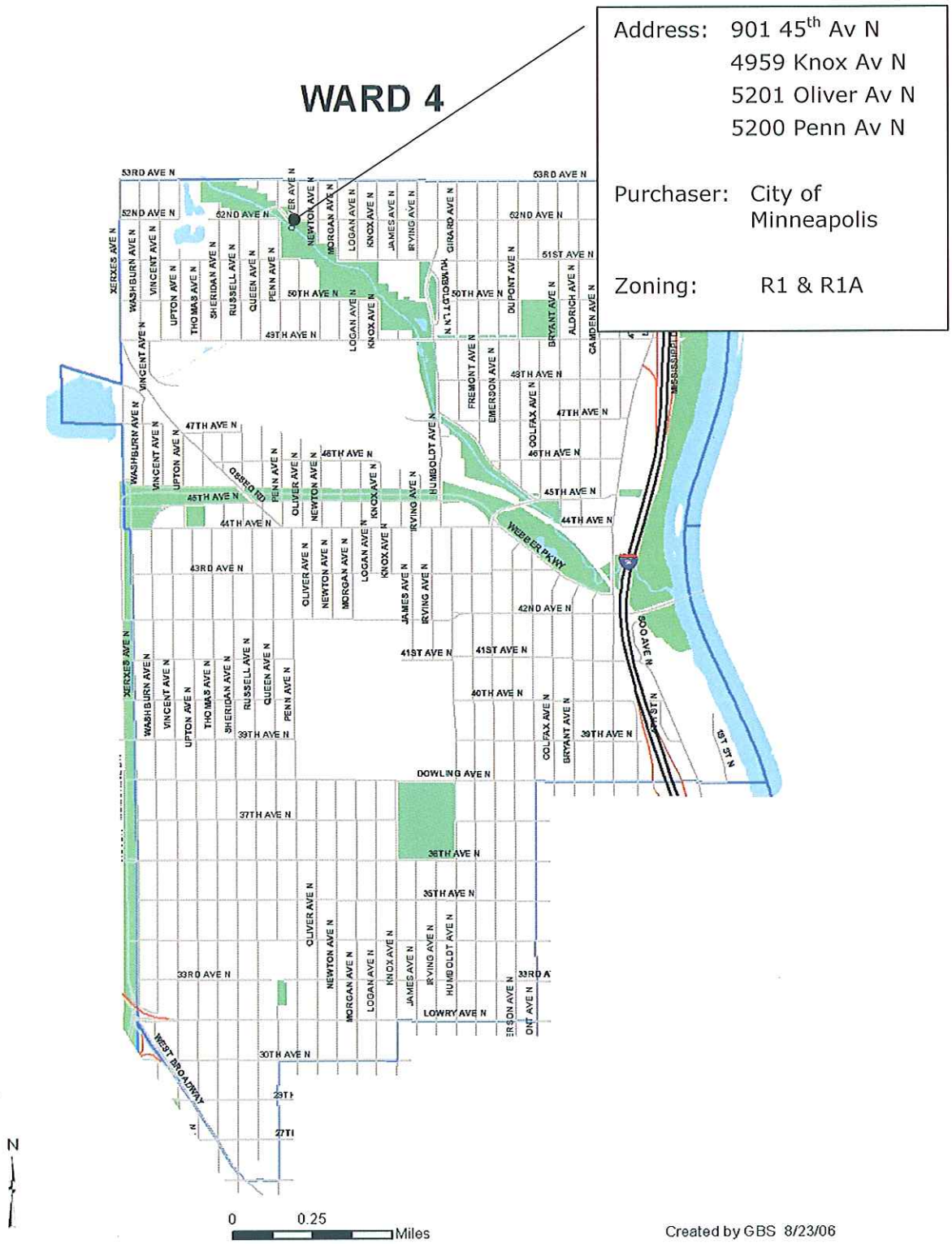
ATTACHMENT #1

Proposed Properties the City to acquire from MPRB



Created by GBS 8/23/06

ATTACHMENT #2

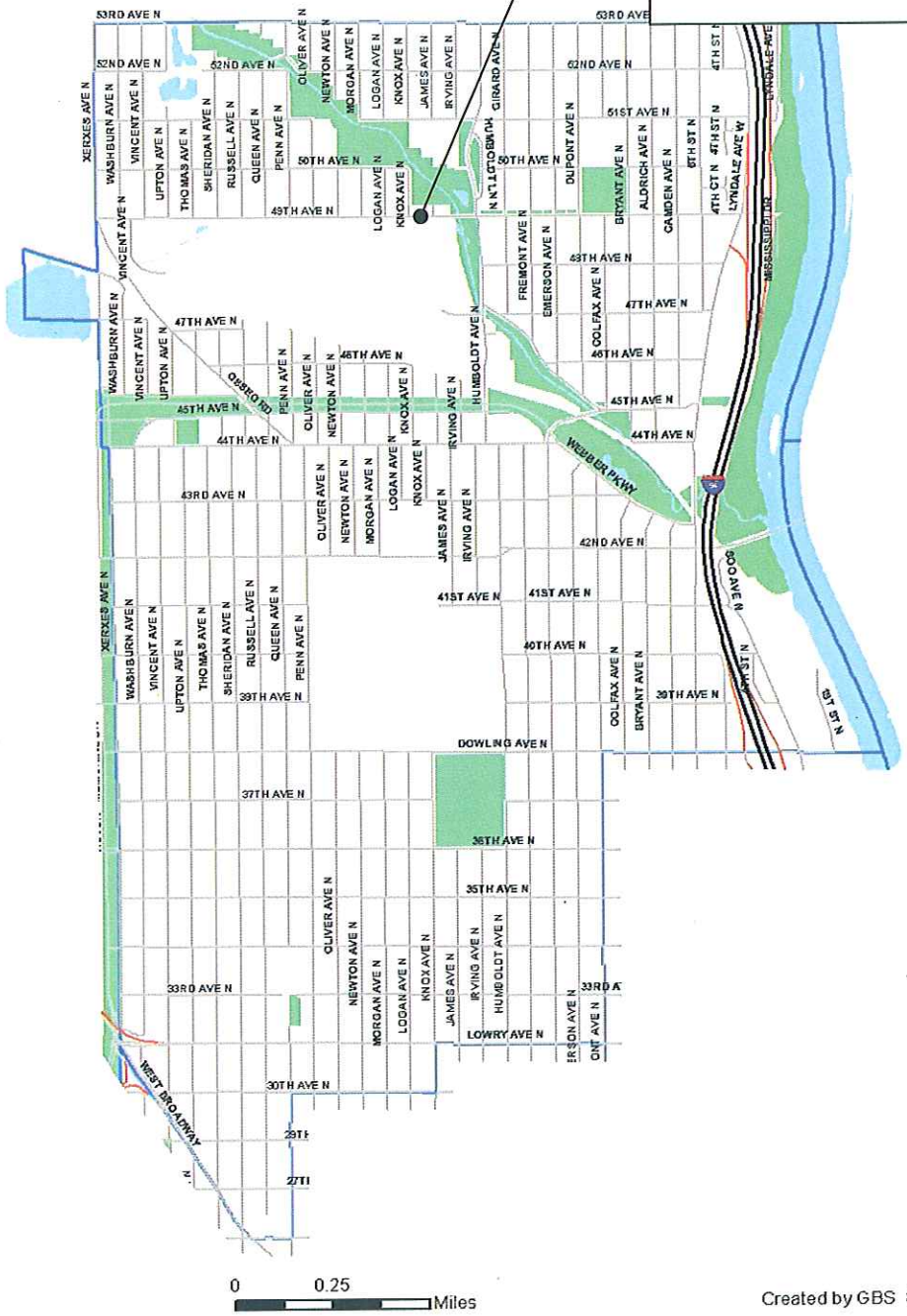
Proposed Properties MPRB to acquire from the City

Address: 1700 49TH Av N (VH-217)
1622 49th Av N (VH-303)
1610 49th Av N (VH-302)

Purchaser: Minneapolis Park & Recreation Board

Zoning: R-4

WARD 4



0 0.25 Miles

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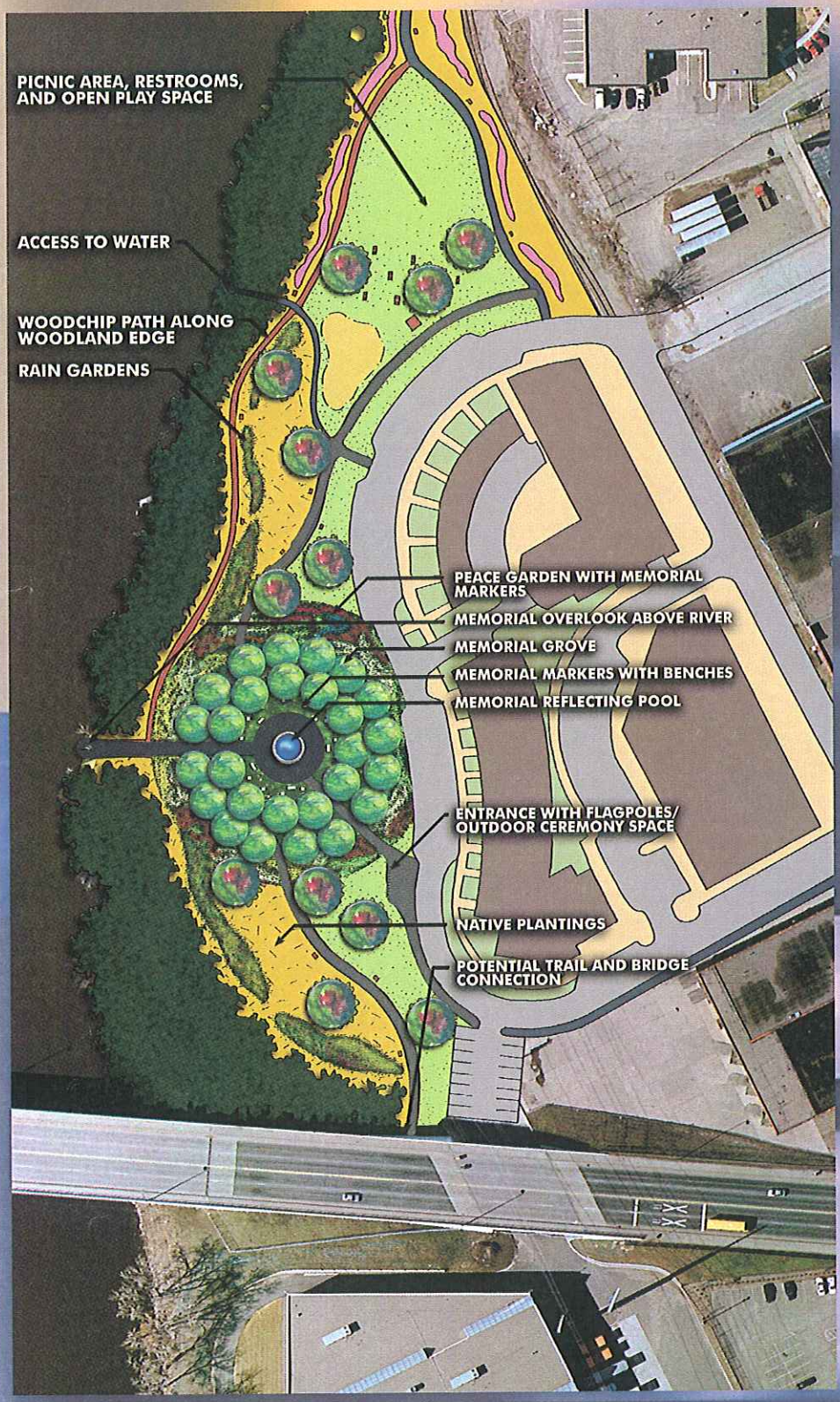
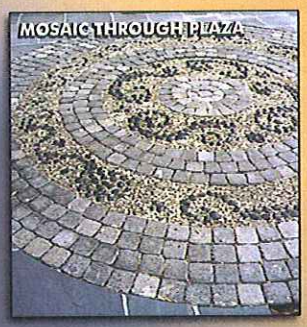
ATTACHMENT #3

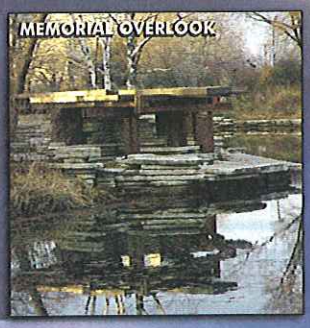
MEMORIAL PARK

Sheridan Neighborhood, MN

August 2006





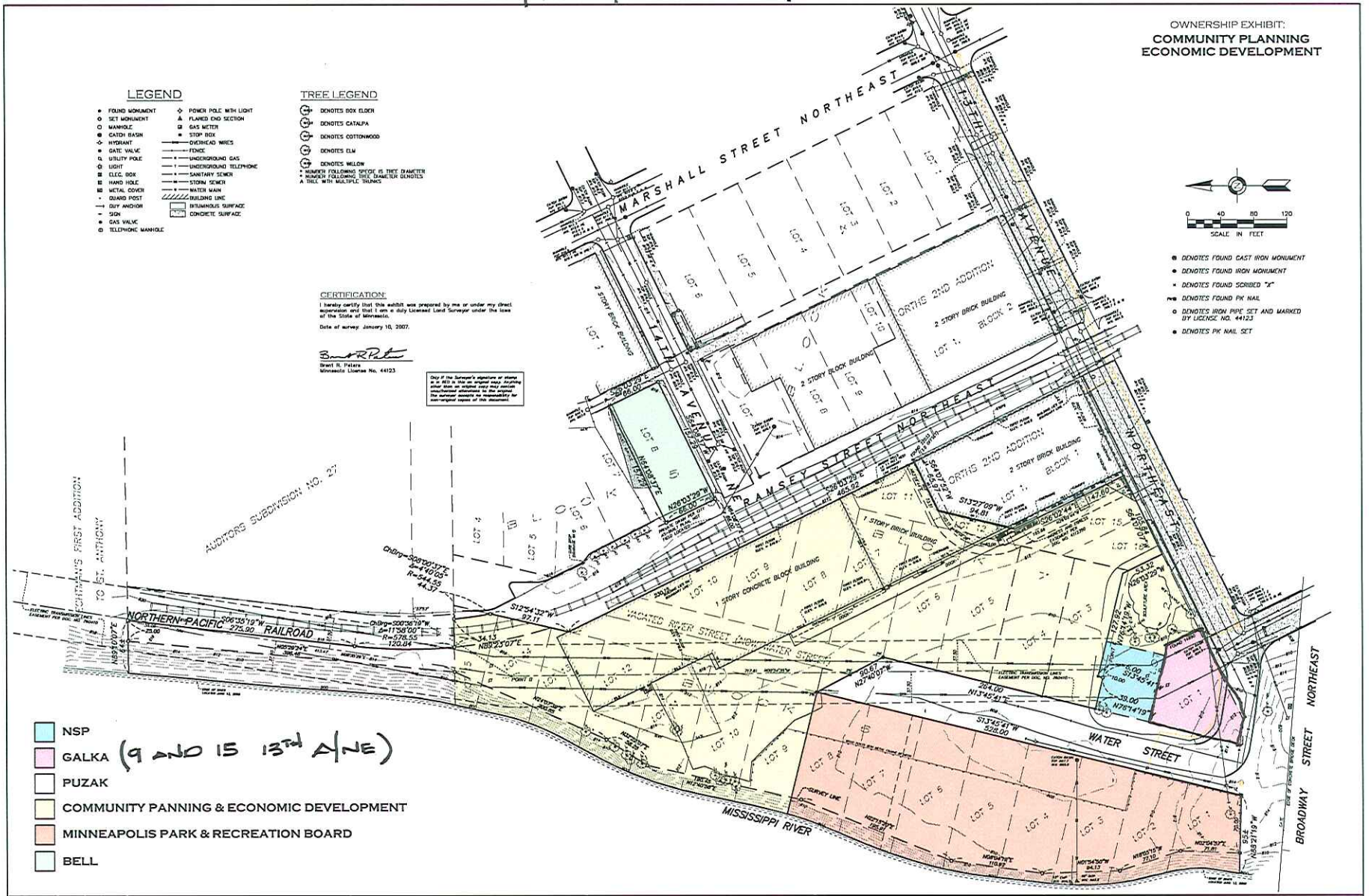


FULL SIZE PLOT | SCALE: 1"=40'

CONCEPT LAYOUT

Howard R. Green Company

ATTACHMENT #4



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JOB NO. 32624		CHECKED BY: GRP
FILE NO. 2085		

REVISIONS		
NO.	DATE	DESCRIPTION

OWNERSHIP EXHIBIT

SURVEY FOR:
COMMUNITY PLANNING ECONOMIC DEVELOPMENT

SURVEY LOCATION:
GRAIN BELT RIVERFRONT MINNEAPOLIS, MN 55411

EGAN, FIELD, & NOWAK, INC.
"SURVEYORS SINCE 1872"
7415 WAYZATA BLVD, MINNEAPOLIS, MINNESOTA 55426
PHONE: (952) 546-6837 FAX: (952) 546-6839
WEB: EFNSURVEY.COM

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ATTACHMENT #5

Comparative Summary for the 49th Avenue Project with the Minneapolis Park & Recreation Board

Property Address	Estimated Value	Estimated Demolition Cost	Total	Costs to the City	Costs to MPRB	Zoned	Intended Re-Use
1700 49th Avenue North	$ 147,476	$ 20,000	$ 167,476	$ 167,476	$ -	R4	Resulting parcel to be combined with Park Board land to the north
1622 49th Avenue North	$ 120,800	$ 20,000	$ 140,800	$ 140,800	$ -	R4	Resulting parcel to be combined with Park Board land to the north
1610 49th Avenue North	$ 150,000	$ 20,000	$ 170,000	$ 170,000	$ -	R4	Resulting parcel to be combined with Park Board land to the north
Grain Belt Parcel	$ 1	$ 400,000	$ 400,001	$ 1	$ 400,000		Portion of the site will be used for Open Space/Park land and the resulting parcel will be part of a site assemblage for future development
4959 Knox Avenue North	$ 50,350	$ -	$ 50,350	$ -	$ 50,350	R1	One Single Family Housing Unit
5201 Oliver Avenue North	$ 50,900	$ -	$ 50,900	$ -	$ 50,900	R1	One Single Family Housing Unit
5200 Penn Avenue North	$ 88,200	$ -	$ 88,200	$ -	$ 88,200	R1	Possibly a twin home
901 45th Avenue North	$ 210,000	$ -	$ 210,000	$ -	$ 210,000	R1	Construction of a 7-8 unit cluster of single-family units
Total	$ 817,727	$ 460,000	$ 1,277,727	$ 478,277	$ 799,450		

NOTE: Based on the approximate square footage, both entities are exchanging parcels at a rate of about $8.75 to $9.00 a square foot