



## Request for City Council Committee Action From the Department of Public Works

**Date:** May 20, 2008

**To:** Honorable Sandra Colvin Roy, Chair Transportation & Public Works Committee

**Subject:** **Public Hearing for the Sale of Excess Public Right of Way at 825 7<sup>th</sup> St SE**

**Recommendation:** Sell an excess tract of public street to Mr. Donald Fraser, the abutting property owner for \$1.00

**Previous Directives:** May 6, 2008 - Set a public hearing for May 20th, 2008

**Prepared by:** Don Elwood, P.E., Director of Transportation Planning and Engineering  
Dennis Morris, Right of Way Section Supervisor

**Approved by:**

\_\_\_\_\_  
Steven A. Kotke, P.E., City Engineer, Director of Public Works

**Presenters:** Dennis Morris, Right of Way Supervisor, 673-3607

**Reviews**

Permanent Review Committee (PRC):	Approval	NA	Date
Civil Rights Affirmative Action Plan	Approval	NA	Date
Policy Review Group (PRG):	Approval	NA	Date

**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
- Business Plan:  Action is within the plan.  Action requires a change to plan.
- Other financial impact (Explain):
- Request provided to department's Finance Dept. contact when provided to the Committee Coordinator

**Community Impact**

Neighborhood Notification:  
City Goals:  
Comprehensive Plan:  
Zoning Code:

**Background/Supporting Information.**

Mr. Don Fraser, 821 7<sup>th</sup> St SE, has requested that the City of Minneapolis sell him a parcel of excess right of way that is adjacent to his home.

Mr. Fraser acquired his own appraisal that valued the property at \$1.00. His appraiser based this valuation on four comparable transactions where the city sold excess parcels to abutting property owners for \$1.00.

Public Works staff had additional conversations with the City Assessor's Office to determine what, if any, additional value this property would bring to 821 7<sup>th</sup> Street SE. It is the opinion of City Assessor staff that the additional land in this situation does not increase the value of the property.

**Recommendation:**

Staff recommends that the Transportation and Public Works Committee approve the sale of an excess tract of public street to Mr. Donald Fraser, the abutting property owner for \$1.00. This sale will also be reviewed by the Planning Commission for compliance with the Comprehensive Plan.

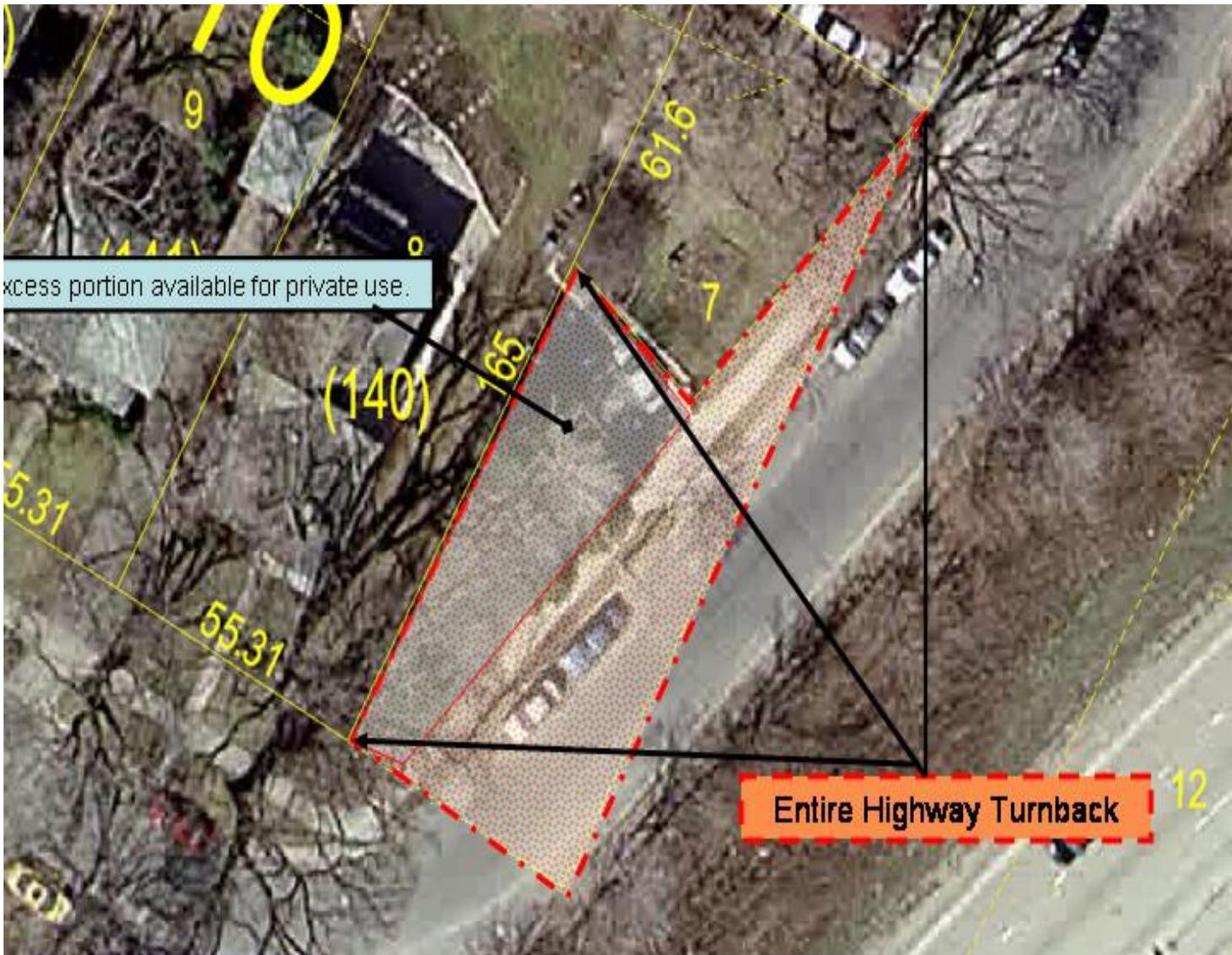
**Sale Property Description:**

All that part of Lot 7, Block 4, The Andrews and Moultons Addition to Minneapolis conveyed to the City of Minneapolis by the State of Minnesota and recorded with the Hennepin County Recorders Office on May 30, 1985 as Document Number 4998253 which lies northerly and westerly of the following described line:

Beginning at a point on the southwesterly corner of Lot 7, Block 4 of said addition, thence southeasterly along the southwesterly line of said lot a distance of 11.5 feet to the point of beginning of the line to be described, thence northeasterly to a point on the most easterly corner of said Lot 7, and there terminating.

Property Address 825 7<sup>th</sup> St SE

Attachment: Map  
Luther Frank appraisal letter.



THE CITY OF MINNEAPOLIS ASSUMES NO LEGAL RESPONSIBILITY FOR THE INFORMATION REPRESENTED HERE.  
 COPYRIGHT © 2005 CITY OF MINNEAPOLIS



**Luther Frank Real Estate Valuation and Consultation Services**

400 Natchez Avenue South, Golden Valley, MN 55416 (612) 839-9152 lutherfrank@comcast.net

February 29, 2008

Mr. Don Fraser  
821 7<sup>th</sup> Street S.E.  
Minneapolis, MN 55414

Re: 825 7<sup>th</sup> Street S.E.  
Minneapolis, MN 55414

In accordance with your request, I have appraised the above-referenced property. The conclusions of my analysis are presented in a *Restricted Use Appraisal Report*. Supporting data for the conclusions and opinions contained herein can be found in the appraiser's work file.

The purpose of this appraisal is to estimate the market value of the fee simple interest of the subject property as described in this appraisal report. This report is based on a physical analysis of subject site, a location analysis of the subject's neighborhood and city, and an economic analysis of properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP).

On the basis of my investigation and analysis, it is my professional opinion that the Market Value, as defined, of the subject property as of the date of inspection, February 15, 2008, is: \$1.00 (one dollar).

---

This opinion of value is based on the conclusion that the subject property is a *limited-market property*.

It has been a pleasure to assist you. Please do not hesitate to contact me if I can be of additional service to you.

Very truly yours,



Luther Frank  
Certified General Real Property Appraiser  
MN License #4003040