

GENERAL INFORMATION

Applicant: R & K II, LLC
Location: 8701 Lyndale Avenue and 8708 Harriet Avenue
Request: Review of the Manufactured Home Park Closure Statement

STAFF CONTACT

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PROPOSAL

The applicant submitted formal documents to close the Southgate Mobile Home Park located at 8701 Lyndale Avenue and 8708 Harriet Avenue South. The notice was distributed to each resident via certified mail and the delivered to the City on August 29, 2016. The statement provides manufactured home relocation options and estimated relocation costs. In addition, the notice informed the residents that there would be a public hearing by the City of Bloomington City Council.

ANALYSIS

As required by M.S. § 327C.095, the City Council must review the Closure Statement for adequacy, accuracy and completeness with regard to the following:

1. Notice of the Park's closure within the next nine months. (Provided)
2. Closure Statement was served to each resident of the park. (Certified mail)
3. List of replacement housing within a 25 mile radius. (Provided)
4. List of the names and addresses for each resident. (Provided to the City in compliance with State and City requirements.)

The City Council must conduct a public hearing to review the closure statement and any impact on displaced residents. State law requires that residents be informed during the hearing *"that they may be eligible for payments from the Minnesota manufactured home relocation trust fund"*. Upon completion of the public input, the City Council should discuss the information presented and, if it finds the notice requirements to be adequate, should vote to accept the closure statement as complete. The City Code states the City Council *"does not have the authority to deny the park owner the ability to close or convert the park"*.

In addition, the City Council must appoint a Neutral Third Party who shall act as a paymaster and arbitrator with decision making authority to resolve any questions or disputes regarding any contribution or disbursements. The applicant proposes Dan Wilson, Wilson Development Services. No proposal for Neutral Third Party was received from manufactured home owners as of the time this report was completed.