



Request for City Council Committee Action from the Department of Community Planning and Economic Development - CPED

Date: July 10, 2012

To: Council Member Lisa Goodman, Chair, Community Development Committee
Council Member Betsy Hodges, Chair, Ways & Means/Budget Committee

Subject: Approval of Modification No. 22 to the Model City Urban Renewal Plan

Recommendation: Adopt the attached City Council Resolution approving Modification No. 22 to the Model City Urban Renewal Plan.

Previous Directives:

- On July 12, 1970, the City Council approved the Model City Urban Renewal Plan, and subsequent modifications to the Urban Renewal Plan have been approved by the City Council.
- On May 25, 2012, the City Council approved the Spirit on Lake Redevelopment Plan and Tax Increment Financing Plan.

Prepared by: Matt Goldstein, Senior Project Coordinator (612) 673-5075

Approved by: Charles T. Lutz, CPED Deputy Director _____
Thomas A. Streitz, Director of Housing Development _____

Presenters in Committee: Matt Goldstein, Senior Project Coordinator

Financial Impact

- No financial impact.

Community Impact

- Neighborhood Notification: The Midtown Phillips Neighborhood Association and the Powderhorn Park Neighborhood Association were notified on March 30, 2012 of the opportunity to review and comment on Modification No. 22.
- City Goals: A Safe Place to Call Home; Livable Communities, Healthy Lives
- Sustainability Targets: Affordable housing production, Brownfield sites.
- Comprehensive Plan: On May 21, 2012, the City Planning Commission found that Modification No. 22 is consistent with *The Minneapolis Plan for Sustainable Growth*.

Supporting Information

On March 30, 2012, the Spirit on Lake Redevelopment Plan, the Spirit on Lake Tax Increment Financing (TIF) Plan and Modification No. 22 to the Model City Urban Renewal Plan were transmitted for a 45-day review and comment period to the Hennepin County Board of Commissioners, the Minneapolis Board of Education, the City Planning Commission, the Midtown Phillips Neighborhood Association, Inc., the Powderhorn Park Neighborhood Association, and other interested parties.

The Spirit on Lake Redevelopment and TIF Plans establish a new redevelopment project and TIF district to facilitate the development of a 46-unit affordable rental apartment project at the northwest corner of the intersection of 13th Avenue South and East Lake Street.

Modification No. 22 to the Model City Urban Renewal Plan removes the two properties that are included within the newly established Spirit on Lake Redevelopment Project from the Model City project boundary, so that the properties are located within only one redevelopment project area.

The Spirit on Lake Redevelopment and TIF Plans and Modification No. 22 to the Model City Urban Renewal Plan were the subject of a public hearing conducted by the Community Development Committee on May 15, 2012. On May 25, 2012, the City Council adopted Resolution 2012R-287 approving the Spirit on Lake Redevelopment Plan and the Spirit on Lake TIF Plan.

It was intended that Resolution 2012R-287 would also include the approval of Modification No. 22 to the Model City Urban Renewal Plan, but language related to that approval was inadvertently omitted from the resolution. It is recommended that the City Council now approve Modification No. 22 by adopting the attached resolution.

Attachments:

- Resolution Approving Modification No. 22 to the Model City Urban Renewal Plan
- Modification No. 22 to the Model City Urban Renewal Plan

**RESOLUTION
OF THE
CITY OF MINNEAPOLIS**

By Goodman and Hodges

Approving Modification No 22 to the Model City Urban Renewal Plan.

Resolved by the City Council of the City of Minneapolis:

Section 1. Recitals

1.1. Pursuant to Laws of Minnesota 2003, Chapter 127, Article 12, Sections 31-34, and Minneapolis Code of Ordinances, Chapter 415, the City of Minneapolis (the "City"), acting by and through its department of Community Planning and Economic Development, has been granted the authority to propose and implement city development districts, housing and redevelopment projects and tax increment financing ("TIF") districts, all pursuant to Minnesota Statutes, Sections 469.001 through 469.134, and 469.174 through 469.179, as amended, and other laws enumerated therein (collectively, the "Project Laws").

1.2. By a resolution duly adopted on June 12, 1970, the City Council approved the Model City Urban Renewal Plan, and subsequent modifications have been prepared and approved.

1.3. By Resolution 2012R-287 duly adopted on May 25, 2012 and approved on May 30, 2012, the City approved the Spirit on Lake Redevelopment Plan.

1.4. It has been proposed and the City has caused to be prepared, and this Council has investigated the facts with respect to, Modification No 22 to the Model City Urban Renewal Plan (the "Modification"). The Modification changes the project boundary to remove the two parcels included within the Spirit on Lake Redevelopment Project from the Model City Urban Renewal Area, pursuant to and in accordance with the Project Laws.

1.5. The City has performed all actions required by law to be performed prior to the approval of the Modification, including, but not limited to, a review of the proposed Modification by the affected neighborhood group and the City Planning Commission, and the holding of a public hearing upon published notice as required by law.

Section 2. Findings

2.1. The Council hereby finds, determines and declares that the objectives and actions authorized by the Modification are all pursuant to and in accordance with the Project Laws.

2.2. The Council further finds, determines and declares that the Modification conforms to the general plan for the development or redevelopment of the city as a whole. Written comments of the City Planning Commission with respect to the Modification were issued, are incorporated herein by reference, and are on file in the office of the City Clerk.

2.3. The Council further finds, determines and declares that the Modification will afford maximum opportunity, consistent with the sound needs of the city as a whole, for the redevelopment of the project area by private enterprise.

2.4. The Council further finds, determines and declares that the reasons and facts supporting the findings in this resolution are described in the Modification.

2.5. The Council hereby finds, determines and declares that it is necessary and in the best interests of the City at this time to approve the Modification.

Section 3. Approval of the Modification

3.1. Based upon the findings set forth in Section 2 hereof, the Modification presented to the Council on this date is hereby approved and shall be placed on file in the office of the City Clerk.

Section 4. Implementation of the Modification

4.1. After passage and publication of this Resolution, the officers and staff of the City and the City's consultants and counsel are authorized and directed to proceed with the implementation of the Modification, and for this purpose to negotiate, draft, prepare and present to this Council for its consideration, as appropriate, all further modifications, plans, resolutions, documents and contracts necessary for this purpose.