



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

Date: July 24, 2012

To: Council Member Lisa Goodman, Chair, Community Development Committee

Referral to: Council Member Betsy Hodges, Chair, Ways & Means/Budget Committee

Subject: Accept and Appropriate Environmental Remediation Grants Awarded by the Minnesota Department of Employment and Economic Development (DEED) Contamination Cleanup and Investigation Grant Program, Metropolitan Council Livable Communities Tax Base Revitalization Account (TBRA) Grant Program and the Hennepin County Environmental Response Fund (ERF)

**Recommendation:**

1. Accept and/or approve the following grants:

**MN Department of Employment and Economic Development (DEED) Grants**

(The local match for these projects will come from developer's funds and/or from other grant funds.)

<b>Project</b>	<b>Recipient</b>	<b>Grant Award</b>
1515 Central Ave. SE	City of Minneapolis	\$334,418
Artspace Jackson Flats	City of Minneapolis	142,875
Brunsfeld Place	City of Minneapolis	148,500
Dwell at Calhoun Greenway	City of Minneapolis	557,835
Pillsbury Lofts	City of Minneapolis	214,817
The GAV	City of Minneapolis	156,000
<b>Total DEED awards:</b>		<b>\$1,554,445</b>

### Metropolitan Tax Base Revitalization Account (TBRA) Grants

(There is no local match required for these grants.)

<b>Project</b>	<b>Recipient</b>	<b>Grant Award</b>
1101 University Ave. SE	City of Minneapolis	\$173,400
1515 Central Ave. SE	City of Minneapolis	285,900
Brunsfeld Place	City of Minneapolis	38,400
Dwell at Calhoun Greenway	City of Minneapolis	226,500
Fountain Residential	City of Minneapolis	24,000
Pillsbury Lofts	City of Minneapolis	439,300
<b>Total Metropolitan Council TBRA awards:</b>		<b>\$1,187,500</b>

### Hennepin County Environmental Response Fund (ERF) Grants

(There is no local match required for these grants; direct awards to developers excluded.)

<b>Project</b>	<b>Recipient</b>	<b>Grant Award</b>
1101 University Ave. SE	City of Minneapolis	\$100,000
Brunsfeld Place	City of Minneapolis	27,465
Dwell at Calhoun Greenway	City of Minneapolis	278,917
Pillsbury Lofts	City of Minneapolis	146,437
<b>Total Hennepin County ERF awards:</b>		<b>\$552,819</b>

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2. a) Amend the 2012 General Appropriation Resolution by increasing the Community Planning & Economic Development agency Fund 01600-Other Grants-State and Local (01600-8900320) by \$990,683 and b) Amend the 2012 General Appropriation Resolution by increasing the Community Planning & Economic Development agency Fund 01600-Other Grants-State and Local (01600-8900220) by \$2,304,081.
3. Increase the 2012 Revenue Budget for the Community Planning & Economic Development agency Fund 01600-Other Grants-State and Local (01600-8900900-321504) by \$1,554,445; Fund 01600-Other Grants-State and Local (01600-8900900-321513) by \$1,187,500; and Fund 01600-Other Grants-State and Local (01600-8900900-322002) by \$552,819.
4. Authorize the appropriate City staff to execute grant, subrecipient and/or disbursement and related agreements for these grants.

**Previous Directives:** On April 27, 2012, the City Council authorized staff to submit a number of applications for remediation grant funds to the Minnesota Department of Employment and Economic Development (DEED) Contamination Cleanup and Investigation Grant Program, the Metropolitan Council Livable Communities Tax Base Revitalization Account (TBRA) Grant Program, and the Hennepin County Environmental Response Fund (ERF). Additional project-specific Council actions are as follows.

**1101 University Ave. SE:** None.

**1515 Central Ave. NE:** None.

**Artspace Jackson Flats** (1839 to 1847 Jackson St. NE, 901 to 913 18½ Ave. NE): On October 26, 2010, the City Council approved a preliminary reservation of 2011 Federal Low Income Housing Tax Credits of \$50,000 for the Artspace Jackson Flats development. On May 27, 2011, the City Council approved: 1) the sale of 907 and 907-1/2 – 18 ½ Avenue Northeast to Artspace Jackson Flats Limited Partnership or an affiliated entity for \$3.00 per square foot; and 2) authorized City staff to enter into the appropriate agreements. On October 25, 2011, the City Council authorized the submission of an application to the Metropolitan Council's Tax Base Revitalization Account (TBRA) grant program for environmental remediation funding for the Artspace Jackson Flats development. On October 25, 2011, the City Council approved a preliminary reservation of 2012 Federal Low Income Housing Tax Credits of \$281,608 for the Artspace Jackson Flats development. On January 31, 2012, the City Council approved a 2011 Affordable Housing Trust Fund allocation of up to \$275,000 to Artspace Jackson Flats project or an affiliated entity. On January 31, 2012, the City Council approved the transfer of \$280,608 Year 2012 tax credits from Franklin Portland-South Quarter IV to Artspace Jackson Flats and preliminarily reserved Year 2012 Federal Low Income Housing Tax Credits totaling \$30,158 to the Artspace Jackson Flats project. On Feb. 28, 2012, the City authorized staff to accept and appropriate a Metropolitan Tax Base Revitalization Account (TBRA) grant of \$28,000 for this project.

**Brunsfeld Place** (915 N. Washington Ave.): None.

**Cameron Building** (756 4<sup>th</sup> Street N.): On August 5, 2011, the City Council authorized the submission of a brownfield investigation grant application to the Metropolitan Council's Tax Base Revitalization Account [TBRA] program on behalf of this project. On September 23, 2011, the City Council accepted a TBRA investigation grant in the amount of \$15,200 that was awarded to the project. This project will require the rezoning of a portion of the project site; that rezoning was approved by the Planning Commission on October 3, 2011 and by the City Council on November 4, 2011.

**Dwell at Calhoun Greenway** (3129 Ewing Ave. S. and 3140 Chowen Ave. S.): None.

**Fountain Residential** (2635 4<sup>th</sup> St. SE): None.

**Pillsbury Lofts** (301 Main Street SE): On August 5, 2011 the City Council authorized the submission of a Metropolitan Council TBRA investigation grant application on behalf of the project. On September 23, 2011, the City Council accepted a Metropolitan Council TBRA investigation grant in the amount of \$47,300 that had been awarded to the project. On November 4, 2011, the City Council authorized the submission of brownfield grant applications to DEED, the Metropolitan Council and Hennepin County on behalf of this project. On the same date, the City Council approved the ranking and submission of an application to the Minnesota Statewide Historical and Cultural Grants program (a/k/a "Legacy Grants Program") in the amount of \$320,000 for a "Pillsbury A Mill Tunnel System Condition Study." On December 16, 2011 the City Council authorized the submission of an application to DEED's Redevelopment Grant program. On March 8, 2012 the City Council accepted environmental cleanup funds from Hennepin County ERF and DEED that had been awarded to the project. On April 27, 2012 the City Council approved an historic parking variance for this project. On May 25, 2012 the City Council denied an appeal filed from the decision of the Planning Commission granting application for a conditional use permit and a variance from the maximum allowable floor area ratio. On June 15, 2012 the City Council (1) provided preliminary approval to issue tax-exempt

revenue bonds, (2) authorized submission of a Metropolitan Council Livable Communities Demonstration Account (LCDA) application, and (3) authorized acceptance of \$200,000 of DEED redevelopment grant funds.

**The GAV** (1307 Glenwood Ave.): On November 4, 2011, the City Council authorized the submission of brownfield grant applications to DEED and the Metropolitan Council on behalf of this project. On March 8, 2012 the City Council accepted an investigation grant from DEED in the amount of \$41,250 that had been awarded to the project.

Prepared by: Kevin Carroll, Principal Project Coordinator	
Approved by: Charles T. Lutz, Deputy Director, CPED	_____
Catherine A. Polasky, Director of Economic Development	_____
Funding Source and Appropriation Language	
Reviewed by Development Finance:	_____
Presenter in Committee: Kevin Carroll, Principal Project Coordinator, 612-673-5181	

**Financial Impact**

Action requires an appropriation increase to the Capital Budget \_\_\_\_\_ or Operating Budget   
 Action provides increased revenue for appropriation increase  
 Action is within the Business Plan

**Community Impact**

Neighborhood Notification:

**1101 University Ave. SE:** The developer has reported meetings with the Marcy-Holmes Land Use Committee on December 13, 2011, February 14, 2012 and March 13, 2012. The Marcy-Holmes Executive Board subsequently issued a letter of support dated April 25, 2012.

**1515 Central Ave. NE:** The developer met with the Northeast Park Neighborhood Association [NPNA] on April 10, 2012 and discussed site redevelopment goals. The NPNA issued a letter on April 14, 2012 that expressed support for the developer’s efforts to secure brownfield grant funds to clean up the site.

**Artspace Jackson Flats** (1839 to 1847 Jackson St. NE, 901 to 913 18½ Ave. NE): Letters of support for this project have been prepared by the Logan Park Neighborhood Association (June 5, 2011), the Northeast Minneapolis Arts Association (June 12, 2011), the Northeast Minneapolis Chamber of Commerce (July 12, 2011) and the Northeast Community Development Corporation (June 11, 2011).

**Brunsfeld Place** (915 N. Washington Ave.): The developer has met with all nearby neighbors and with the North Loop Neighborhood Association Planning and Zoning Committee (three times) and Board (twice). The NLNA issued a letter of support on July 3, 2012.

**Cameron Building** (756 4<sup>th</sup> Street N.): The North Loop Neighborhood Association has issued a letter of support dated August 1, 2011.

**Dwell at Calhoun Greenway** (3129 Ewing Ave. S. and 3140 Chowen Ave. S.): The developer met with the West Calhoun Neighborhood Council on January 10, 2012 and February 21, 2012. The West Calhoun Neighborhood Council issued a letter on March 5, 2012 that listed six “positives of the project” and seven “concerns and suggested solutions,” mostly related to parking, shadowing on the Greenway and building mass.

**Fountain Residential** (2635 4<sup>th</sup> St. SE): The developer met with the Prospect Park East River Road Improvement Association [PPERRIA] on June 14, 2012 to discuss this project.

**Pillsbury Lofts** (301 Main Street SE): The Marcy-Holmes Neighborhood Association issued a letter dated February 22, 2012 that indicated (among other things) that the “[MHNA] remains committed to near term development of the historic Pillsbury A Mill as artists’ lofts, affordable housing, with public support from various tax incentive vehicles. We encourage your...support for timely action through the City of Minneapolis approval process.” In addition, Marcy-Holmes provided a letter dated April 17, 2012 in support of the historic parking variance that was ultimately requested and approved.

**The GAV** (1307 Glenwood Ave.): The Harrison Neighborhood Association issued a letter on April 24, 2012 that expressed support for the developer’s efforts to secure brownfield grant funding.

**City Goals:** Jobs and Economic Vitality; Livable Communities, Healthy Lives; Eco-Focused. Cleanup of contaminated land supports sustainability goals and some projects include “green” design and construction elements.

**Sustainability Targets:** Five new Minneapolis sites were awarded funds in this grant round, which brings the total number of City projects securing brownfield grants (2004-2012) to 137. (Nine sites were actually awarded funds, but to avoid double-counting, four of them – Artspace Jackson Flats, Cameron Building, Pillsbury Lofts, and The GAV -- have been excluded because they were also awarded funds in prior grant rounds.) The City’s goal of remediating 100 brownfield sites by 2014 has been achieved and exceeded.

**Comprehensive Plan:** The proposed projects generally comply with the “land reclamation” and “providing a healthy environment” elements of the Minneapolis Plan for Sustainable Growth.

**Zoning Code:** The proposed projects either are in compliance or will comply prior to the expenditure of funds.

**Other:** Environmental remediation assistance is generally exempt from the City's Living Wage Ordinance and the State's Business Subsidy Act. However, any business that occupies a remediated site may be asked to sign a Job Linkage Agreement that includes five year hiring goals (with an emphasis on living wage jobs for Minneapolis residents) and seeks to connect the business with a neighborhood workforce organization.

Living Wage/Business Subsidy Agreement: Yes \_\_\_ No X  
Job Linkage: Yes \_\_\_ No X

### Supporting Information

On May 1, 2012, the City of Minneapolis/CPED submitted or supported grant applications to the Minnesota Department of Employment and Economic Development (DEED) Contamination Cleanup and Investigation Grant Program, Metropolitan Council Livable Communities Tax Base Revitalization Account (TBRA) Grant Program and the Hennepin County Environmental Response Fund (ERF) for a number of projects, including those identified herein.

Total grant funds in the amount of \$3,762,026 were awarded to projects located in the City of Minneapolis during the spring 2012 brownfield grant funding round. The amount awarded in the spring 2012 round is 70.7% of the total amount requested for projects located in the City.

**Minnesota Department of Employment and Economic Development (DEED) Contamination Cleanup and Investigation Grant Program** – of the \$4,194,180 awarded statewide, Minneapolis projects were awarded \$1,554,445, or 37.1% of the grant funds awarded.

Six of the eight Minneapolis projects that submitted applications were awarded a grant. The funds awarded to those six projects represent 72.9% of the total amount requested by the eight projects.

**Metropolitan Council Livable Communities Tax Base Revitalization Account (TBRA) Grant Program** – of the \$2,175,000 awarded metro-wide, Minneapolis projects were awarded \$1,187,500, or 54.6% of the grant funds awarded.

Six of the nine Minneapolis projects that submitted applications were awarded a grant. The funds awarded to those six projects represent 55.1% of the total amount requested by the nine projects.

**Hennepin County Environmental Response Fund (ERF)** - of the \$1,340,490 awarded county-wide, Minneapolis projects were awarded \$1,020,081, or 76.1% of the grant funds awarded.

Six of the seven Minneapolis projects that submitted applications were awarded a grant. The funds awarded to those six projects represent 94.7% of the total amount requested by the seven projects.

Overall, Minneapolis projects were awarded 70.7% of the total amount of funding that they had requested from the three brownfield grantors.

**Geographic Distribution of Grant Awards**

DEED, the Metropolitan Council and Hennepin County awarded a total of 35 brownfield grants during the spring 2012 grant round. Projects receiving grant awards were located in the following jurisdictions:

JURISDICTION	NUMBER OF GRANTS RECEIVED
Minneapolis	18
St. Paul	3
Brooklyn Center	3
Duluth	2
Albany, Baudette, Fairmont, Golden Valley, Hinckley, Hopkins, Newport, Richfield, Scott County	1 each

**CITY OF MINNEAPOLIS AS GRANT RECIPIENT:**

The City sponsored and submitted grant applications on behalf of the following projects, and in each case the related grant agreement will be between the grantor and the City. The City will

enter into subrecipient agreements with the developers or related entities to enable them to obtain reimbursement for any eligible investigation and/or remediation costs incurred.

**1101 University Ave. SE (Ward 3)-- \$273,400**

Lead Developer – Doran Development or affiliated entity

*Metropolitan Council TBRA Award: \$173,400*

*Hennepin County ERF Award: \$100,000*

Doran Development intends to demolish the University Lutheran Chapel on this 0.99-acre site and construct a five-story market rate apartment building with 94 units (252 bedrooms) of student housing and two levels of underground parking. The Planning Commission approved the project at a May 21, 2012 public hearing. The developer is currently seeking land use approval for a minor amendment to reduce the number of parking stalls and adjust the unit count from 95 to 101; a July 16 public hearing on this amendment is anticipated. Generally speaking, the proposed student housing project is consistent with the Comprehensive Plan and Marcy-Holmes Master Plan. Grant funds will be used for soil remediation and the abatement of asbestos and lead-based paint.

**1515 Central Ave. NE (Ward 1) -- \$620,318**

Lead Developer – Hillcrest Development or affiliated entity

[Total above does not include a direct Hennepin County ERF award to developer in the amount of \$248,502; see next section of this report for more information.]

*DEED Award: \$334,418*

*Metropolitan Council TBRA Award: \$285,900*

This 9.14 acre site includes several commercial/industrial buildings, some vacant and some occupied. Hillcrest intends to demolish one or two smaller buildings, expand one existing (occupied) building by 5,000-10,000 square feet and remodel/convert the other major building on the site into new commercial/office space. City staff granted approval for the demolition of one of the smaller buildings on the site (at 1515 ½ Central) on March 22, 2012. Generally speaking, reuse of this site for commercial/office development would be consistent with the Comprehensive Plan and Central Avenue Small Area Plan. Grant funds will be used for soil remediation and the abatement of asbestos and lead-based paint.

**Artspace Jackson Flats (Ward 1) -- \$142,875**

1839 to 1847 Jackson St. NE, 901 to 913 18½ Ave. NE

Lead Developer – Artspace Projects, Inc. or affiliated entity

*DEED Award: \$142,875*

This .82-acre site currently includes ten adjacent vacant lots. The developer, Artspace Projects, Inc., intends to construct a new 69,000 square foot, four-story building containing 35 units of affordable live/work space, 35 underground parking spaces and 2500 square feet of gallery/commercial space. This project was approved by the Planning Commission on November 14, 2011. The proposed use is consistent with both the Comprehensive Plan and the Central Avenue Small Area Plan. The proposal also has strong community support, and was originally a project of the Northeast Community Development Corporation. The City has been involved in this project via a land sale of some of the parcels assembled for the project, and has assisted with applications for funding (LCDA, tax credits, etc). Grant funds will be used primarily for soil remediation.

**Brunsfeld Place (Ward 5) -- \$214,365**

915 N. Washington Ave.

Lead Developer – Brunsfeld Project Management or affiliated entity

*DEED Award: \$148,500*

*Metropolitan Council TBRA Award: \$38,400*

*Hennepin County ERF Award: \$27,465*

The developer, Brunsfeld Project Management, intends to demolish an existing commercial building on this 0.57-acre site and construct a five-story market rate apartment building with 50 units and underground parking. The project is currently conceptual but the proposed residential use is consistent with the North Loop Small Area Plan. The proposed use is permitted under the existing B4N zoning but the project has not yet been through a formal development review and approval process. Grant funds will be used for soil remediation and the abatement of asbestos and lead-based paint.

**Dwell at Calhoun Greenway (Ward 13) -- \$1,063,252**

3129 Ewing Ave. S. and 3140 Chowen Ave. S.

Lead Developer – Bigos Calhoun Greenway LLC or affiliated entity

*DEED Award: \$557,835*

*Metropolitan Council TBRA Award: \$226,500*

*Hennepin County ERF Award: \$278,917*

Bigos Calhoun Greenway LLC intends to construct a five-story market rate apartment building with 163 units and underground parking (for the new building and for an adjacent apartment building owned by the same company) on this currently vacant 2.71 acre site (which will include tax-forfeited property that the developer has proposed to obtain from Hennepin County, with the City of Minneapolis serving as the conduit). The Planning Commission approved the preliminary plat, site plan review and Planned Unit Development at a meeting on June 25, 2012. High density housing in this location is in keeping with the City's future land use plans (the Midtown Greenway Land Use and Development Plan covers this area) and would be consistent with the existing zoning. Grant funds will be used for soil remediation.

**Fountain Residential (Ward 2) -- \$24,000**

2635 4<sup>th</sup> St. SE

Lead Developer – Fountain Residential Partners or affiliated entity

*Metropolitan Council TBRA Award: \$24,000*

Fountain Residential Partners intends to demolish an existing building on this 1.64-acre site and construct 160,315 square feet of housing with 215 units, one level of underground parking and 4000 square feet of common space. This is a market rate student housing proposal. The developer has been in discussions with City planning staff on the conceptual design and layout for the site. Generally speaking, high-density housing is consistent with both the Comprehensive Plan and the University & 29<sup>th</sup> Development Objectives. One key policy concern is the need to dedicate right-of-way for the extension of 27<sup>th</sup> Avenue SE through the site. At present, the developer seems willing to work within this constraint, and the City's acceptance of any awarded brownfield grant funds will be contingent upon the developer's acceptance of this requirement. Grant funds will be used to conduct an environmental site investigation to determine the nature and extent of any contamination that may be present.

**Pillsbury Lofts (Ward 3) -- \$800,554**

301 Main Street SE

Lead Developer -- Minneapolis Leased Housing Associates IV Limited Partnership (an affiliate of Dominion Development and Acquisition LLC),

*DEED Award: \$214,817*

*Metropolitan Council TBRA Award: \$439,300*

*Hennepin County ERF Award: \$146,437*

The developer, Minneapolis Leased Housing Associates IV Limited Partnership (an affiliate of Dominion Development and Acquisition LLC), intends to redevelop six existing buildings (five of which are adjoining) on this 4.8-acre site, to create 255 affordable rental units. This project covers a significant portion of the Pillsbury A-Mill campus, including all the historically significant structures. Another portion of the campus is controlled by a different developer (Doran). The Planning Commission approved this project on April 23, 2012 and the City Council denied an appeal of this approval on May 25, 2012. The project also received approvals at the Heritage Preservation Commission on March 20, 2012. Grant funds will be used for soil remediation and the abatement of asbestos and lead-based paint.

**The GAV (Ward 5) -- \$156,000**

1307 Glenwood Ave.

Lead Developer – The GAV LLC or affiliated entity

*DEED Award: \$156,000*

Lili Hall d/b/a The GAV LLC intends to demolish a former gas station on this .3-acre site and construct a new two-story commercial building of approximately 20,000 square feet. Ms. Hall owns an adjacent property and the business (Knock, Inc.) located thereon; the new building that is envisioned for the former gas station site would provide office space for new employees as the current advertising and marketing business expands. This part of Glenwood Avenue is a Commercial Corridor with C2 zoning. Additionally, the *Bassett Creek Valley Master Plan* shows this area as mixed-use office/retail/housing. A two-story office building would be in conformance with the Comprehensive Plan polices for a Commercial Corridor. At a minimum, this project would require a site plan review application, which has not yet been submitted. Grant funds will be used for soil remediation and the abatement of asbestos and lead-based paint.

**DEVELOPER AS GRANT RECIPIENT:**

The City did not submit the grant applications referred to below; the owner/developer applied directly to Hennepin County in each case. Hennepin County allows certain parties to apply directly to them (rather than through the City) if the owner/developer is identified in the grantor's guidelines as an authorized "direct" applicant and if there is evidence that the City supports the project. For the two grant awards referred to below, the grant agreements will be between the grantors and the owner/developer, rather than between the grantor and the City. Therefore, no subrecipient agreements will be required, and the City will not appropriate the grant funds. The owner/developer will obtain reimbursement for eligible remediation costs directly from the grantors rather than from or through the City. These applications are presented for informational purposes.

**1515 Central Ave. NE (Ward 1) -- \$248,502**

Lead Developer – Hillcrest Development or affiliated entity

[Total above does not include two grants that were awarded to the City of Minneapolis on behalf of the project -- a DEED grant award of \$334,418 and a Metropolitan Council TBRA award of \$285,900. See the preceding section of this report for more information.]

*Hennepin County ERF Award: \$248,502*

This 9.14 acre site includes several commercial/industrial buildings, some vacant and some occupied. Hillcrest intends to demolish one or two smaller buildings, expand one existing (occupied) building by 5,000-10,000 square feet and remodel/convert the other major building on the site into new commercial/office space. City staff granted approval for the demolition of one of the smaller buildings on the site (at 1515 ½ Central) on March 22, 2012. Generally speaking, reuse of this site for commercial/office development would be consistent with the Comprehensive Plan and Central Avenue Small Area Plan. Grant funds will be used for soil remediation and the abatement of asbestos and lead-based paint.

**Cameron Building (Ward 5) -- \$218,760**

756 4<sup>th</sup> Street

Lead Developer – Schafer Richardson or affiliated entity

*Hennepin County ERF Award: \$218,760 [Direct application to Hennepin County]*

This project involves the proposed redevelopment of an existing 1909 four-story building on a .689-acre site in the North Loop neighborhood. A conversion of the building to 44 market rate apartments is envisioned by the developer, Schafer Richardson. The proposed residential use and historic rehabilitation are consistent with the *North Loop Small Area Plan*. The proposed use is permitted under the existing B4S-1 zoning. This project would help further the City's transit-oriented development and preservation policies. It has received all necessary planning approvals. Grant funds will be used for soil remediation and the abatement of asbestos and lead-based paint.

**SPRING 2012 CONTAMINATION CLEANUP GRANT ROUND  
MINNEAPOLIS APPLICANTS - Requests & Awards**

**(o) = original request in pre-application; (a) = amended request in final application**

PROJECT	APPLICANT	# of Acres	DEED		Met Council TBRA		Hennepin County ERF		Total Grants	
			Requested	Awarded	Requested	Awarded	Requested	Awarded	Requested	Awarded
1101 University	City of Minneapolis	0.990	75,725 (o) 229,240 (a)	0	182,800 (o) 173,430 (a)	173,400	100,000	100,000	358,525 (o) 502,670 (a)	273,400
1515 Central Ave. NE	City of Minneapolis, DEED and TBRA; 1515 SIB LLC, ERF	9.140	188,070 (o) 334,418 (a)	334,418	188,070 (o) 285,932 (a)	285,900	100,000 (o) 248,502 (a)	248,502	476,140 (o) 868,852 (a)	868,820
Artspace Jackson Flats	City of Minneapolis	0.860	322,500 (o) 159,000 (a)	142,875	55,900 (o) 27,560 (a)	0			378,400 (o) 186,560 (a)	142,875
Brunsfeld Place	City of Minneapolis	0.570	254,550 (o) 309,375 (a)	148,500	44,122 (o) 38,465 (a)	38,400	44,122 (o) 27,465 (a)	27,465	342,794 (o) 375,305 (a)	214,365
Cameron Building	Creamette Building LLC (Schafer Richardson)	0.689					188,509 (o) 218,760 (a)	218,760	188,509 (o) 218,760 (a)	218,760
Dunwoody Apts.	City of Minneapolis	1.700			478,880 (o) 550,000 (a)	0			478,880 (o) 550,000 (a)	0
Dwell at Calhoun Greenway	City of Minneapolis	2.710	760,265 (o) 557,835 (a)	557,835	760,265 (o) 557,835 (a)	226,500	369,732 (o) 278,917 (a)	278,917	1,890,262 (o) 1,394,587 (a)	1,063,252
Fountain Residential	City of Minneapolis	1.640	24,000 (o)	0	24,000 (o)	24,000			48,000 (o)	24,000
Pillsbury Lofts	City of Minneapolis	4.800	236,754 (o) 214,817 (a)	214,817	398,307 (o) 439,308 (a)	439,300	187,439 (o) 146,437 (a)	146,437	822,500 (o) 800,562 (a)	800,554
The GAV	City of Minneapolis	0.300	347,625 (o) 302,250 (a)	156,000	60,255 (o) 58,775 (a)	0			407,880 (o) 361,025 (a)	156,000
West Broadway Curve	City of Minneapolis	1.800			380,410 (o) 0 (a)	0	190,200 (o) 56,533 (a)	0	570,610 (o) 56,533 (a)	0
<b>TOTAL</b> (acreage total is for <i>awarded</i> grants only; also, Artspace Jackson Flats, Cameron Building, Pillsbury Lofts and The GAV have been excluded from the total because they received grants in prior rounds)		<b>15.050</b>	2,209,489 (o) 2,130,935 (a)	<b>1,554,445</b>	2,573,009 (o) 2,155,305 (a)	<b>1,187,500</b>	1,180,002 (o) 1,076,614 (a)	<b>1,020,081</b>	5,962,500 (o) 5,362,854 (a)	<b>3,762,026</b>
<b>Percent of Requested Funds Awarded:</b>				<b>72.9%</b>		<b>55.1%</b>		<b>94.7%</b>		<b>70.7%</b>

## **Amending the 2012 General Appropriation Resolution.**

Resolved by The City Council of the City of Minneapolis:

That the above-entitled resolution, as amended, be further amended by:

1. Increasing the appropriation for Community Planning & Economic Development agency Fund 01600-Other Grants-State and Local (01600-8900320) by \$990,683.
2. Increasing the appropriation for Community Planning & Economic Development agency Fund 01600-Other Grants-State and Local (01600-8900220) by \$2,304,081.
3. Increasing the revenue source for Community Planning & Economic Development agency Fund 01600-Other Grants-State and Local (01600-8900900-321504) by \$1,554,445.
4. Increasing the revenue source for Community Planning & Economic Development agency Fund 01600-Other Grants-State and Local (01600-8900900-321513) by \$1,187,500.
5. Increasing the revenue source for Community Planning & Economic Development agency Fund 01600-Other Grants-State and Local (01600-8900900-322002) by \$552,819.