



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

Date: September 23, 2014

To: Council Member Lisa Goodman, Chair, Community Development and Regulatory Services Committee

Subject: Lake and Nicollet – Non-Invasive Inspection Agreement for Due Diligence

Recommendation

Authorize appropriate City staff to execute an agreement allowing the City to perform due diligence work on private property at Lake and Nicollet.

Prepared by: David Frank, Director of Transit Development

Approved by: Craig Taylor, CPED Director _____

Presenter in Committee: David Frank, Director of Transit Development

Previous Directives

City Council approved the Lake and Nicollet Redevelopment Plan on April 25, 2014 to enable the City to carry out future public redevelopment activities which may involve City financial resources, subject to City Council approval.

Community Impact

- Neighborhood Notification: Whittier Alliance, Whittier Business Association, Lyndale Neighborhood Association, Kingfield Neighborhood Association, Nicollet-East Harriet Business Association, Midtown Greenway Coalition, Lake Street Council, and Pedestrian Advisory Committee have met periodically with the City working group engaged in this effort, and these groups have received regular updates about the project.
- City Goals: Jobs & Economic Vitality; Livable Communities, Healthy Lives
- Comprehensive Plan: On March 24, 2014, the City Planning Commission found that the Lake and Nicollet Redevelopment Plan is consistent with The Minneapolis Plan for Sustainable Growth.

Supporting Information

The Lake and Nicollet Redevelopment Plan, approved in April, was prepared to facilitate redevelopment activities that support the City of Minneapolis' goals for the area, including re-opening Nicollet Avenue across Lake Street and the Midtown Greenway, improving access to

Interstate I-35W from Lake Street, removing blight and revitalizing the commercial area. The Redevelopment Plan established a new redevelopment project and identified its boundary, redevelopment objectives, land use provisions and properties that may be acquired by the City.

The City of Minneapolis has transportation objectives and a long-held vision for the Lake and Nicollet area that includes re-opening Nicollet Avenue across Lake Street and the Midtown Greenway and redeveloping the property on both sides of the re-opened Nicollet Avenue.

City staff has negotiated the attached agreement for site access to perform due diligence work on the property at 10 West Lake Street currently occupied by Kmart. The agreement is among the property owner, the ground lessee and sublandlord, the tenant, and the City, and for this reason the parties have agreed not to use the City's standard Right of Entry form.

Attachments:

Non-Invasive Inspection Agreement