



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

Date: July 14, 2015

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

Subject: Approval of Modification No. 11 to the West Broadway Redevelopment Plan

Recommendation: Adopt the attached resolution approving Modification No. 11 to the West Broadway Redevelopment Plan.

Previous Directives:

The original West Broadway Redevelopment Plan was approved by the City Council on August 31, 1973. Eight plan modifications were approved by the Council and/or the Minneapolis Community Development Agency Board in actions dating from 1975 to 2009. Modification No. 9 was denied by the Council on January 27, 2012. Modification No. 10 was approved by the Council on October 31, 2014.

Department Information

Prepared by: Beth Grosen, Senior Project Coordinator, 612-673-5002

Approved by: D. Craig Taylor, Executive Director, CPED _____

Charles T. Lutz, Deputy Director, CPED _____

Presenter in Committee: Beth Grosen, Senior Project Coordinator

Financial Impact

It is anticipated that the Capital Acquisition Revolving Fund or Higher Density Corridor Housing Fund will be used for site assembly costs to acquire property at fair market value consistent with Council-adopted program guidelines. Land sale proceeds will reimburse a portion of those costs.

Community Impact

Neighborhood Notification: This plan modification does not require a 45-day public review period nor a public hearing. The Jordan Area Community Council will be notified if the City issues a Request for Proposals for redevelopment of the properties at 1408 and 1410 West Broadway, and will have the opportunity to review development proposals received by the City.

City Goals:

- A Hub of Economic Activity and Innovation: Businesses – big and small – start, move, stay and grow here.
- Living Well: Minneapolis is safe and livable and has an active and connected way of life.

Supporting Information

Modification No. 11 to the West Broadway Redevelopment Plan has been prepared to facilitate the redevelopment of vacant and blighted commercial properties at the northeast corner of the intersection of West Broadway and Irving Avenue North.

The Modification adds 1408 West Broadway and 1410 West Broadway to the list of Property That May Be Acquired by the City. The adjacent Hennepin County-owned tax-forfeited parcels at 1314, 1400 and 1404 West Broadway are already identified in the Redevelopment Plan as Property That May Be Acquired.

The owner of the vacant building on the corner parcel at 1410 West Broadway has expressed interest in selling the property to the City. The adjacent property to the east at 1408 West Broadway recently became a tax forfeit property. It is anticipated that the City will acquire 1410 West Broadway and seek commercial or mixed-use development proposals for a larger site, including the tax-forfeited parcels at 1314, 1400, 1404 and 1408 West Broadway. The attached map indicates the location, ownership and acquisition status of each parcel in the larger development site.

It is anticipated that the Capital Acquisition Revolving Fund or Higher Density Corridor Housing Fund will be used for site assembly costs to acquire property at fair market value consistent with Council-adopted program guidelines. Land sale proceeds will reimburse a portion of those costs.

CPED has had preliminary discussions with Hennepin County regarding redevelopment opportunities and strategies for this critical section of West Broadway. The site will be marketed for mixed-use development in order to achieve the objectives of the West Broadway Redevelopment Plan, which include facilitating land assembly to ensure redevelopment that will strengthen the economic vitality of the area. CPED will determine the most effective strategy for marketing and selling 1410 West Broadway, potentially in conjunction with Hennepin County and the tax-forfeit properties. Such action would likely include issuing a request for proposals; however, the timing of such action has yet to be determined.

As provided in Minnesota Statutes, Section 469.029, Subdivision 6, a redevelopment plan modification limited to identifying Property That May Be Acquired does not require a 45-day public review period, City Planning Commission review, or a public hearing. The Jordan Area Community Council will be notified if the City issues a Request for Proposals for redevelopment of the site, and will be given the opportunity to review development proposals received by the City.

Attachments

Map of Potential Development Site

Modification No. 11 to the West Broadway Redevelopment Plan

Resolution Approving Modification No. 11 to the West Broadway Redevelopment Plan

**RESOLUTION
OF THE
CITY OF MINNEAPOLIS**

By Goodman

Approving Modification No 11 to the West Broadway Redevelopment 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 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 Resolution duly adopted on August 31, 1973, the City approved the West Broadway Redevelopment Plan. The Redevelopment Plan has been subsequently amended by City approval of nine modifications, describing more precisely the Project Area, the activities to be undertaken and the property that may be acquired, all pursuant to the Project Laws.

1.3. It has been proposed and the City has prepared, and this Council has investigated the facts with respect to, Modification No 11 to the West Broadway Redevelopment Plan, designating two parcels as property that may be acquired.

Section 2. Findings

2.1. The Council hereby finds, determines and declares that the actions authorized by Modification No 11 are pursuant to and in accordance with the Project Laws.

2.2 The Council further finds, determines and declares that the land in the Project Area would not be made available for redevelopment without the financial aid and public assistance to be sought.

2.3. The Council further finds, determines and declares that Modification No 11 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 Modification No 11 conforms to the general plan for the development of the city as a whole.

2.5. The Council further finds, determines and declares that it is necessary and in the best interest of the City at this time to approve Modification No 11.

Section 3. Approval of the Modification

3.1. Based upon the findings set forth in Section 2 hereof, Modification No 11 to the West Broadway Redevelopment Plan, 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. The officers and staff of the City, and the City's consultants and counsel, are authorized and directed to proceed with the implementation of Modification No 11, and for this purpose to negotiate, draft, prepare and present to this Council for its consideration, as appropriate, all further modifications, resolutions, documents and contracts necessary for this purpose.