

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

Date: September 16, 2008
To: Council Member Lisa Goodman, Community Development Committee
Subject: **Authorization to Execute Cooperative Agreements for Hennepin County 2008 Transit-Oriented Development (TOD) Program Grant Awards**

Recommendation: Authorize appropriate City officers to execute Cooperative Agreements with Hennepin County and the Hennepin County Housing and Redevelopment Authority for eight 2008 Hennepin County Transit Oriented Development (TOD) Program grant awards to projects located in Minneapolis

Previous Directives: On April 18, 2008 the City Council adopted multi-jurisdiction reinvestment program resolutions and authorized the submission of fourteen (14) applications to the 2008 Hennepin County Transit Oriented Development (TOD) Program for projects located within the City of Minneapolis

Prepared by: Mark Garner, Senior Project Coordinator, (612) 673-5037 Approved by: Charles T. Lutz, Deputy CPED Director _____ Catherine A. Polasky, Director, Economic Policy & Development _____ Presenters in Committee: Mark Garner, Senior Project Coordinator

Financial Impact

- No financial impact
- Action is within the Business Plan

Community Impact

- Neighborhood Notification - Not applicable.
- City Goals – A safe place to call home, One Minneapolis, Connected communities, Enriched environment, Premier destination.
- Sustainability Targets – Affordable housing units – increases number of affordable rental units; downtown transportation mode split - increases number of housing units along Hennepin County Transit Corridors.
- Comprehensive Plan – Section 4.1: Minneapolis will encourage reinvestment along major urban corridors as a way of promoting growth in all neighborhoods; Section 4.9: Minneapolis will grow by increasing its supply of housing; Section 4.10: Minneapolis will increase its housing that is affordable to low and moderate income households; Section 4.11 Minneapolis will improve the availability of housing options for its residents; Section 4.15 Minneapolis will carefully identify project sites where housing redevelopment or housing revitalization area appropriate responses to neighborhood conditions and market demand; and Section 4.18 Minneapolis will encourage both a density and mix of land uses in

Transit Station Areas that both support ridership for transit as well as benefit from its users.

- Zoning Code – The projects approved for funding are either in compliance or will comply.
- Living Wage/Business Subsidy Agreement Yes No X
- Job Linkage Yes No X
- Other

Supporting Information

In April, 2008 the City of Minneapolis adopted a multi-jurisdictional program approval resolution that authorized the submission of fourteen (14) applications for projects located within the City of Minneapolis to the 2008 Hennepin County Transit Oriented Development (TOD) program solicitation.

On July 22, 2008, the Hennepin County Housing and redevelopment Authority approved funding recommendations for eight (8) of the projects located within Minneapolis, and directed County staff to negotiate agreements and take necessary actions to implement the Transit Oriented Development funding program. The funding awards total \$1,480,000.

Projects approved by the County for funding within Minneapolis are:

Project	Applicant	TOD \$ Award
Broadway Plaza	Great Neighborhoods! Development Corporation	\$198,000
Delisi Transit Plaza	The Ackerberg Group	\$133,000
Franklin-Portland Gateway IV	Aeon & Hope Community	\$309,000
Longfellow Station	Capital Growth Real Estate	\$200,000
Lowry Apartments	Lowry Apartments Limited Partnership	\$65,000
North Branch Library	Emerge Community Development	\$400,000
Penn Avenue Apartments	Christian Restoration Services	\$25,000
Salem Church Redevelopment	Brighton Development Corporation	\$150,000

Hennepin County has requested that the City of Minneapolis enter into cooperative agreements with Hennepin County and the Hennepin County Housing and Redevelopment Authority for each of these projects. The agreements affirm that the City authorizes the Hennepin County Housing and Redevelopment Authority to implement the multi-jurisdictional reinvestment program in Minneapolis and to disburse TOD funds to the applicants under that program.

Hennepin County will negotiate separate grant agreements with the private recipients of the TOD program grant awards, and Hennepin County staff will be responsible for administering the TOD grants. The City does not incur any liability or further responsibilities under these agreements.