



Project Status	
Proposed:	8/26/2003
Approved:	<input checked="" type="checkbox"/>
Closed:	
Complete:	

Impaction	
<input type="radio"/> Non-Impacted	
<input checked="" type="radio"/> Impacted	

Occupancy	
<input type="radio"/> Rental	
<input checked="" type="radio"/> Ownership	

Project Name:	Karamu West
Main Address:	2201, 2215 Plymouth Ave N
Project Aliases:	
Additional Addresses:	1245 Penn Ave N
Ward:	5
Neighborhood:	Willard-Hay

Project Activity	
<input checked="" type="checkbox"/> New Construction	
<input type="checkbox"/> Rehabilitation	
<input type="checkbox"/> Stabilization	
<input type="checkbox"/> Preservation	
Year Built:	

Development	
<input checked="" type="radio"/> Apartment/Condo	
<input type="radio"/> Townhome	
<input type="radio"/> Coop	
<input type="radio"/> Shelter	
<input type="radio"/> Transitional	
<input type="radio"/> Scattered Site/Other	

Household	
<input checked="" type="checkbox"/> General	
<input type="checkbox"/> Family w/Children	
<input type="checkbox"/> Senior	
<input type="checkbox"/> Single	
<input type="checkbox"/> Special Needs	
<input type="checkbox"/> Homeless	

Housing Production and Affordability									
UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	0		0	0BR	0	0	0	0
1BR	31	11	1BR	0	11	0	9	11	
2BR	20	0	2BR	0	0	0	0	20	
3BR	1	0	3BR	0	0	0	0	1	
4+BR	0	0	4+BR	0	0	0	0	0	
TOT	52	11	TOT	0	11	0	9	32	

Shelter Units: + Conversion Units:

Section 8:

GENERAL INFORMATION

Co-Developers: Mississippi Pathways Development Co (MPDC), Legacy Management, and Master Engineering have joined together to implement a community redevelopment vision along Plymouth Ave N. MPDC, as lead developer, proposes to purchase the above parcels of land from CPED, initiate and complete environmental remediation activities pursuant to Braun Intertec Development Response Action Plan prepared for the site on May 3, 2002.

The developer then proposes to construct a 63,043 square foot building with four levels above ground and one level of underground parking. The building will feature approximately 9,500 square feet of commercial retail space on the main level with the remainder of the main level and the upper three levels including up to 52 for-sale units with 1 and 2-bedrooms (plus den) condominiums and walk-up loft type units, one 3-bedroom unit, 54 underground restricted parking stalls for residents and 8 on-site surface parking spaces for commercial tenants and resident visitors.

The residential units will feature from 750 to 1,475 square feet of living space with sales prices ranging from \$120,000 to \$210,000. Commercial/retail space will be subdivided and sold as condominiums at approximately \$145 per square foot.

Northside Residents Redevelopment Council neighborhood offices will purchase and occupy approximately 4,000 square feet of the commercial space.

Partnership: Mississippi Pathway Development Co LLC

Developer:
 Vusumuzi Zulu
 Mississippi Pathway Development Co LLC
 1313 Plymouth Ave N
 Minneapolis, MN 55411-
 Phone: (612) 277-1122 ext
 Fax: (612) 335-5922
 vzulu@nrrc.org

Owner:
 Patrick Lamb
 Legacy Management and Development
 7151 York Avenue
 Edina, MN 55435-
 Phone: (952) 831-1448 ext-
 Fax: (952) 831-2461

Contact Information:

Consultant:
 ,
 Phone: ext-
 Fax:

Contractor:
 Don Gerberding
 Master Civil & Construction Engineering
 2104 4 Av S
 Minneapolis, MN 55404-2642
 Phone: (612) 872-8494 ext-
 Fax: (612) 872-9201

Architect:
 Ted Redmond
 BKV Group
 222 N 2nd St
 Minneapolis, MN 55401-1423
 Phone: (612) 339-3752 ext-
 Fax: (612) 339-6212

Property Manager:

Support Services:

CPED Coordinator:
 Theresa Cunningham
 CPED
 105 5th Ave S Suite 200
 Minneapolis, MN 55401-
 Phone: (612) 673-5237 ext-
 Fax: (612) 673-5248
 theresa.cunningham@mcda.org

CPED Legal:

CPED Support Coordinator

CPED Rehab:

MPLS Affirmative Action



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USES AND SOURCES

Project Uses:	
Land:	\$176,000.00
Construction:	\$7,188,629.00
Construction Contingency:	
Construction Interest:	\$170,000.00
Relocation:	
Developer Fee:	\$476,000.00
Legal Fees:	\$15,000.00
Architect Fees:	\$429,236.00
Other Costs:	\$458,073.00
Reserves:	
Non-Housing:	\$1,515,528.00
TDC:	\$10,428,466.00
TDC/Unit:	

Project Sources:				
Source / Program	Amount	%	Term	Committed
1 HUD <i>EDI Grant</i>	\$150,000.00		Grant	8/1/2003
2 City of Minneapolis <i>NRP 1991 Transition Funds</i>	\$350,000.00		Grant	5/12/2003
3 US Dept of Health & Human Svcs <i>Community Svcs Grant</i>	\$550,000.00		Grant	9/1/2003
4 MN-DEED <i>Pollution Cleanup Grant</i>	\$262,500.00		Grant	1/27/2004
5 CPED <i>Non Profit Admin</i>	\$30,000.00			
6 Hennepin County <i>TOD Grant</i>	\$195,000.00			
7 MHFA <i>CRV</i>	\$175,000.00			
8 <i>Net Sales Proceeds</i>	\$8,715,966.00			
TDC:	\$10,428,466.00			

Financing Notes:	
Preliminary construction financing has been provided by Franklin Bank.	