



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

**Date:** April 18, 2006  
**To:** Council Member Lisa Goodman, Community Development Cmte  
**Subject:** Authority to negotiate redevelopment agreement for City owned real property at 1101 West Broadway (f/k/a Hubbard Building Project) Project Area with the development team of the Ackerberg Group, Pillsbury United Communities and Welsh Companies.

### Recommendation

(1) Authorize appropriate staff to negotiate the terms of a redevelopment agreement and a land sale for City owned real property at the 1101 West Broadway Project Site (as defined in the report) with development team of The Ackerberg Group, Pillsbury United Communities, and Welsh Companies, all Minnesota corporations. (2) Direct staff to establish productive negotiations and completed terms within six months of final approval of this action. (3) Direct staff to pursue the conditions defined in this report and incorporate agreed to conditions into the redevelopment terms.

### Previous Directives

The City Council authorized the MCDA to apply to the Metropolitan Council Livable Communities Act Tax Base Revitalization Account Grant Program for 1101 West Broadway in October 2002. MCDA Board allocated CEDF CDBG Funds from Fund FBGO-2201 to the Hubbard Building Project in the amount of \$300,000 and directed staff to negotiate a redevelopment contract with the previous developer, Broadway Center Associates, LLP in March 2003.

**Prepared by** Erik Hansen, Senior Project Coordinator, Phone (612) 673-5022

**Approved by** Chuck Lutz, Deputy CPED Director \_\_\_\_\_  
Mike Christenson, Economic Policy and Dev. Dir. \_\_\_\_\_

**Permanent Review Committee (PRC)** Approval \_\_\_\_\_ Not Applicable

**Presenter in Committee:** Erik Hansen, Senior Project Coordinator, Phone (612) 673-5022

### Financial Impact (Check those that apply)

- No financial impact (If checked, go directly to Background/Supporting Information).
- Action requires an appropriation increase to the \_\_\_\_\_ Capital Budget or \_\_\_\_\_ Operating Budget.
- Action provides increased revenue for appropriation increase.
- Action requires use of contingency or reserves.
- Business Plan:  Action is within the plan.  Action requires a change to plan.
- Other financial impact (Explain):
- Request provided to department's finance contact when provided to the Committee Coordinator.

**Community Impact (use any categories that apply)**

Neighborhood Notification – Staff worked with Northside Residents Redevelopment Council (NRRC), Jordan Area Community Council (JACC), Hawthorne Area Community Council (HACC), the West Broadway Area Coalition (WBAC) and the West Broadway Business Association (WBBA) on preparation of the Request for Proposals and held a public meeting for development goals on August 9, 2005. After receipt of development proposals staff notified the neighborhoods on December 23, 2005 and January 13, 2006. Staff held a public presentation on January 31, 2006. Staff formed a Project Review Team (PRT) with representatives of the aforementioned neighborhoods. Staff worked with NRRC for additional recommendation and comments.

City Goals – Consistent with goal to “Create an environment that maximizes economic development opportunities within Minneapolis by focusing on the City’s physical and human assets”.

Comprehensive Plan - Development is consistent with the desired land-uses at this location. The plan designates West Broadway as a commercial corridor. A neighborhood commercial node is oriented to pedestrian traffic and provides retail or service uses to residents in the surrounding neighborhoods.

Zoning Code – The five-parcel site is zoned C2 and R3. A rezoning will be required of the two parcels zoned R3.

**Request for Proposals**

CPED staff from the Planning, Housing and Economic Development divisions collaborated to create a [Request for Redevelopment Proposals \(RFP\)](#) for the City owned real property at the southwest corner of [West Broadway and Emerson Avenue North](#) known as the 1101 West Broadway Project Site. The City issued the RFP on September 1, 2005 with the goal of soliciting developer proposals for a neighborhood-oriented commercial reuse of an existing 1900-era building and the improvement of four parcels for community/shared-use parking. Residential uses were not acceptable for the existing structure; however, developers could propose such a use for the vacant parcels.

The project site includes five parcels with an area of approximately 41,400 square feet (~1 acre) with an existing 12,000 square foot two-story building anchoring the site at 1101 West Broadway. These parcels are (see [Attachment 1](#) for a map of the project site):

Street Address	Property Identification Number	Size (sq.ft.)	Zoning
1101 West Broadway	16-029-24-13-0091	6,105	C2
1831 Emerson Ave N	16-029-24-42-0060	21,054	C2/R3
1838 Fremont Ave N	16-029-24-42-0079	3,696	C2
1836 Fremont Ave N	16-029-24-42-0078	3,696	C2
1834 Fremont Ave N	16-029-24-42-0167	6,816	R3

This was the fifth City initiated developer selection for this project area. The first four were RFPs that the Minneapolis Community Development Agency (MCDA) issued from 1995 through 2001. The results of these efforts varied, but ultimately no viable development concept was realized due to various factors such as the inability to secure necessary financing, the inability to acquire additional property required to complete development concept, and developer capacity to perform. The most recent developer to gain rights to redevelop this project site is the managing partner of Broadway Plaza, LLP, a current responder in this selection process.

During the current RFP preparation, staff met with and requested input from the surrounding community. This included meeting with the neighborhoods and the business community to gather ideas on the desired redevelopment at the site. The general community meeting occurred on August 9, 2005.

To respond to the community’s concerns staff made some modifications to the RFP and the redevelopment schedule. The discussion with the community included an evaluation of the merits of

issuing the RFP in advance of the anticipated *West Broadway Alive!* corridor planning effort. It was an overwhelming majority at the community meeting that supported moving forward with the RFP based on the expectation that the uses defined in the development goals of the RFP would be consistent with goals for the area as a result of the planning effort. Responding to business needs, the RFP includes a requirement that at least 50 percent of the parking created be perpetually preserved for community/shared uses.

The *Minneapolis Plan*, community input, and past redevelopment attempts informed the creation of the RFP's redevelopment goals. The redevelopment goals focus on renovating the existing building to increase retail and commercial choices in the business district, adding to the parking supply, and improving on the district's 'sense of place'. Proposers were to consider traditional urban form as the basis to the redevelopment concept. Community meeting participants identified a number of business types and desired structural features that developers should consider when preparing submissions (see page 10 of the RFP).

Staff, sensitive to the previous development attempts at this location, created the redevelopment goals for this RFP to inform potential proposers without overly prescriptive requirements. This approach sought to solicit market driven proposals that could be developed in a timely manner and benefit the community.

## **Proposal Submissions**

On November 30, 2005, the City received three responsive proposals to the RFP. These three development teams are [The Ackerberg Group with Pillsbury United Communities and Welsh Companies \(Ackerberg\)](#), [Broadway Plaza, LLP \(Broadway Plaza\)](#) and [Streetfront Development, LLC \(Streetfront\)](#). The characteristics of the three proposals are consistent with the goal of renovating the building. The differences occur in the use of the other parcels and design elements on the exterior of/and adjacent to the building. Working with an internal staff team that included representatives from the divisions of CPED, Development Finance, City Attorney, Public Works, City Council, and Hennepin County Community Works, the team initially evaluated the proposals to ensure responsiveness to the RFP. The staff team deemed a fourth submission non-responsive and no further review of that proposal occurred.

### **The Ackerberg Group with Pillsbury United Communities and Welsh Companies**

[Ackerberg proposes](#) a redevelopment of the 1101 West Broadway building for commercial services, office, and retail/restaurant uses (see [Attachment 5](#) for concept site plans). The proposal includes commitments from Pillsbury United Communities and City County Federal Credit Union to occupy about 95 percent of the building. The remaining space is for an unknown coffee/restaurant retail tenant. For the remaining parcels, Ackerberg proposes constructing a drive through teller for the credit union with parking covering the remaining area.

The building treatment proposed for the existing building includes following requirements identified in the [structural survey](#). In addition to fully restoring the building, Ackerberg proposes, "constructing a new two-story glass atrium at the building's Emerson lobby to function as the primary entrance" and a "new brick colonnade entry and exterior seating area for the coffee shop/deli tenant [along Emerson and Broadway]" (Ackerberg, 3).

Ackerberg proposes financing the redevelopment through the use of equity, debt, and tenant improvements contributions. The total development cost (TDC) is expected to be \$2,885,265; 45 percent of the financing (\$1,298,245) would be in the form of a first mortgage. The remaining would come from developer equity (\$587,020 or 20 percent of TDC) and City-County Federal Credit Union tenant improvements (\$1,000,000 or 35 percent of TDC). Ackerberg proposes purchasing the project site for the set fair reuse value of \$50,000.

<b>Ackerberg Sources</b>		Type	Amount	% of Sources
<b>DEBT</b>	MORTGAGE	Private	\$1,298,245	45%
<b>EQUITY</b>	Developer Equity	Private	\$587,020	20%
	CCFCU Tenant Improvement	Private	\$1,000,000	35%
<b>TOTAL DEVELOPMENT COST</b>			<b>\$2,885,265</b>	100%

#### Uses

<b>Hard Costs</b>	
Site Acquisition	\$50,000
Building Shell	\$679,395
Building Common Area	\$119,875
Basement	\$172,035
Site Improvements	\$99,180
Tenant Improvements	\$1,230,000
Contractor General Conditions (6.5%)	\$84,530
Contractor OH&P (5%)	\$76,175
Contingency (10%)	\$138,500
<b>Total Hard Costs</b>	<b>\$2,649,690</b>
<b>Soft Costs</b>	
Finance Fee (1%)	\$12,980
Development Fee (5%)	\$82,485
Leasing Commission	\$17,365
Title Insurance	\$2,985
Mortgage Registration Tax	\$1,625
Misc Closing Costs	\$5,000
Legal	\$5,000
Environmental	\$7,500
Construction Period Interest	\$30,635
Architectural	\$70,000
<b>Total Soft Costs</b>	<b>\$235,575</b>
<b>Total Uses</b>	<b>\$2,885,265</b>

### Broadway Plaza, LLP

The [Broadway Plaza proposal](#) is similar to the Ackerberg proposal with a redevelopment of the 1101 West Broadway building for commercial services, office, and retail/restaurant uses. Broadway Plaza's primary tenants would be a beauty school occupying the front half (facing Broadway) of the building on both levels and a sit down restaurant occupying a majority of the rear half (facing Emerson).

Broadway Plaza would also address structural needs detailed in the structural survey in addition to elements in the rear parking. Next to a surface parking lot and adjacent to the building, Broadway Plaza proposes a plaza seating area that would serve the restaurant tenant.

Broadway Plaza proposes financing the redevelopment through the use of equity and debt. The TDC is expected to be \$4,445,274; 89 percent of the financing (\$3,970,000) would be in the form of revenue bonds and loans from public sources, including a loan to acquire the property. The remaining financing would come from developer equity (\$475,274 or 11 percent of TDC). Broadway Plaza proposes purchasing the project site for \$100,000, \$50,000 more than the set fair reuse value.

<b>Broadway Plaza Sources</b>		Type	Amount	% of Sources
<b>DEBT</b>	Par Amount Bonds	Public	\$2,920,000.00	66%
	Empowerment Zone Loan	Public	\$350,000.00	8%
	City of Minneapolis Mortgage	Public	\$600,000.00	13%
	City of Minneapolis Acquisition Loan	Public	\$100,000.00	2%
<b>EQUITY</b>	Developer's Equity	Private	\$475,274.00	11%
<b>TOTAL DEVELOPMENT COST</b>			<b>\$4,445,274.00</b>	100%

<b>Uses</b>		
<b>Hard Costs</b>		
Site Acquisition		\$100,000
Site Work		\$293,944
Architectural, Engineering, Permits and Fees		\$271,295
Interim Costs		\$207,375
Financing Fees and Expenses		\$81,193
Misc Soft Costs		\$34,875
Development Fee and Tax Credit Overhead		\$441,959
Project Operating Reserves		\$75,000
Debt Service Reserve		\$167,900
<b>Total Project Costs</b>		<b>\$4,292,854.04</b>
<b>Cost of Issuance</b>		
RBC Dain Rausher (1.5%)		\$12,980
Issuer's Bond Counsel		\$82,485
Underwriting's Counsel (to be determined)		\$17,365
Trustee's Fee (to be determined)		\$2,985
Bond Issuers Fee (1%)		\$1,625
Bond Guarantee Fee (1.25% of bind issuance)		\$36,500
<b>Total Cost of Issuance</b>		<b>\$152,420</b>
<b>Total Uses</b>		<b>\$4,445,274</b>

## Streetfront Development, LLC

The [Streetfront proposal](#) also proposes a redevelopment of the 1101 West Broadway building for commercial services, office, and retail/restaurant uses, and adds a third floor penthouse office feature on top of the 1101 building. Streetfront's proposal includes a duplex housing structure along the west side of the site near Fremont Avenue. Proposed tenants include a credit union, light dining deli or cafe, and convenience store uses for the first floor and an employment training office tenant on the second floor. No tenant commitments are presented in the proposal. Resource, Inc. has indicated a willingness to explore purchasing the office space as the employment-training tenant.

Similar to Ackerberg and Broadway Plaza, Streetfront will adhere to the requirements in the structural survey. Streetfront will expand the Emerson Avenue entrance interior through the addition of a central lobby and the proposal depicts a side cafe exterior seating area that would run the length of the Emerson Avenue side of the building.

Streetfront proposes financing the redevelopment through the use of equity and debt. Streetfront has proposed a condominium model where it will sell individual areas of the building to the tenants to create owner-occupants. The TDC is expected to be \$1,975,883.42; 75 percent of the financing (\$1,474,539.27) would be in the form of a first mortgage. Streetfront has requested that the City guarantee the first mortgage. Streetfront would apply for an Empowerment Zone loan allocation of \$350,000 or 18 percent of TDC. The remaining would come from developer equity (\$151,344.15 or 8 percent of TDC) in the form of cash and deferred fees. Staff expects that deferring entities will recapture the fees at the time of building sale.

Streetfront Sources		Type	Amount	% of Sources
<b>DEBT</b>	Mortgage	Private (with Public Guarantee)	\$1,474,539.27	75%
	Empowerment Zone Loan	Public	\$350,000.00	18%
<b>EQUITY</b>	Deferred Architect Fee	Private	\$24,449.08	1%
	Deferred Contractor Fee	Private	\$24,449.08	1%
	Deferred Pursuit Costs	Private	\$22,000.00	1%
	Deferred Developer Fee	Private	\$30,445.99	2%
	Cash Equity	Private	\$50,000.00	3%
<b>TOTAL DEVELOPMENT COST</b>			<b>\$1,975,883.42</b>	100%

Uses		Amount
Land Acquisition		\$50,000.00
Construction		\$1,397,090.00
Contingency		\$69,854.50
Architect Fee		\$48,898.15
Contractor Fee		\$69,854.50
Legal		\$12,000.00
Accounting		\$5,000.00
Pursuit Costs		\$22,000.00
Financing Fee		\$16,746.97
Interest Expense		\$53,167.05
Property Taxes		\$16,746.97
Developer Fee		\$53,167.05
Equity Return and Overhead		\$146,153.92
<b>Total Uses</b>		<b>\$1,975,883.42</b>

## Evaluation Criteria

Evaluation of the proposals was based on the criteria listed in the RFP (see page 13) and the redevelopment goals listed starting on page 8. See [Attachment 2](#) for evaluation detail.

The three proposals all have strengths; however, a number of factors in the Ackerberg proposal make it the strongest overall proposal in the group. Specifically, Ackerberg and its identified partners have extensive development experience of similar buildings, a history of successfully securing traditional private financing, a commitment of the tenants to occupy more than 95 percent of the building and the expertise of the partners in all the aspects of construction. Broadway Plaza's proposal has merit, but considering the extensive use of public financing it falls short in comparison to the recommended development team. Streetfront's strength is in its creative design of the building and the surrounding parcels. However, Streetfront lacks committed tenants, has limited to no expertise as the lead developer on an extensive building rehabilitation, and requests the City to guarantee the primary mortgage. As a result, it also fell short of a recommendation to proceed.

## Selection Conditions

During the evaluation of the three proposals and the work with the PRT, NRCC and the staff team agreed that the following condition will be pursued for inclusion in the terms for the redevelopment agreement with Ackerberg:

That the development team work with the NRRC Residential and Commercial Task Force to develop a written plan that addresses the crime prevention design in the site plan of the parking lot, and the lot's maintenance and security.

During the work with them, PRT members requested staff ask that the Developer evaluate the feasibility of adding a third floor office to the existing concept. The PRT also requested that Ackerberg evaluates the feasibility to locate some or all of its operations to the Northside. Staff will ask these questions during the negotiations of redevelopment terms.

## **Staff and Community Review Process**

Staff completed the evaluation and review of the proposal submissions in a four-step process. To come to the recommendation staff completed an initial internal review, presented the proposals to the community and gathered feedback, conducted a community review that included working with the community and a multi-neighborhood Project Review Team (PRT) and the neighborhood of record - the Northside Residents Redevelopment Council (NRRC). The staff recommendation has support from the internal staff team, the PRT, and NRRC.

First, as previously mentioned, an internal staff team that included representatives from the housing, planning and economic development divisions of CPED, Development Finance, City Attorney, Public Works, City Council and Hennepin County Community Works initially evaluated the proposals to determine if they were responsive to the RFP.

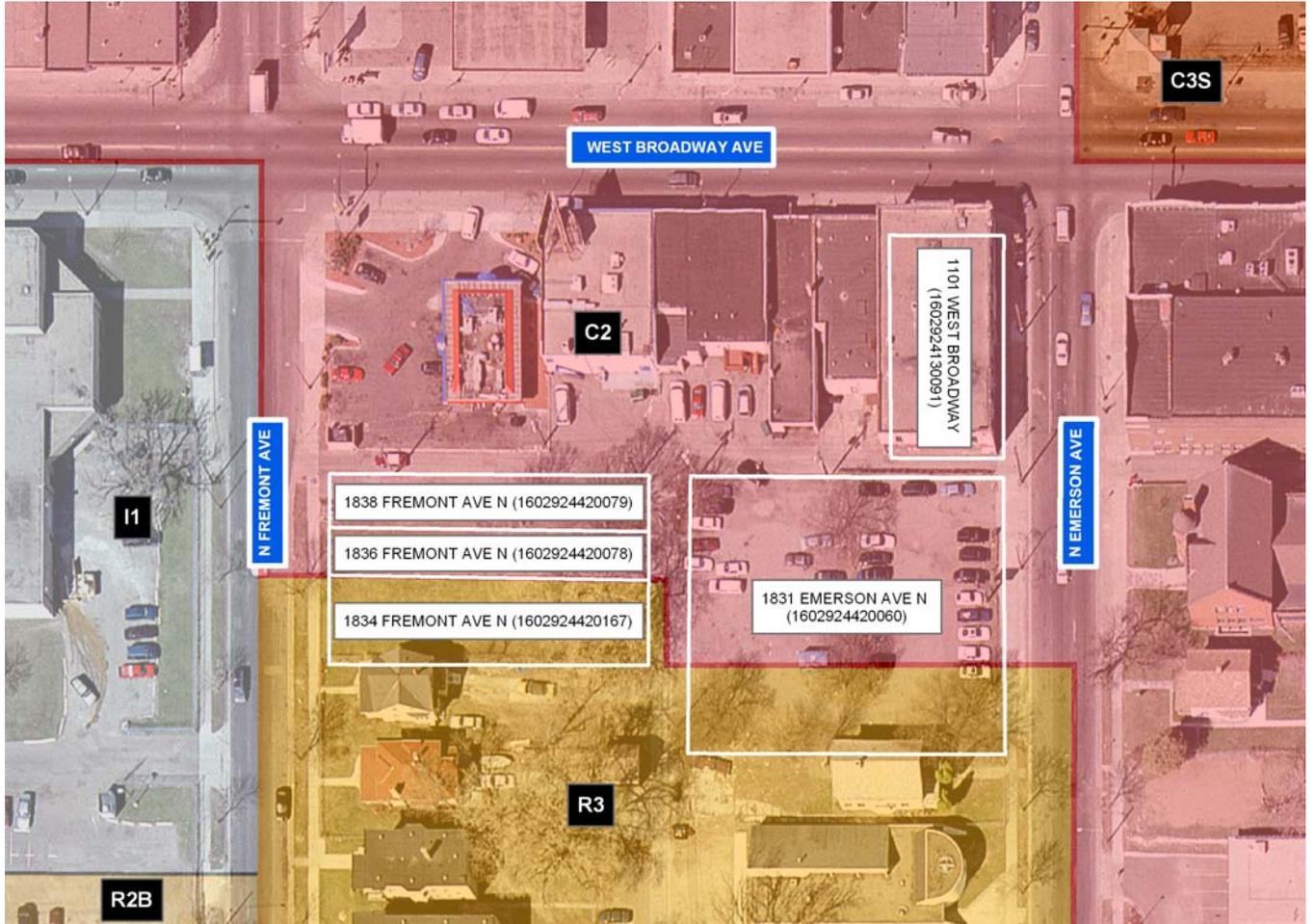
Second, staff released the proposals for public review via the [project's website](#). This occurred on December 23, 2005. Staff followed this up with a notice to the neighborhoods (NRRC, Hawthorne, and Jordan) and West Broadway Business Association and West Broadway Area Coalition on January 13, 2006. This notice announced the proposal submissions and the public presentation that were held on January 31, 2006.

Third, following the presentation staff convened the ten-member Project Review Team (PRT). The PRT included two representatives from the Near North, Willard Hay, Jordan, and Hawthorne neighborhoods and the WBBA and WBAC. The PRT met on March 9, 2006. See [Attachment 3](#) for the PRT's report.

Staff also worked with the NRRC. See [Attachment 4](#) for NRRC's recommendation.

Finally, the staff team reconvened to review the results of the community process and to discuss and endorse the recommendation. The staff team decided by consensus to support the community recommendation and added that negotiations should take no longer than six months to establish terms.

# Attachment 1 – Project Site



## Attachment 2 – Evaluation Criteria

Criteria	Ackerberg	Broadway Plaza	Streetfront
1. The experience and the financial and organizational capacity of the developer in successfully planning and completing development projects of similar type and scale, on time and within budget.	Extensive experience in the redevelopment and rehabilitation of urban sites. A number remain as the developer assets.	Real Asset Capital has experience with complex mixed-use redevelopment. Broadway Center Associates successfully developed the Broadway Center, however it was not able to complete a redevelopment of the 1101 West Broadway project site in 2003 when it had MCDA issued development rights.	Limited to no experience as lead developer. No history of project completion as lead developer.
2. The extent to which the proposed development is in compliance with the Minneapolis Zoning Code, comprehensive plan, redevelopment goals of this document, and other relevant planning documents for the area	Renovation of the building that improves the retail and commercial service offerings is consistent with the goals. City land-use requirements will require some changes to the proposed parking concept. This is not expected to be a barrier to project completion in a timely manner.	Renovation of the building that improves the retail and commercial service offerings is consistent with the goals. City land-use requirements will require some changes to the proposed parking concept. This is not expected to be a barrier to project completion in a timely manner.	Renovation of the building that improves the retail and commercial service offerings is consistent with the goals. City land-use requirements will require some changes to the proposed parking concept. Approval for the penthouse office could require historical review and approval. These could add time to complete the project.
3. The extent to which the project can move forward on a timetable that will coordinate with the other development in the area.	The development has typical private financing sources and tenant commitments. The project should proceed immediately.	There are a number of sources required including issuing public bonds and a number of City loans from unidentified sources. This could delay construction by an undetermined amount of time.	The development could proceed in a timely manner if the City is in a position to guarantee the primary mortgage. A staff recommendation for a guarantee is unlikely, so there is additional risk in securing a loan from a private source.

<p>4. The market and financial feasibility of the project.</p>	<p>There is minimal risk to this project's success. Over 95 percent of the building is pre-leased and the remaining 5 percent is in effect cross-subsidized from the other uses. This cross-subsidization reduces the rent to a level that could attract a more risky operator. Financially, the developer is strong and has shown long-standing ownership commitment to similar properties in its portfolio.</p>	<p>Most of the proposed uses are desirable for the area. Staff is not certain if there is a market for a beauty school or if the market is ripe to support a higher end restaurant. The developer does have expertise in retail leasing on West Broadway. This expertise should lead to timely replacements if tenant fail.</p>	<p>The uses are similar to that in other projects. However, no tenant commitments are in place. Marketing this building will be critical to success. The proposed development plan is to use a condominium model for the structure and sell to a number of tenants. Not only in attracting quality tenants that can afford to own, there is also risk to the health of the overall building if an owner needs to resell.</p>
<p>5. The anticipated ability of the project to secure necessary public and private funds.</p>	<p>The developer has a proven track record to secure financing sources identified in the proposals.</p>	<p>The developer has a proven track record to secure financing some of sources identified in the proposals. City financing proposed has no identified source.</p>	<p>The developer does not have a proven track record to secure financing sources identified in the proposals.</p>
<p>6. The public benefits that would be provided by the project, including the proposed land price.</p>	<p>Public benefits include historic preservation, fair-reuse value for the property, increased commercial activity, community/shared use parking, increased tax-base, employment and employment training opportunities and public streetscape elements.</p>	<p>Public benefits include historic preservation, purchase price that exceeds fair-reuse value for the property, increased commercial activity, community/shared use parking, increased tax-base, employment and employment training opportunities and public streetscape elements.</p>	<p>Public benefits include increases in historic preservation, fair-reuse value for the property, increased commercial activity, community/shared use parking, increased tax-base, employment and employment training opportunities and public streetscape elements.</p>

<p>7. Overall quality of the submission.</p>	<p>Strong overall proposal considering its extensive development of similar buildings, ability to secure traditional private financing, the commitment of the tenants to occupy more than 95 percent of the building and the expertise of the partners in all the aspects of construction.</p>	<p>Sound proposal concept. Requires substantial public participation. Uses would improve the retail offerings and create uses that operate for a longer portion of the day. Managing partner was unsuccessful in previous, but similar, redevelopment concept for the same project area.</p>	<p>Creative proposal. Includes elements that would further enhance the prominence of the structure and strengthen connections between the street and the building. Housing proposal needs further evaluation and design. Request for City guarantee for financing, uncertainty associated with successful commercial condominium model in this area, and the developers lack of experience out weigh its creativity.</p>
<p>8. Review of related previous experience.</p>	<p>The developer has a proven track record to plan and complete development projects similar to the concept proposed for this project site.</p>	<p>The developer was unsuccessful in redeveloping the same project site in 2003.</p>	<p>The developer has no track record to plan and complete development projects similar to the concept proposed for this project site.</p>

## Attachment 3 – Project Review Team Action

### Community Planning & Economic Development

Crown Roller Mill, 15 Fifth Ave. S.  
Suite 200  
Minneapolis, MN 55401



## MEMORANDUM

To: Interested parties

From: Erik Hansen, Senior Project Coordinator, Economic Development Division (673-5022)

Cc: 1101 West Broadway Project Review Team Members, Mayor Rybak, Council Member Samuels, Lee Sheehy, Mike Christenson, Tom Daniel, Tom Leighton, Tiffany Glasper

Date: March 13, 2006

Re: Project Review Team Recommendation

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The 1101 West Broadway Project Review Team has reviewed and authorized the following information as the official record of their work.

### Background

The City of Minneapolis convened a ten person project review team (PRT) that served as advisors to City staff to determine a ranking of the three responsive development proposals received from the 1101 West Broadway Request for Redevelopment Proposals. There were two members each representing Near North, Willard Hay, Hawthorne, and West Broadway Business Association. One member represented the West Broadway Area Coalition and the Jordan neighborhood. Due to the WBAC being named as a tenant in of the development proposals, the City Attorney Office directed that its representative be able to participate in the discussion but not to vote on the developer selection. City Staff invited two representatives from the Jordan neighborhood; however the neighborhood only offered one name to the PRT. The three developers to submit proposals were Ackerberg Group, et al; Broadway Plaza, LLP and Streetfront Development, LLC.

The PRT served as one component the of community input process that will help inform the Minneapolis City Council which has the ultimate decision on which developer will receive development rights to the property. Another important component is the comments and recommendations from the designated community participation organization the Northside Residents Redevelopment Council (NRRC). This memorandum does not include any comments or recommendations from NRRC.

The PRT met one time at the NRRC Office on March 9, 2006.

### Members (Representative Group)

Brian Bushay (Near North)  
Fred Loso (Near North)  
Lateesa Ward (Willard Hay)  
Crystal Christian (Willard Hay) - absent  
Alissa Pier (Hawthorne)  
Kathy Welch (Hawthorne)  
Fred Spenser (WBBA) - absent  
Keith Reitman (WBBA)

Jerry Moore (WBAC)  
Lance Knuckles (Jordan) – absent

### **Recommendation**

The PRT has the following recommendation for consideration in the developer selection with respect to the City issued 1101 West Broadway Request for Redevelopment Proposals (September 1, 2005) by the virtue of an unanimous vote (9 in favor, 1 abstention):

The Minneapolis City Council should authorize negotiations of a redevelopment contract with Ackerberg Group, Pillsbury United, and Welsh Companies to develop the property as proposed in their submission with the following condition:

1. That the development team with the NRRC Residential and Commercial Task Force to develop a written plan that address the crime prevention design in the site plan of the parking lot, and the lot's maintenance and security.

However not a condition of the recommendation the PRT requests that the Development evaluate the feasibility of adding a third floor office to the existing concept. The PRT also requests that Ackerberg evaluates the feasibility to locate some or all of its operations to the Northside.

## Attachment 4 – Northside Residents Redevelopment Council Action



Northside Residents Redevelopment Council, Inc.  
1313 Plymouth Avenue North / Mpls, MN 55411  
phone: 612 335 5921 / fax: 612 335 5922  
www.nrcc.org

March 31, 2006

Erik Hansen, Project Coordinator  
City of Minneapolis CPED  
105 5<sup>th</sup> Avenue South, Suite 200  
Minneapolis, MN 55401

Mr. Hansen:

The Northside Residents Redevelopment Council (NRRC) recommends the City of Minneapolis approve the "Ackerberg Group" proposal in partnership with Pillsbury United Communities (PUC) and Welsh Companies for the project site 1101 West Broadway.

NRRC would like to thank CPED staff for seeking proposals for this site, holding community-wide meetings and giving the neighborhood the opportunity to review all the proposals. We look forward to a renovated building and new businesses opening later this year.

Sincerely,

  
Sherrie Pugh  
Executive Director

**Attachment 5 – Ackerberg concept site plans (see next page)**