



**Request for City Council Committee Action
From the Department of Community Planning & Economic Development**

Date: June 08, 2004

To: Council Member Lisa Goodman, Community Development Cmte

Prepared by: Tiffany Glasper, Project Coordinator III, Phone 612-673-5221
Presenter in Committee: Tiffany Glasper, Project Coordinator III

Approved by: Chuck Lutz, Deputy CPED Director _____
Lee Pao Xiong, Director, Housing _____

Subject: Parcels to be added to the Minneapolis Housing Replacement Tax Increment Financing District II

RECOMMENDATION: Adopt the attached Resolution for the addition of six parcels to the Minneapolis Housing Replacement Tax Increment Financing District II.

Previous Directives: On August 22, 2003, the Council adopted a Housing Replacement District Plan and created the Housing Replacement TIF District II for the City of Minneapolis.

Financial Impact (Check those that apply)

- No financial impact - or - Action is within current department budget.
(If checked, go directly to Background/Supporting Information)
- Action requires an appropriation increase to the Capital Budget
- Action requires an appropriation increase to the Operating Budget
- Action provides increased revenue for appropriation increase
- Action requires use of contingency or reserves
- Other financial impact (Explain):
- Request provided to the Budget Office when provided to the Committee Coordinator

Community Impact

Ward: 3, 4, 5

Neighborhood Notification: NA

City Goals: Increase homeownership, eliminate barriers and blighting influences that prevent or inhibit healthy neighborhood environments and economies, increase the City's property tax base and maintain its diversity.

Comprehensive Plan: Development activities will conform to the City's and respective neighborhoods' land use plans.

Zoning Code: Complies

Living Wage/Job Linkage: NA

Other:

Background/Supporting Information

The subject parcels to be included in the district include three (3) vacant, single-family dwellings and three (3) vacant lots. Two of the vacant lots and all three of the vacant structures are already owned by the Minneapolis Community Development Agency (MCDA).

The three parcels containing structures are located at 1316 14th Avenue North, 2815 Bryant Avenue North and 3246 Emerson Avenue North. The intended reuse of these three properties is market-rate, owner-occupied housing.

The three vacant parcels – 2300 James Avenue North, 1900 Willow Avenue North and 1400 25th Avenue North – are located in the Jordan neighborhood. 2300 James Avenue North and 1400 25th Avenue North are owned by MCDA/CPED and are currently being marketed for redevelopment as market-rate, single-family housing. 2300 James was recently approved for sale by the MCDA Operating Committee. The parcel at 1900 Willow Avenue North is currently owned by the Minneapolis Board of Education. The redevelopment of this parcel will result in 14 new, market-rate single-family homes.

These six (6) parcels will be included in the Minneapolis Housing Replacement Tax Increment Financing District as allowed for by the Housing Replacement District Plan approved by the City Council by Resolution 2003R-386 on August 22, 2003.

Parcels to be added to the District:

<u>PIN Number</u>	<u>Address</u>
16-029-24-43-0035	1316 14 th Avenue North
09-029-24-13-0180	3246 Emerson Avenue North
09-029-24-44-0118	2815 Bryant Avenue North
16-029-24-23-0017	2300 James Avenue North
16-029-24-21-0014	1400 25 th Avenue North
16-029-24-22-0054	1900 Willow Avenue North

With the addition of these six (6) parcels, there are now 25 parcels in the Minneapolis Housing Replacement Tax Increment Financing District II. The maximum number of parcels that can be placed in the District is 100.

**Adopting the Addition to the Housing Replacement District II of the
Below Stated Parcels**

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 Laws of Minnesota 1995, Chapter 264, Article 5, Sections 44 through 47, as amended by Minnesota Session Laws 1996, Chapter 471, Article 7, Minnesota Session Laws 1997, Chapter 231, Article 10, and Minnesota Session Laws 2002, Chapter 377, Article 7 (the "Act") and other laws enumerated therein (collectively, the "Project Laws"); and
- 1.2 By Resolution No 2003R-386 duly adopted on August 22, 2003, the City Council of the City (the "Council") adopted a resolution approving the Minneapolis Housing Replacement TIF District II Plan enabling the Agency to establish a Housing Replacement Tax Increment Financing District (the "District") within the City; and
- 1.3 That the Act and the Plan specify the procedures whereby parcels may be added to and deleted from the District; and
- 1.4 It has been proposed that the City add six parcels to the District.

Section 2. Findings for the Adoption of the Plan

- 2.1 The Council hereby finds, determines and declares that these six parcels qualify for inclusion in the District pursuant to the Act and the Plan; and that the reasons and supporting facts for this determination are retained and available from the Agency.

- 2.1 The Council further finds, determines and declares that the property to be added to and certified within the District includes three vacant, substandard single-family dwellings located at 3246 Emerson Avenue North, 2815 Bryant Avenue North and 1316 14th Avenue North, and three vacant lots located at 2300 James Avenue North, 1900 Willow Avenue North, and 1400 25th Avenue North, and
- 2.2 The Council further finds, determines and declares that the intended reuse of these properties is market-rate, owner-occupied housing, pursuant to the Project Laws.
- 2.3 The Council further finds, determines and declares that there are now 25 parcels in the Minneapolis Housing Replacement District TIF II with the inclusion of the above named parcels. The maximum number of parcels that can be included in the District is 100 parcels.

NOW, THEREFORE, BE IT RESOLVED BY THE MINNEAPOLIS CITY COUNCIL AS FOLLOWS:

That the parcels listed above are hereby approved for inclusion as part of the Minneapolis Housing Replacement TIF District II.