



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

Date: March 22, 2005

To: Council Member Lisa Goodman, Community Development Cmte
Council Member Barbara Johnson, Ways and Means/Budget Cmte

Prepared by: John Harrington Sr. Project Coordinator, Phone 612-673-5018

**Presenter in
Committee:** John Harrington, Sr. Project Coordinator

Approved by: Chuck Lutz, Deputy CPED Director _____

Subject: Accept & Appropriate Hennepin County Environmental Response
Fund Grants

RECOMMENDATION:

1. Accept the following grants:

45th & Chicago	\$102,661	A042164
Hiawatha Commons	42,780	A042166
Riverview Homes	190,387	A042163
Presidents Row Lofts	85,000	A042164

2. Amend the 2005 General Appropriation Resolution by increasing the Community Planning & Economic Development Agency Fund SMN0 – CPED State Grants & Loans (SMN0-890-8933) appropriation by \$420,828

3. Increase the 2005 Revenue Budget for the Community Planning & Economic Development Agency in Fund SMN0 – CPED State Grants & Loans (SMN0-890-8490) by \$420,828

4. Authorize appropriate City officers to execute grant, subrecipient, and/or disbursement and related agreements for these grants.

Previous Directives: On October 20, 2004, the City Council authorized submission of the subject grant applications to Hennepin County.

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 (Summarize below)

Ward: 1, 3, 8, 9

Neighborhood Notification: The East Field, Regina, Northrop neighborhood organization was notified of **45th & Chicago** project on September 8, 2004. The Longfellow Community Council was notified of the **Hiawatha Commons** project June 18, 2003. The Hawthorne Area Community Council initially considered the **Riverview Homes** Development on June 16, 2001. The Logan Park neighborhood organization was notified about the **Presidents Row Lofts** project on August 18, 2004.

City Goals: The proposed projects are consistent with and contribute to attainment of the City goal to "Preserve and enhance our natural and historic environment and promote a clean, sustainable Minneapolis."

Comprehensive Plan: The projects generally comply with land reclamation and providing a healthy environment elements of the Minneapolis Plan.

Zoning Code: The projects either are in compliance or will comply.

Living Wage/Job Linkage: Environmental assistance is exempt from Living Wage/Business Subsidy and generally exempt from job linkage although there may be case by case exceptions.

Background/Supporting Information

The Community Planning & Economic Development Department is pleased to report that these four projects submitted in the fall of 2004 grant round to the Hennepin County Environmental Response Fund (ERF) have been approved for funding. The awards total \$420,828 in pollution remediation grants.

Hennepin County has been collecting mortgage registry and deed tax for deposit into an Environmental Response Fund (ERF). The ERF is used for the assessment and clean up of contaminated sites located within Hennepin County, with emphasis on affordable housing projects.

Projects

45th & Chicago Ward 8

4500 Chicago Avenue S..

The project entails redeveloping the site as 32 units of mixed-income ownership housing. The building includes secure, tuck-under parking, and substantial landscaping. This project is a critical piece of the continued revitalization of Chicago Avenue.

Hiawatha Commons Ward 9

2301 East 28th St.

The project includes 80 residential units (20 units at 30% of MMI, 44 units at 50% MMI, 16 market rate units) over 15,000 square feet of retail and underground parking.

Riverview Homes Development Ward 3

2211, 2225 and 2313 West River Parkway and 70-22nd Ave N.

The proposed development consists of five phases of residential housing units. Phase I is already complete and consists of 29 single family for sale townhomes. Phase II consists of a four story condominium building with 59 for sale units. Phase III is a four story senior housing development containing 90 units (45 co-op units and 45 rental units, all affordable). Phase IV consists of three high rise buildings with six to nine floors and five townhomes with a total of 163 for sale units along with approximately 7,500 square feet of commercial retail space. Phase V consists of five for sale townhome units. In all, 312 residential housing units will be constructed as part of the remaining four phases of the development.

Presidents Row Flats Ward 1

1701 Madison Street NE

Presidents Row Lofts, LLC proposes to redevelop the existing building into two buildings with a total of 60,000 square feet of above grade space, containing 70 condominium units ranging from studios to three bedrooms.