



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

Date: April 8, 2008
To: Council Member Lisa Goodman, Chair Community Development Cmt.
Referral to: Council Member Paul Ostrow, Chair Ways & Means/Budget Cmt.

Subject: Modification One to the West Lowry Avenue Redevelopment Plan
Recommendation: Hold Public Hearing and adopt attached resolution Approving Modification One to the West Lowry Avenue North Redevelopment Plan.

Previous Directives: On June 6, 2003, the City Council created the West Lowry Avenue Redevelopment Project. On January 21, 2003 the City Council approved an appropriation for the PPF of \$2,105,414. On October 28, 2002 the City Council approved amending the 2002 MCDA Appropriation Resolution to increase the appropriation in Fund CPP (PPF) by \$54,642 and establish Project CPP58 (Lowry Avenue Corridor). On June 25, 2001 the City Council authorized staff to enter into a Memorandum of Understanding with Hennepin County related to the Lowry Avenue Corridor Project. On December 13, 2001 the City Council approved an appropriation for the Preliminary Planning Fund (PPF) of \$2,485,661. On August 11, 2000 the Minneapolis City Council passed Resolution 2000-R-350 supporting the Hennepin Community Works planning and redevelopment efforts for Lowry Avenue.

Prepared by: Erik Hansen, Principal Project Coordinator (612-673-5022)	
Approved by: Charles T. Lutz, Deputy CPED Director	_____
Catherine A. Polasky, Economic Development Director	_____
Presenters in Committee: Erik Hansen	

Financial Impact

No financial impact
Action is within the Business Plan

Community Impact

Neighborhood Notification – The 45-day neighborhood review period ends April 8, 2008. Staff notified the Folwell Neighborhood Association of this action. FNA supports this action.
City Goals - Complies with Connected Communities and Enriched Environment Goals.
Sustainability Targets - N/A.
Comprehensive Plan - Business is consistent with the creation of retail choices at this designated commercial node.
Zoning Code – N/A.

Supporting Information

The West Lowry Avenue Redevelopment project covers the area approximately one-quarter mile north and south of Lowry Avenue North from the Mississippi River to the western City limits. The modification to the West Lowry Avenue Redevelopment Project Area places 3200 Penn Ave. N, 2136 Lowry Ave. N, and 3201 Oliver Ave. N into acquisition status. The City may choose to purchase these properties subject to

limitations imposed by law, availability of funds, developer interest, staging requirements, soil contamination and other financial and environmental considerations. Inclusion on the redevelopment plan list of properties for acquisition does not indicate a commitment on the part of the City to acquire a property.

The inclusion of 3200 Penn Ave. N, 2136 Lowry Ave. N, and 3201 Oliver Ave. N as properties that may be acquired by the City allows staff to continue to negotiate a purchase. These properties are currently owned by Hennepin County and were acquired as part of the Lowry Avenue reconstruction project. Hennepin County has requested that the City assist in their disposition. City staff are negotiating acquisition terms with the County and if acquired would offer the properties for redevelopment in accordance with the City disposition policy.

The [Capital Acquisition Revolving Fund](#) (CARF) would be used to acquire the property. CARF provides funding for City acquisition of commercial development sites on or near commercial and transit corridors and commercial nodes as designated by The Minneapolis Plan. The Penn and Lowry Avenues North intersection is a designated commercial node.

Future Council actions would be required to implement redevelopment activities, establish TIF districts, special service districts, potential rezoning and conditional land use actions.

**Proposed Resolution
Of the
City of Minneapolis**

By Goodman

Adopting Modification No 1 to the West Lowry Avenue Redevelopment Plan

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 ("CPED"), has been granted the authority to propose and implement city development districts, housing and redevelopment projects and tax increment financing ("TIF") districts, all pursuant to Minnesota Statutes, Sections 469.001 through 469.134, and 469.174 through 469.179, as amended, and other laws enumerated therein (collectively, the "Project Laws").

1.2 By Resolution 2003R-244 duly adopted on June 6, 2003, the City adopted the creation of the West Lowry Avenue Redevelopment Project, describing more precisely the Project Area, the activities to be undertaken, all pursuant to the Project Laws.

1.3 It has been proposed and the City has prepared, and this Council has investigated the facts with respect to, a proposed Modification No 1 to the West Lowry Avenue Redevelopment Plan (the "Modification"), identifying parcels to be designated as parcels that may be acquired.

1.4 The City has performed all actions required by law to be performed prior to the adoption of the Modification, including, but not limited to, a review of the proposed Modification by the affected neighborhood groups and the City Planning Commission, transmittal of the proposed Modification to the Hennepin County Board of Commissioners and the School Board of Special School District No 1 for their review and comment, and the holding of a public hearing after published and mailed notice as required by law.

1.5 The Council hereby determines that it is necessary and in the best interest of the City at this time to approve the Modification.

Section 2. Findings for the Adoption of the Modification

2.1 The Council hereby finds, determines and declares that the action authorized by the Modification is pursuant to and in accordance with the Project Laws.

2.2 The Council hereby finds, determines and declares that the Modification will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the development or redevelopment of the project by private enterprise, as additional public benefits will include blight removal, tax base enhancement, and public partnerships.

2.3 The Council further finds, determines and declares that the Modification conforms to the general plan for the development or redevelopment of the City as a whole. Written comments of the Planning Commission with respect to the Modification were issued, are incorporated herein by reference, and are on file in the office of the City Clerk.

2.4 The Council further finds, determines and declares that it is necessary and in the best interest of the City at this time to approve the Modification.

Section 3. Approval of the Modification

3.1 Based upon the findings set forth in Section 2 hereof, the Modification presented to the Council on this date is hereby approved and shall be placed on file in the office of the City Clerk.

Section 4. Implementation of the Modification

4.1 The officers and staff of the City, and the City's consultants and counsel, are authorized and directed to proceed with the implementation of the Modification, and for this purpose to negotiate, draft, prepare and present to this Council for its consideration, as appropriate, all further modifications, resolutions, documents and contracts necessary for this purpose.