



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

Date: July 26, 2005

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

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Presenter in Committee: Donna Wiemann, Principal Project Coordinator
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Approved by: Elizabeth Ryan, Director of Housing Policy and Development



Subject: Proposed St. Anthony Mills Apartments (SAMA) TIF Plan, Modification No. 20 to Industry Square Redevelopment Plan, and Modification No. 105 to Common Plans

RECOMMENDATION: Schedule public hearing for consideration of St. Anthony Mills Apartments (SAMA) TIF Plan, Modification No. 20 to Industry Square Redevelopment Plan, and Modification No. 105 to Common Plans for August 9, 2005; and request Ways & Means/Budget Committee review subject plans and submit its comments at the Community Development Committee public hearing scheduled for August 9, 2005.

Previous Directives: Not Applicable.

Financial Impact (Check those that apply)

- No financial impact - or - Action is within current department budget.
(If checked, go directly to next box)
- 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

Background/Supporting Information

Plan documents have been prepared related to a mixed-income mixed-use affordable rental housing project that has been proposed as part of the redevelopment of the historic Minneapolis riverfront and will be located on the eastern portion of Parcel D (the block bounded by

Washington Avenue, 2nd Street South, Chicago Avenue and Park Avenue), once a large, bituminous parking lot located on former railroad property.

Modification No. 20 to the Industry Square Redevelopment Plan authorizes the creation of a new housing tax increment financing district within the Industry Square Redevelopment Project Area, and designates future land use on Parcel D. The **St. Anthony Mills Apartments (SAMA) TIF Plan** provides for the establishment of a new housing tax increment financing district, authorizes public redevelopment activities, and establishes a budget to fund a portion of the eligible development costs for the project. Because the Industry Square Redevelopment Project is geographically located within the boundary of the Common Project, a modification to the Common Project has been prepared to reflect the authorization to pursue these redevelopment activities within a project that has been incorporated within the Common Project Area. However, the new TIF district is not being incorporated into the Common Project and will not be subject to the existing Common Project obligations and commitments, and is being created as a free-standing tax increment district.

SAMA is a new construction, five-story structure that will consist of 93 rental units, 85 of which will provide affordable housing targeted to downtown workers and those dependent on public transportation. The project creates affordable housing in a moderately affluent community and will conceal the presence of a publicly owned parking facility located at the center of the block. The 324-stall public parking ramp currently under construction is scheduled for completion in July 2005, and will fulfill contractual commitments to the Mill City Museum and the Stone Arch Office Building.

It is requested that the Community Development Committee schedule a public hearing on the proposed Plans, to be held by the Community Development Committee on Tuesday, August 9, 2005 at 9:30 a.m. Final Council action will be held on Friday, August 19, 2005.

It is requested that the Ways and Means/Budget Committee review the proposed Plans and submit its comments at the public hearing to be held by the Community Development Committee on Tuesday, August 9, 2005.