

MEMORANDUM



Request for City Council Committee Action

Date: February 21, 2002

To: Council Member Goodman, Community Development Committee
Council Member Johnson, Ways and Means/Budget Committee

Refer to: MCDA Board of Commissioners

Prepared by John Harrington, Phone 612-673-5018;
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Approved by Chuck Lutz, MCDA Interim Executive Director _____

Subject: Accept & Appropriate a \$34,875 Metropolitan Council Livable Communities Tax Base Revitalization Account (TBRA) Grant on Behalf of the PPL World Headquarters Project; Execute Grant & Subrecipient Agreements

Previous Directives: On October 26, 2001, the City Council approved submission of a grant request for the PPL World Headquarters project to the Metropolitan Council Livable Communities Tax Base Revitalization Account (TBRA) grant program.

Neighborhood Group Notification: Ventura Village was mailed a notification on January 29, 2002

Consistency with *Building a City That Works*: The PPL World Headquarters project is consistent with Goal 1: Increase the city's economic competitiveness and extend the benefits of the growing economy to all Minneapolis residents, Strategy 1: Provide clean, buildable land parcels to meet the needs of business expansion and relocation within the city.

Comprehensive Plan Compliance: Will comply.

Zoning Code Compliance: Will comply.

Impact on MCDA Budget: (Check those that apply)

- No financial impact
- Action requires an appropriation increase to the MCDA Budget
- Action provides increased revenue for appropriation increase
- Action requires use of contingency or reserves
- Other financial impact (Explain):

Receipt of \$34,875 in Metropolitan Council Livable Communities TBRA grant funding for pollution investigation and clean-up; no local match required.

Living Wage / Business Subsidy: Complies.

Job Linkage: Complies.

Affirmative Action Compliance: Will comply.

Recommendation:

City Council

1. Accept a \$34,875 Livable Communities Tax Base Revitalization Account (TBRA) grant from the Metropolitan Council for pollution investigation and remediation activities at 1033-1037 East Franklin Avenue.
2. Increase the 2002 MCDA Appropriation Resolution in Fund SMN (3215-13 Other MN Grantor Agencies) by \$34,875
3. Increase MCDA Revenue Budget in Fund SMN (3215-13 Other MN Grantor Agencies) by \$34,875
4. Forward this report to the MCDA Board of Commissioners for its review and approval

MCDA Board of Commissioners

Execute grant and subrecipient agreements

Background/Supporting Information

The MCDA has received a Metropolitan Council TBRA grant in the amount of \$34,875 for pollution investigation and remediation activities at 1033-1037 East Franklin Avenue for the proposed PPL Headquarters project. The intent of this letter is to request authorization for acceptance and appropriation of the grant as well as authorization to execute grant and subrecipient amendments as required to implement the project. Local match is not required for this grant.

PPL is currently entering into a lease/purchase agreement for the building at 1033-37 E. Franklin Avenue. This building is intended to serve as a new headquarters housing most of PPL's functions under one roof. The building would be completely renovated including the abatement of the existing asbestos tile and pipe wrap, the removal of sixty-seven windows and other trim with lead based paint, and the encapsulation of several larger areas of lead paint. A Phase One environmental survey done in 1999 by Angstrom Analytical, Inc. shows the location and quantity of these materials. The Metropolitan Council TBRA grant will be used for the removal/treatment of those materials in conjunction with the building's renovation.