



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

Date: October 15, 2007

To: Council Member Paul Ostrow, Chair, Ways and Means/Budget Committee

Subject: Approve a grant of \$300,000 to American Indian Neighborhood Development Corporation (AINDC) for the predevelopment costs of space at 718-800 West Broadway.

Presenter  
in Committee: Jonathan Palmer, Director, Minneapolis Empowerment Zone  
(612) 673-5016

Approved by: Charles T. Lutz, Deputy Director, Community Planning and Economic Development \_\_\_\_\_

### RECOMMENDATION

The Empowerment Zone Governance Board recommends a grant of \$300,000 to American Indian Neighborhood Development Corporation for the predevelopment costs of space at 718-800 West Broadway.

### Previous Directives

N/A

### Financial Impact (Check those that apply)

No financial impact - or - Action is within current department budget.  
(If checked, go directly to Background/Supporting Information)

### Background/Supporting Information

American Indian Neighborhood Development Corporation (AINDC) a business development organization which targets distressed neighborhoods, requested City support for its pre-developments costs for a 30,000 square foot mixed use commercial facility including an 80,000 square foot YWCA athletic facility and a 300 car parking ramp located at 718-800 West Broadway. On September 13, 2007 the Empowerment Zone Governance Board approved a grant of \$300,000 to AINDC pre-development costs. Proposed City sources for this project are the \$300,000 grant from the Empowerment Zone. Total cost for all phases of the project is \$2,313,000. City participation at this time will allow AINDC to begin a redevelopment project that supports the Empowerment Zone Strategic Plan which has allocated \$1,000,000 into targeted redevelopment projects on the North side.

## **Project Details**

The pre-development phase of this project spans from January 2006 through November 2008. AINDC plans to begin construction and renovation of the Broadway Athletic Center in late 2008. Programming at the facility is contemplated to begin by December 2009, with a goal of 90% occupancy and at least 75 low income people employed in new jobs at the Center by December 31, 2009.

## **Community Impact**

19,000 Empowerment Zone residents within one mile radius of the Broadway Athletic Center will benefit from the jobs, goods, and services to be brought to the area via the Broadway Athletic Center. It is anticipated that a minimum of 10 businesses will benefit from the project. The Broadway Athletic Center project will create at least 100 new jobs, most of them accessible to low income people, in conjunction with for-profit, nonprofit, and public partners. The project will decrease crime in the immediate neighborhood and surrounding areas by increasing legitimate traffic in the area, designing the project utilizing Crime Prevention Through Environmental Design (CPTED) techniques, and maintaining police presence in the facility. The appearance of West Broadway Avenue will be improved, restoring a now vacant building and adding landscaping, a pedestrian-friendly public plaza and outdoor art. The project will be strategically linked to transit as the site is within a quarter mile of three bus lines and is within a block of two proposed stops on the Bottineau bus rapid transit line that will eventually extend West into the Northwestern suburbs. The project will also promote positive energy along West Broadway by increasing the number of visitors from other parts of the Twin Cities metropolitan area and improving quality of life for those who live and work there now. Finally, the project will bring better health, proven youth programs, new jobs, safety, and intense community pride to the North Empowerment Zone, all of which have a relationship to sustainable economic development.