



Hennepin County Administration

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Mr. Tom Harren
Capital Budget Coordinator
Minnesota Department of Finance
400 Centennial Building
638 Cedar Street
St. Paul, Minnesota 55155

June 15, 2005

Dear Mr. Harren:

Pursuant to the solicitation for preliminary capital budget requests for consideration by the Governor and Legislature during the 2006 legislative session, attached please find Hennepin County's requests for funding of three capital requests in the following priority order:

1. Lowry Avenue Corridor
2. Lowry Avenue Bridge Replacement
3. Colin Powell Youth Leadership Center

Due to the timing of the notification for submitting the county's preliminary requests, the Resolution of Support from the County Board will be submitted later. I was advised by a member of your staff that this was acceptable.

If you have any questions concerning the information contained in the attached, please contact the names listed in the respective requests or me.

Yours truly,

A handwritten signature in black ink that reads 'Richard P. Johnson'.

Richard P. Johnson
Deputy County Administrator

Attachment

cc: Sandra L. Vargas
Gary Erickson
Art Erickson, Urban Ventures
Gerald Weiszhaar

PRIORITY 1

Lowry Avenue Corridor State Bonding Request-2006 Session

1. Name of local government: Hennepin County
2. Project title: Lowry Avenue Corridor
3. Priority number:
4. Project location: North Minneapolis
5. Total project cost: \$23,000,000
6. Request for state funds in 2006: \$5,000,000
7. Additional state funds to be requested for subsequent project costs/phases in 2008: To be determined based upon the results of this request.
8. Additional state funds to be requested for subsequent project costs/phases in 2010: \$0
9. Non-State funds available or to be contributed to the project \$17,000,000
10. Project description and rationale

Hennepin County is requesting \$5,000,000 in State Capital Bonding to acquire land and reconstruct Lowry Avenue in North Minneapolis from Girard Avenue to Theodore Wirth Parkway. Lowry Avenue will be reconstructed with wide sidewalks, landscaped boulevards, on-street bicycle lanes, and intersection improvements.

Reconstruction of Lowry Avenue in North Minneapolis will be completed in two phases. The first phase is a ten-block segment between Interstate 94 and Girard Avenue. The second phase is the seventeen-block segment between Girard Avenue and Theodore Wirth Parkway (the city border). Hennepin County is requesting funding for this second phase of reconstruction.

The Lowry Avenue Corridor Plan, approved by the Minneapolis City Council in July 2002, calls for the redesign of Lowry Avenue with pedestrian and bicycle facilities and the concentration of retail and services into transit centered nodes. These community identified roadway enhancements require the purchase of additional right-of-way on the south side of Lowry Avenue between Colfax Avenue North and 4th Street, a four-block segment, and at the Penn Avenue intersection.

Regional Significance

The reconstruction of Lowry Avenue is meant to serve as a catalyst for redevelopment. This redevelopment and the reconstruction of Lowry Avenue will

assist in stabilizing the region. Currently, this area of Minneapolis is plagued by crime. During the development of the Lowry Avenue Corridor Plan, community members consistently identified prostitution and drug dealing as a community problem. As a result, a significant portion of the regions law enforcement resources is concentrated in areas like Lowry Avenue.

In addition, Lowry Avenue is a major cross-town avenue for commuters, connecting the city of Robbinsdale with Saint Anthony. The Lowry Avenue Bridge is one of the two crossings of the Mississippi River in North/Northeast Minneapolis.

11. Owner and operator of facility: Hennepin County

12. Project costs by category

Phase One (Interstate 94 to Girard Avenue)	
Property Acquisition, Relocation & Easements	\$6,000,000
Pre-design	250,000
Design	720,000
Construction Engineering	480,000
Construction	<u>6,400,000</u>
Total	\$13,850,000

Phase Two (Girard Avenue to Theodore Wirth Parkway)	
BONDING REQUEST	
Property Acquisition, Relocation & Easements	\$2,300,000
Pre-design	250,000
Design	600,000
Construction Engineering	400,000
Construction	<u>6,000,000</u>
Total	\$9,550,000

13. For remodeling, renovation or expansion project, identify the total square footage of current facilities and new square footage requested.

14. Project schedule

Phase One	
Design	2004
Land Acquisition	2004-2005
Construction	2006-2007
Phase Two	
Design	2006
Land Acquisition	2006-2007
Construction	2008-2010

15. State Operating Costs: None

16. Resolution of support-to be provided at a later date.

17. Contact information

Chuck Ballentine, Department Director
Hennepin County
Department of Housing, Community Works and Transit
417 North 5th Street, Suite 320
Minneapolis, MN 55401-1362
Telephone: (612) 348 4216
Fax: (612) 348 9710
Email: chuck.ballentine@co.hennepin.mn.us

PRIORITY 2

Lowry Avenue Bridge Replacement Project-2006 Session

Hennepin County as the owner and operator requests that the **Lowry Avenue Bridge Replacement Project** be included in the 2006 State capital appropriations in the amount of \$5,000,000. The Lowry Bridge is located on County State Aid Highway 153 over the Mississippi River in the City of Minneapolis (see attachment for project description). The project has a total replacement cost of \$32,800,000 with costs identified in the following areas:

Land acquisition.....	\$400,000
Design	\$2,800,000
Construction engineering.....	\$2,200,000
Bridge Construction.....	\$26,300,000
Roadway construction.....	\$1,100,000

Other sources of funding identified include \$24,800,000 – Federal and \$3,000,000 – County. No state funds are to be requested for subsequent project costs/phases in 2008 or 2010 nor are any state operating funds requested. Construction is anticipated to begin in February 2009 with completion in November 2011.

The Hennepin County Board of Commissioners formally supports the project – see attached Resolution.

If you should have any questions regarding the Lowry Avenue Bridge Replacement project project, please do not hesitate to contact:

James Grube, Director of Transportation and County Engineer
1600 Prairie Drive
Medina, MN. 55340
Office (763) 745-7507
Fax (763) 478-4000
James.Grube@co.hennepin.mn.us

Project Description

Project Title: Lowry Avenue Bridge Replacement

Owner/Operator: Hennepin County

Year Built: 1905

Remodeled: 1958

Structural Repair: 2002

AADT: 16,600

Number of Lanes: 2

Level of Service: F

Cost Summary:	Design, Engineering, Construction, Right of Way	\$32,800,00
Funding	Federal	24,800,000
	State	5,000,000
	County	3,000,000

This request is for \$5,000,000 in state funding for the replacement of the Lowry Avenue Bridge spanning the Mississippi River on County State Aid Highway (CSAH) 153 - in Minneapolis. The project is part of larger corridor project that has a western terminus of Xerxes Avenue and easterly limit of CSAH 88 (New Brighton Boulevard). Bridge engineers have identified significant structural deficiencies requiring immediate repair. In 2004 the bridge was closed to traffic when it was discovered that a bridge pier located in the Mississippi River tilted out of alignment, causing the bridge to slip off its base at the top of the pier. The bridge was opened to traffic after new base assemblies were manufactured and installed. The bridge is nearly 100 years old with an obsolete design that allows salt and other contaminants to drop directly into the river. It is the largest bridge replacement project that remains under Hennepin County jurisdiction, with a replacement cost exceeding twice the county's annual transportation construction budget.

The bridge location provides a valuable link between a heavy industrial/commercial and residential area. The replacement structure will address the environmental concern of the existing structure "open surface" that allows materials, such as salt laden snow and spilled liquids (fuel, paints, etc.) to fall directly into the Mississippi River below. As a major river crossing in the Metropolitan area, the project is considered of regional importance.

PRIORITY 3

Colin Powell Youth Leadership Center-2006 Session

1. Name of the local government or political subdivision that is submitting the request

Hennepin County

2. Project title

Colin Powell Youth Leadership Center

3. Project priority number (if the applicant is submitting multiple requests)

#3

4. Project location

4th Avenue Adjacent to the Midtown Greenway.

5. Total project cost (all funding sources – all years – for all capital costs)

\$12.7 million

6. Request for state funds in 2006

\$6.35 million

7. Additional state funds to be requested for subsequent project costs/phases in 2006

None

8. Additional state funds to be requested for subsequent project costs/phases in 2008

None

9. Non-state funds available or to be contributed to the project (list the dollar amounts and sources – federal, city, private, or other)

State funds	\$6.35 million
Federal funds (Air National Guard)	\$1.5 million
Other (Private)	\$4.85 million

10. Project description and rationale (two page maximum). The very first sentence of this narrative should identify what is being requested. Example: "This request is for \$x in state funding to acquire land, predesign, design, construct, furnish and equip a new such-and-such facility for such-and-such purposes". Explain whether the project has local, regional or statewide significance – and why.

Project Description

This request for \$6.35 million in state funding is to construct, furnish and equip a 76,700 square foot building. The Colin Powell Youth Leadership Center is a "container of collaboratives" with a group of youth-serving organizations coming together to leverage their impact by working

together towards a common goal. The overarching goal of the Center is to see each youth involved in the programs graduate from high school and go on to some form of post-secondary education. The Colin Powell Center will house an educational wing including a computer lab, a multi-purpose performing arts facility, a nutrition education and culinary skills work-preparation area, four new basketball courts, office, classroom and recruiting space for the Minnesota Air National Guard and a Leadership Training Institute for youth and current youth workers.

Project Rationale

The non-profit program provider for the Colin Powell Center is Urban Ventures Leadership Foundation a 501(c)(3) nonprofit community development organization founded in 1993, whose mission is to build successful communities by developing youth leadership, strengthening families and creating meaningful work opportunities. The foundation directly impacts over 12,000 Minnesota lives a year. In addition, it has retained or attracted eleven businesses creating 286 new jobs in the Phillips and Central neighborhoods. Urban Ventures designed the Colin Powell Center for youth because they need a safe place to gather for education, marketable vocational skills, mentoring, a healthy start, structured sports activities, community building and a chance to give through community service. The most important aspect of the Colin Powell Center is the collaborative approach which draws together a group of organizations currently functioning in other parts of the Twin Cities. This approach reduces the risk of duplication and leverages the impact of each program by co-locating in one space to serve the 18,000 youth who live in a one-mile radius of this building.

State Commitment

Historically, Lake Street was the commercial strip of Minneapolis with heavy industry lining Hiawatha and the Sears building serving as the first Mall of America. Asset-rich businesses, individuals and institutions began reallocating in the 1950s, community buying power and community infrastructure disappeared with them, leaving a poverty-stricken hole in the city. Through this evolution Minnesota lost two generations of inner-city youth to gang violence, crack-cocaine, fatherlessness, and lack of skills and hope.

In recent years, the state and federal government have recognized the importance of this area for the stability of the metropolitan area and therefore the state. The State Department of Transportation provided T21 funding for the Midtown Greenway project and the state followed with special authority for Tax Increment for the Sears site. Prior bonding for the Harriet Tubman Transitional Housing facility and the Amateur Sports Center at South High School has helped two critical neighborhood institutions. Abbott Northwestern Hospital and the Wells Fargo Home Mortgage Regional Processing Center are now investing heavily in the area. Hennepin County, the City of Minneapolis, and a broad coalition of businesses and community leaders have formed the Midtown Coalition to foster reinvestment in the area.

A key issue for the area to continue its revitalization is a focus on youth in the area. New investment will be unsuccessful without working with the area's human resources. Over two-thirds of the neighborhood residents are under the age of 18 and they need to be engaged to become contributing members of this state and its economy. The Colin Powell Center is a unique approach that can be a state-wide model and can be replicated in other cities throughout the state and country.

The impact of the Colin Powell Youth Leadership Center

The Center will house six organizations that will run eight programs. The following are examples of the types of program offerings that will be contained in the Center:

Air National Guard – a job skills training program for youth which will offer four-year college scholarship to participants and a part time job with benefits;

Perspective's Kids Café – a nutrition education program and culinary skills training program;

Youth Frontiers - a program that currently serves 75,000 public schools youth with character building retreats. Each 4th, 8th and 11th grader experiences an energetic, daylong retreat focused on one of three character values.

INROADS – a national program that identifies talented minority youth and prepares them for corporate and community leadership.

Learning Lab – a program of Urban Ventures, the Learning Lab will work with 500 youth to help them achieve their age-level in reading and math through technology.

Urban Stars - this athletic club of Urban Ventures will serve 1500 youth with organized basketball, soccer and net games.

Leadership Training Institute – In conjunction with local community and business leaders and the INROADS program, this will be a place for high-performing youth to receive preparation for the corporate world and will also be a training ground for current youth leaders.

Statewide and regional collaborators of the Colin Powell Center include:

Minneapolis Public Schools

Minnesota Timberwolves and Lynx

America's Promise

Search Institute

Wilder Foundation

Leadership Foundations of America

Minneapolis Park and Recreation Board

Black Data Processing Associates

Minneapolis Community and Technical College

The Colin Powell Youth Leadership Center can become a successful model for engaging youth to achieve promising futures. Communities throughout the state can evaluate and implement the experiences of this dynamic institution.

11. Identify who will own the facility and who will operate the facility.

Urban Ventures will transfer this site to Hennepin County and Hennepin County will own and lease the facility to be operated by the Urban Ventures Leadership Foundation.

- 12. Identify total project costs for each of the following categories: land, acquisition, predesign, schematic design, design development, preparation of bid documents, construction costs, furniture and equipment, and relocation costs.**

Based on an the current estimate of \$118 per square foot for this project, our total state bonding request of \$6.35 million represents 50% of the total project construction costs.

- 13. Identify the total square footage of the current facility and new square footage requested for the project.**

No structure currently exists. The new facility will be 76,700 square feet.

- 14. Project schedule. Identify the date (month/year) when construction crews are expected to first arrive on site, and the date (month/year) when construction will be complete with a certificate of occupancy obtained.**

Assuming state bonding approval, construction would begin spring 2006 with fall 2007 occupancy.

- 15. Identify any new or additional state operating dollars that will be requested for operation of the project (cite amount and year, if applicable).**

None

- 16. Project contact person, title, address, phone, fax and email (a project spokesperson who is knowledge on the project and can answer detailed questions).**

Art Erickson, President
Urban Ventures Leadership Foundation
3041 4th Avenue South
Minneapolis, MN 55407
612-638-1019
art@urbanventures.org

MEMORANDUM

TO: TOM HARREN,
MINNESOTA DEPARTMENT OF FINANCE

FROM: HENNEPIN COUNTY

RE: HENNEPIN COUNTY CENTER FOR CHANGING LIVES

DATE: June 15, 2005

1) Name of the local government or political subdivision that is submitting the request
Hennepin County

2) Project title
Hennepin County Center for Changing Lives

3) Project priority number (if the applicant is submitting multiple requests)
~~NA~~ 4

4) Project location
2414 Park Avenue, Phillips Neighborhood, Minneapolis

5) Total project cost (all funding sources – all years – for all capital costs)
\$10,000,000 is the total cost of affordable rental housing

6) Request for state funds in 2006
\$5,000,000

7) Additional state funds to be requested for subsequent project costs/phases in 2008
No further requests for state funds are anticipated for this project.

8) Additional state funds to be requested for subsequent project costs/phases in 2010
No further requests for state funds are anticipated for this project.

9) Other funds available or to be contributed to the project (list the dollar amount and sources
– federal, city, private, or other)

An application for federal low income housing tax credits has been submitted to the Minnesota Housing Finance Agency and City of Minneapolis. In addition, requests to various other public and private funders for gap financing for the units is also being sought. We anticipate the total funding requests from all other sources to be \$5,000,000.

10) Project description and rationale

This request is for \$5,000,000 in state funding to construct, furnish and equip four stories containing 64 new affordable and stable housing units some of which will be allocated for those experiencing long-term homelessness above the human service site at 2414 Park Avenue, Minneapolis.

- The site offers unique and ready access to an array of social services designed for the needs of this neighborhood above the LSS service site in the Phillips neighborhood.
- In keeping with best practices, the plan provides mixed low-income housing with some designed for those requiring supportive housing including special needs such as mental health disabilities.

This proposal is aligned with Department of Human Services (DHS) policies:

1. To work with local communities to determine local needs.

Local individual neighbors, the Phillips Park Initiative, local elected officials and other related partners and decision makers are actively engaged in the process.

2. To support a variety of housing options.

To recently-built housing units for moderate incomes and others for larger families, this proposal provides affordable and service-supported housing for small families and singles.

1. Local, private, and user financing is being leveraged by the contribution of the land and airspace by a non-profit organization and the non-state financing of the entire service site. A partnership of LSS, the Phillips Park Initiative, Messiah Lutheran Church, the seven members of the "Faith in the City" collaborative, and many donors and congregations will re-build the metro site where services like these are provided: employment, MFIP, psychiatric, youth and family counseling, foster care services, refugee resettlement, a wellness center and a center for financial literacy – which recently received a \$1.4 Federal/Thrivent grant.

2. The project serves the important state missions of a) ending long term homelessness, b) making housing options available to low income Minnesotans and c) encouraging innovation in social service.

3. The regional and statewide significance of this project is that it a) addresses a critical shortage of affordable housing for low income urban residents, b) continues to stabilize the Phillips Neighborhood area by providing housing for mixed but affordable incomes and c) expects to demonstrate that ready access to social services will result in successful transitions out of long-term and intermittent homelessness.

4. The project will not require new or any additional state operating subsidies.

5. The project does not expand the state's role in new policy areas because it is aligned with the state's interest in providing affordable and stable housing options.

6 & 7. The project will neither create significant inequities nor compete with other facilities because this project is unique in providing services immediately accessible to low income residents.

8. Resolution of support pending. It will be forwarded when completed.

9. The project is preparing its project predesign for the Commissioner of Administration

10. The state's share - \$5,000,000 - will be 50% of total \$10,000,000 capital costs.

11) Hennepin County will own half of the project if bonding is secured. A Limited Partnership will own the tax credit component.
Lutheran Social Service of Minnesota (LSS) will operate the facility.

12) Total project costs for each of the following categories:
Land acquisition: The land and airspace are being contributed by LSS.
Predesign: Completed with contributions from private donors to LSS
Design: \$350,000 was authorized in the 2005 bonding bill.
Construction: \$4,900,000
Furniture/fixtures/equipment: \$100,000
Relocation: None; the project is new housing construction.

13) This new construction project is four floors at 16 units per floor: 64,000 square feet plus 6000 square feet for support space.

14) Project schedule.
Ground-breaking: March 2007
Construction completed: August 2008

15) No new or additional state operating dollars will be requested for this project.

16) Resolution of support pending. It will be forwarded when completed.

17) Project contact persons, title, address, phone, fax, and email

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