

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

**Date:** January 13, 2009

**To:** Council Member Lisa Goodman, Community Development Committee

**Subject:** 2009 Preliminary Planning Fund (PPF) Allocations

**Recommendation:** Approve 2009 Preliminary Planning Fund Allocations noted in Attachment A.

**Previous Directives:** As part of the annual budget process the City Council approves a Fund 01CPP (Preliminary Planning) appropriation. Fund allocations are subsequently identified and approved.

**Prepared by:** Karuna Mahajan, Financial Analyst

**Approved by:** Chuck Lutz, Deputy Director \_\_\_\_\_  
Jack Kryst, Director Development Finance \_\_\_\_\_

**Permanent Review Committee (PRC) Approval**  Not Applicable

**Note:** To determine if applicable see <http://insite/finance/purchasing/permanent-review-committee-overview.asp>

**Presenter in Committee:** Karuna Mahajan, Financial Analyst. 612-673-5227

## Financial Impact (Check those that apply)

- No financial impact (If checked, go directly to Background/Supporting Information).
- Action requires an appropriation increase to the  Capital Budget or  Operating Budget.
- Action provides increased revenue for appropriation increase.
- Action requires use of contingency or reserves.
- Business Plan:  Action is within the plan.  Action requires a change to plan.
- Other financial impact (Explain):
- Request provided to department's finance contact when provided to the Committee Coordinator.

## Community Impact (use any categories that apply)

Neighborhood Notification: n/a  
City Goals: Conforms  
Comprehensive Plan: Conforms  
Zoning Code: Conforms  
Other: n/a

## Background/Supporting Information

The Preliminary Planning Fund (PPF) was established to account for the early costs of planning and assessing the feasibility of development activities for which there is no other pre-development source of funds. The PPF is not an independent funding source. It is an accounting mechanism to identify these early project planning costs for potential reimbursement from subsequent project revenues. The requested allocations are not final project budgets but staff estimates of the pre-project costs likely to occur in a given year. They are also not to be considered as commitments to future project funding. PPF expenditures are limited to professional services such as market studies, legal and financial analysis, preliminary site plans, pollution testing for soil analysis, and for staff time. They are not used for capital expenditures. PPF allocations and appropriations lapse at year-end.

City Council approval must be obtained for allocations that exceed \$50,000. The CPED Director may approve allocations of \$50,000 or less. This report requests Council approval of \$1,159,546 for 13 projects as shown on Attachment A. Initial total of 2009 allocations is \$2,372,309. \$454,912 is unallocated and intended for additional 2009 activity.

To the extent possible, PPF expenditures are recovered each year from projects that originally used PPF. These repayments are from such sources as Tax Increment, developer application fees, project analysis fees, or otherwise uncommitted project revenues.

Attachment A also shows the 2008 allocations and expenditures.

# Attachment A

## 2009 Preliminary Planning Fund (CPP0) Allocations

Project Code	Project Description	2008 Allocations	2008 Expenditures*	2009 Allocation Request
<b>Per Council Approval</b>				
MCPPH12	MILES Program	282,892	39,571	191,308
MCPP046	Parcel A	85,922	21,400	144,494
MCPP010	Hollywood Theatre	70,187	61,709	120,078
MCPP131	Hines Development	70,449	9,111	89,379
MCPP014	Hiawatha LRT	78,342	96,791	88,606
MCPP162	Bystorm Brothers Property			78,057
MCPP114	Basset Creek	104,677	37,565	76,391
MCPP137	Grain Belt Housing Proj	7,200	26,700	75,029
MCPP078	Community Planning	50,000	13,500	70,000
MCPP147	West Broadway Curve	2,800	23,181	65,448
MCPP065	46th Street LRT	133,103	69,460	57,962
MCPP143	Univ - Northside Partnership		21,222	52,794
MCPP136	Coloplast Phase II	50,000		50,000
	<b>Subtotal</b>	<b>935,572</b>	<b>420,211</b>	<b>1,159,546</b>
<b>Per CPED Director Authority</b>				
MCPP058	Lowry Avenue Corridor			49,179
MCPP016	SEMI MILES	100,436	38,220	45,324
MCPP163	Snelling Avenue Yards			44,300
MCPP146	Minnesota Shubert	40,501	362	40,500
MCPP043	Penn-West Broadway	30,952	52,428	39,476
MCPP041	Franklin Avenue LRT	118,668	35,797	39,020
MCPP081	MPLS Lifescience Corridor	24,401	2,231	37,233
MCPP040	3rd Avenue Ramp / Ballpark	60,128	37,086	33,037
MCPP139	Hawthorne Block	7,841	340	32,817
MCPP122	Disp. of City Owned Parking Ramps	93,056	31,578	31,763
MCPP142	1001 West Broadway		15,424	31,246
MCPP110	UHT Redevelopment	35,000		28,010
MCPP141	Former N Regional Library		31,279	27,248
MCPP145	NE Corner Penn-Lowry		12,084	26,523
MCPP105	Portland Condos	25,809	13,348	21,595
MCPP133	Lake Nicollet	29,431	2,825	20,617
MCPP159	2920 Lyndale Ave S	8,661		20,000
MCPP150	Business Dev Grant Admin	34,198	301	18,224
MCPP144	AINDC on Broadway		25,882	17,755
MCPP123	Spirit of the Lakes Senior Coop	12,256	1,056	17,666
MCPP029	Hiawatha Lake	15,000		15,107
MCPP151	1100 Second South St.	15,000		15,000
MCPP156	Catholic Charities	5,550	6,718	15,000
MCPP126	Longfellow Station	6,800		13,102
MCPP155	Chicago Ave Fine Art Center	23,180	3,573.01	10,000
MCPP157	Gateway Lofts	3,500		10,000
MCPP158	Salem Mixed Use Development	3,500	38,366.42	10,000
MCPP160	East Bank Mills - Pillsbury A Mill Redev	18,500		10,000
MCPP164	Broadway School Site	9,000		9,000
MCPP148	201 Park Ave	20,000	4,563.70	8,733
MCPP161	Capri Block	5,415		8,000
MCPP138	1512 & 1510 23rd St. S.	7,080	36	6,000
MCPP135	Shoreham Roundhouse			5,000
MCPP140	Old Federal Office Building		3,252	1,376
	<b>Subtotal</b>	<b>753,863</b>	<b>356,752</b>	<b>757,851</b>
<b>2008 allocations not requesting additional funding</b>				
MCPP007	Hennepin Avenue Planning	46,772	8,770	
MCPP012	Central Broadway Industrial		21,936	
MCPP025	SAGA	9,071	4,674	
MCPP044	Penn-Plymouth	126,161	79	
MCPP077	LRT Housing	50,839	93	
MCPP085	Penn Lowry Redevelopment	23,234	14,780	
MCPP101	West Broadway RC District	50,000	7,389	
MCPP115	2407 14th Ave S	1,500	4,685	
MCPP120	1401 Central/Locus Architecture	3,500		
MCPP125	4100 Hiawatha	3,453	4,000	
MCPP128	1701 Central Ave NE	22,928	1,813	
MCPP132	Seward Co-op Grocery	3,500		
MCPP134	Coloplast	102,711	5,837	
MCPP149	721 2nd St NE	5,089	4,723	
MCPP152	Van Cleve East	7,400	7,156	
MCPP153	Van Cleve West	24,050	15,189	
MCPP154	Van Cleve Redevelopment	11,000	3,552	
****	PPF Unallocated	93,460		454,912
<b>TOTAL</b>		<b>2,274,103</b>	<b>881,641</b>	<b>2,372,309</b>

\* Includes 2008 Encumbrances. Totals as of 12/20/2008