

Adopting the Minnehaha Avenue Apartments Redevelopment Plan

RESOLVED BY THE CITY COUNCIL OF THE CITY OF MINNEAPOLIS:

Section 1. Recitals

- 1.1 Pursuant to Laws of Minnesota 2003, Chapter 127, Article 12, Sections 31-34, and Minneapolis Code of Ordinances, Chapter 415, the City of Minneapolis (the "City") has been granted the authority to propose and implement city development districts, housing and redevelopment projects and tax increment financing ("TIF") districts, all pursuant to Minnesota Statutes, Sections 469.001 through 469.134, and 469.174 through 469.179, as amended, and other laws enumerated therein (collectively, the "Project Laws").
- 1.2 It has been proposed and the City has prepared, and this Council has investigated the facts with respect to a proposed Minnehaha Avenue Apartments Redevelopment Plan (the "Plan"). The Plan creates a new Redevelopment Project Area (the "Project Area") to facilitate redevelopment at 53rd and Minnehaha Avenue through the construction of a mixed-income rental project, all pursuant to and in accordance with the Project Laws.
- 1.3 The City has performed all actions required by law to be performed prior to the adoption of the Plan, including, but not limited to, a review of the proposed Plan by the affected neighborhood group and the Planning Commission, and the holding of a public hearing upon published and mailed notice as required by law.
- 1.4 The Council hereby determines that it is necessary and in the best interests of the City at this time to approve the Plan.

Section 2. Findings for the Adoption of the Plan

- 2.1 The Council hereby finds, determines, and declares that the objectives and actions authorized by the Plan are all pursuant to and in accordance with the Project Laws.
- 2.2 The Council hereby finds, determines and declares that the Plan will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the redevelopment of the Project Area by private enterprise. The proposed redevelopment removes blight and blighting influences, provides decent, safe and sanitary dwellings for persons of

low and moderate income, and encourages housing density near transit corridors.

- 2.3 The Council hereby finds, determines and declares that the Minnehaha Avenue Redevelopment Project (“Redevelopment Project”) qualifies as a Redevelopment Project as defined in the Minnesota Housing and Redevelopment Authorities Act (Minnesota Statutes, Section 469.002, Subdivisions 14 and 16). The Project Area qualifies as a “blighted area” as defined in the Minnesota Housing and Redevelopment Authorities Act (Minnesota Statutes, Section 469.002, Subdivision 11).
- 2.4 The Council hereby finds, determines and declares that the Project Area includes a single family home, a vacant lot and a multi-purpose residential/commercial structure. Both structures are poorly maintained and found to be detrimental to the “safety, health, morals, or welfare of the community” by reason of dilapidation, obsolescence, overcrowding, faulty arrangement and lack of ventilation. The vacant parcel undermines the value of adjacent property, is an uneconomic use of the land, and is considered a blighting condition.
- 2.5 The Council hereby finds, determines and declares that the Plan conforms to the general plan for the development or redevelopment of the City as a whole. Written comments of the Planning Commission with respect to the Plan were issued, are incorporated herein by reference, and are on file in the office of the City Clerk.
- 2.6 The Council hereby finds, determines and declares that the Plan will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the redevelopment of the Project Area by private enterprise, as the proposed development makes possible rental opportunities for low and moderate income households, and is necessary to relieve the current shortage of decent, safe, and sanitary housing for persons of moderate or low income and their families in Minneapolis.
- 2.7 The Council hereby finds, determines and declares that the land in the Project Area would not be made available for redevelopment without the financial aid to be sought.
- 2.8 The Council further finds additional public benefits will include tax base enhancement, elimination of blighting influences, and increased neighborhood livability.
- 2.9 The Council further finds, determines and declares that it is necessary and in the best interests of the City at this time to approve the Plan.

Section 3. Approval of the Plan; Creation of Project Area

- 3.1 Based upon the findings set forth in Section 2 hereof, the Minnehaha Avenue Apartments Redevelopment Plan presented to the Council on this date is hereby approved and shall be placed on file in the office of the City Clerk.

Section 4. Implementation of the Plan

- 4.1 After passage and publication of this Resolution, the officers and staff of the City and the City's consultants and counsel are authorized and directed to proceed with the implementation of the Plan, and for this purpose to negotiate, draft, prepare and present to this Council for its consideration, as appropriate, all further modifications, plans, resolutions, documents and contracts necessary for this purpose.