



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

Date: March 1, 2005

To: Council Member Lisa Goodman, Community Development Cmte
Council Member Barbara Johnson, Ways and Means/Budget Cmte

Prepared by: John Harrington Sr. Project Coordinator, Phone 612-673-5018

Presenter in Committee: John Harrington, Sr. Project Coordinator

Approved by: Chuck Lutz, Deputy CPED Director _____

Subject: Accept & Appropriate Metropolitan Council Livable Communities
Tax Base Revitalization Account (TBRA)

RECOMMENDATION:

1. Accept the following grants:

45th & Chicago	\$133,965	SG005-029
Hiawatha Commons	46,345	SG005-021
Riverview Homes	192,018	SG005-024
St. Anthony Mills Apartments	121,194	SG005-025

2. Amend the 2005 General Appropriation Resolution by increasing the Community Planning & Economic Development Agency Fund SMN0 – CPED State Grants & Loans (SMN0-890-8933) appropriation by \$493,522

3. Increase the 2005 Revenue Budget for the Community Planning & Economic Development Agency in Fund SMN0 – CPED State Grants & Loans (SMN0-890-8490) by \$493,522

4. Authorize appropriate City officers to execute grant, subrecipient, and/or disbursement and related agreements for these grants.

Previous Directives: On October 20, 2004, the City Council authorized submission of the subject grant applications to the Metropolitan Council.

Financial Impact (Check those that apply)

- No financial impact - or - Action is within current department budget.
(If checked, go directly to Background/Supporting Information)
- Action requires an appropriation increase to the Capital Budget
- Action requires an appropriation increase to the Operating Budget
- Action provides increased revenue for appropriation increase
- Action requires use of contingency or reserves
- Other financial impact (Explain):
- Request provided to the Budget Office when provided to the Committee Coordinator

Community Impact (Summarize below)

Ward: 2, 3, 8, 9

Neighborhood Notification: The East Field, Regina, Northrop neighborhood organization was notified of **45th & Chicago** project on September 8, 2004. The Longfellow Community Council was notified of the **Hiawatha Commons** project June 18, 2003. The Hawthorne Area Community Council initially considered the **Riverview Homes** Development on June 16, 2001. The Downtown Minneapolis Neighborhood Association was notified about **St. Anthony Mills Apartments** in November 2003.

City Goals: The proposed projects are consistent with and contribute to attainment of the City goal to "Preserve and enhance our natural and historic environment and promote a clean, sustainable Minneapolis."

Comprehensive Plan: The projects generally comply with land reclamation and providing a healthy environment elements of the Minneapolis Plan.

Zoning Code: The projects either are in compliance or will comply.

Living Wage/Job Linkage: Environmental assistance is exempt from Living Wage/Business Subsidy and generally exempt from job linkage although there may be case by case exceptions.

Background/Supporting Information

The Community Planning & Economic Development Department is pleased to report that these four projects submitted in the fall of 2004 grant round to the Metropolitan Council Livable Communities Tax Base Revitalization Account (TBRA) have been approved for funding. The awards total \$493,522 in pollution remediation grants.

Enacted by the legislature in 1995, the Metropolitan Livable Communities Act designated the Metropolitan Council as the administrator of the TBRA Program. This program makes grants to clean-up contaminated land for subsequent redevelopment, job retention, and job growth in areas that have lost some of their commercial/industrial

base. Applications to this program are due in spring and fall of each year. Local match is not required. The City of Minneapolis geographic area is restricted to receiving no more than \$1,300,000.

Projects

45th & Chicago Ward 8

4500 Chicago Avenue S..

The project entails redeveloping the site as 32 units of mixed-income ownership housing. The building includes secure, tuck-under parking, and substantial landscaping. This project is a critical piece of the continued revitalization of Chicago Avenue.

Hiawatha Commons Ward 9

2301 East 28th St.

The project includes 80 residential units (20 market rate, 60 affordable at 50% MMI) over 15,000 square feet of retail and underground parking.

Riverview Homes Development Ward 3

2211, 2225 and 2313 West River Parkway and 70-22nd Ave N.

The proposed development consists of five phases of residential housing units. Phase I is already complete and consists of 29 single family for sale townhomes. Phase II consists of a four story condominium building with 59 for sale units. Phase III is a four story senior housing development containing 90 units (45 co-op units and 45 rental units, all affordable). Phase IV consists of three high rise buildings with six to nine floors and five townhomes with a total of 163 for sale units along with approximately 7,500 square feet of commercial retail space. Phase V consists of five for sale townhome units. In all, 312 residential housing units will be constructed as part of the remaining four phases of the development.

St. Anthony Mills Apartments Ward 2

Chicago / Washington Avenue / 2nd St.

Metro Council TBRA request: [\\$Error! Not a valid link.;](#)

The project is a new construction, 5-story structure, which will consist of 93 units, 80 of which will provide affordable housing targeted to downtown workers and those dependent on public transportation. The project will also act to conceal the presence of a publicly owned parking facility located at the center of the block.