



## Request for City Council Committee Action

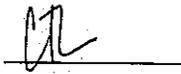
From the Department of Community Planning & Economic Development

**Date:** September 27, 2005

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

**Prepared by:** Judy Cedar, Project Coordinator Phone 612-673-5025

**Presenter in Committee:** Judy Cedar, Project Coordinator

**Approved by:** Chuck Lutz, Deputy CPED Director 

**Subject:** Fund Appropriation of \$30,000 for Cedar Riverside Fund CAZ C4810

**RECOMMENDATION:** Amend the 2005 General Appropriation Resolution by increasing the Community Planning & Economic Development agency Fund CAZ - Common Project Uncertified (CAZ0-890-8933) by \$30,000, Project # C4810 Cedar Riverside.

**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 next box)
- 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:** Ward 2

**Neighborhood Notification:** Use of funds relates to land sale preparation work and safety fence installation and both have neighborhood support by West Bank Community Coalition and Cedar Riverside Business Association.

**City Goals:** Create an environment that maximizes economic development opportunities within Minneapolis by focusing on the City's physical and human assets.

**Comprehensive Plan:** This proposal is consistent with the Comprehensive Plan.

**Zoning Code:** Not applicable.

**Living Wage/Job Linkage:** Not applicable

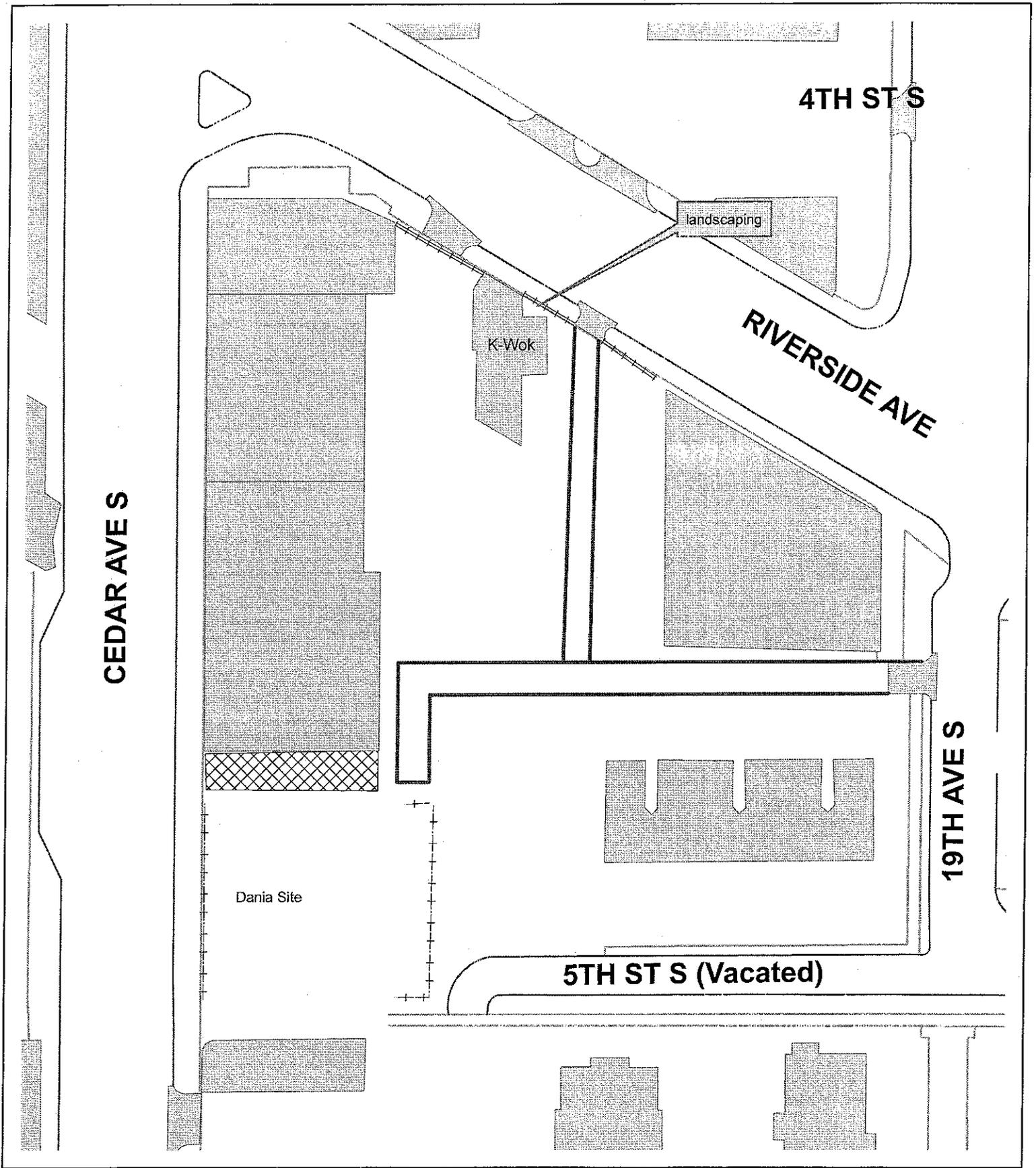
### **Supporting Information**

The City is selling land to K-Wok, 1813 Riverside, based on City Council Resolution No. 2004-3891M - Disposition Parcel No. CR28-14A. This land sale requires a plat for subdivision. Site improvements on our economic-development parking lot, located at 1817 Riverside, are required to obtain plat approval. Variance of parking from 15 spaces to zero is also necessary to achieve the land sale. The plat and the variance application will be filed together. Site improvements were determined through consultation with CPED Planning, Development Services - Land Use & Zoning Sections. Once we have plat and variance approvals, we will close with K-Wok. Closing is expected to occur by the end of 2005 or early 2006.

A cost estimate of \$25,000 is estimated for plat work, ornamental fencing, landscaping, security fencing, and other minor improvements to the city-owned lot. CPED is contracting with Public Works by Inter Governmental Payment Voucher (IGPV) to achieve the necessary site work. Land sale proceeds will offset these costs once a closing with K-Wok is achieved and the City receives the anticipated \$160,000 in land sale proceeds.

The additional \$5,000 request is meant to provide fencing at 427 Cedar so the Dania Hall site is totally enclosed with sturdy fencing until such time as a developer is selected for that site. The fence enclosure for the Dania Hall site is a recommendation of CCP/SAFE and supported by Cedar Riverside Business Association and West Bank Community Council. CPED intends to contract with Public Works for the work and the \$5,000 amount is included in the appropriation recommendation of \$30,000.

To summarize, the proposed uses of funds for the \$30,000 include survey preparation, fence installations, landscaping and site clean-up. A land sale to K-Wok would provide cash proceeds to reimburse the City for \$25,000 of these costs.

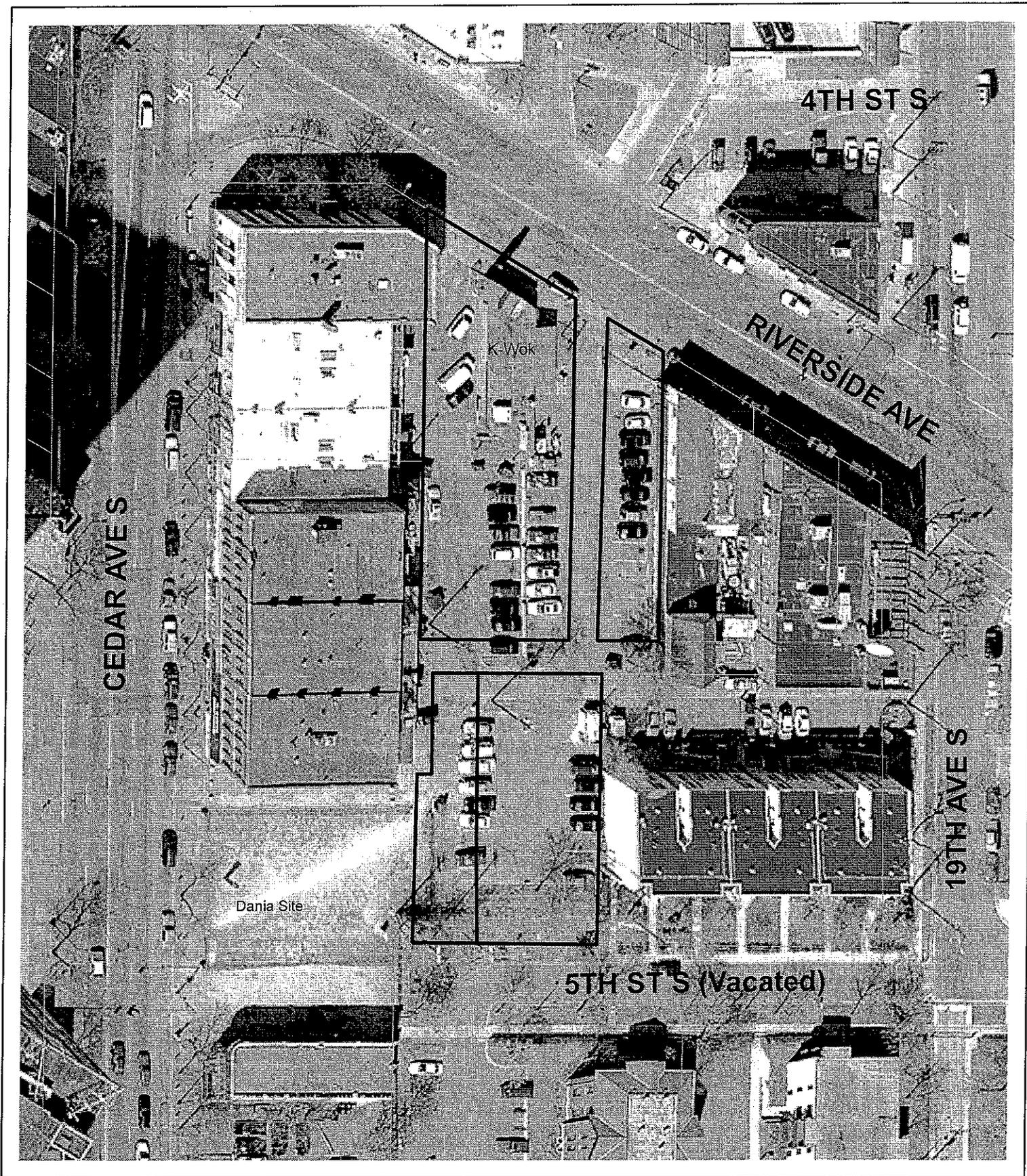


**Legend**

-  Alley
-  Decorative Fencing
-  Safety Fence
-  Existing Building Addition



Parking Lot Improvements Illustrated  
 Cedar Riverside Lot C, 1817 Riverside



1817 Riverside Avenue  
Cedar Riverside Neighborhood

