



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

Date: February 28, 2006
To: Council Member Lisa Goodman, Community Development Committee
Subject: 2006 Preliminary Planning Fund (PPF) Allocations
Recommendation: Approve 2006 Preliminary Planning Fund Allocations noted in Attachment A.

Previous Directives: As part of the annual budget process the City Council approves a Fund CPP0 (Preliminary Planning) appropriation. Fund allocations are subsequently identified and approved.

Prepared by: Jack Kryst **Phone: 673-5130**
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: Jack Kryst

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 \$1,023,109 for 11 projects as shown on Attachment A. Initial total of 2006 allocations is \$1,690,318. \$140,000 is unallocated and intended for additional 2006 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 2005 allocations and expenditures.

Attachment A

2006 Preliminary Planning Fund (CPP0) Allocations

Project Code	Project Name	2005 Allocations	2005 Expenditures*	2006 Allocation Request
Per Council Approval				
CPP43006	Penn-West Broadway	125,516	36,343	151,098
C1612006	SEMI MILES**	267,516	116,094	149,348
C0012006	MILES Program***	198,017	93,114	140,757
CPP46006	Parcel A	142,256	11,541	109,129
CPP78006	Community Planning	80,000	43,038	80,000
CPP85006	Penn Lowry Redevelopment	50,000	18,881	73,690
CPP44006	Penn Plymouth			71,989
CPP10006	Hollywood Theatre	78,273	24,237	69,987
CPP40006	3rd Avenue Ramp / Ballpark Design	35,268	-	62,328
CPP58006	Lowry Avenue Corridor	69,924	12,761	58,586
CPP77006	LRT Housing			56,197
Subtotal				1,023,109
Per CPED Director Authority				
CPP48006	Powers/Opus			48,370
CPP81006	Mpls Lifescience Corridor	48,200	20,957	47,568
CPP41006	Franklin Avenue LRT	28,116	280	46,918
CPP1406	Hiawatha LRT			46,500
CPP89006	Karamu	3,500	7,121	45,780
CPP65006	46th St. LRT	57,212	3,550	37,756
CPP51006	Village in Phillips	49,462	20	37,268
CPP87006	MnDot Land Sale	57,295	10,182	36,214
C0021006	Ritz Theatre	55,677	8,764	34,768
CPP2906	Hiawatha Lake LRT	252,945	31,689	33,570
CP11406	Basset Creek			30,000
CP107006	Penn/Emerson			29,535
CP104006	Globel Marketplace			21,651
CPP79006	Midtown Exchange			20,214
CP101006	West Broadway RC District			18,987
CPP82006	Riverview Homes			17,324
CPP90006	The Wellstone	3,500	4,165	16,554
CP105006	Portland Condos			14,938
CPP74006	Parcel F	43,984	8,972	14,850
CP106006	Park Ave E Lofts			14,728
CP110006	UHT Redevelopment			12,022
CPP84006	Humboldt Industrial Park	3,500	8,487	11,902
CPP07006	Hennepin Avenue Planning	105,079	20,170	11,176
CPP80006	Parcel E	33,892	12,540	10,554
CP11406	2407 14th Ave S			10,000
CP100006	Grain Belt Artspace			6,286
CP103006	East Parcel 11th Avenue			5,750
CPP86006	Veterans Community Housing	28,540	6,207	4,322
CPP94006	3800 Nicollet Housing	3,500	-	3,904
CPP96006	Central Ave Lofts	3,500	-	3,900
CPP97006	Washington Court Apartments	3,500	-	3,900
Subtotal				697,209
2005 allocations not requesting additional funding.				
CPP20006	Upper River	-	-	-
CPP72006	Parcel D	125,211	69,550	-
CPP93006	St Anne's Sr Hsg	3,902	38	-
C0049006	1900 to 1910 Central NE	5,851	-	-
C160006	Hiawatha Miles	6,982	-	-
CPP07LP5	Theatre Lease Preparation		16,345	-
CPP62006	38th Street LRT	13,318	1,976	-
CPP67006	Walker Library	13,168	13,856	-
CPP70006	Hiawatha Commons	12,170	12,128	-
CPP88006	St Anthony Mills	22,078	6,910	-
CPP91006	Chicago Ave Sanitary Sewer	3,465	5,111	-
CPP92006	River Run	4,536	2,078	-
CPP95006	2407 14th Avenue South	22,000	-	-
****	PPF Unallocated	14,442	-	110,000
TOTAL		2,075,295	627,105	1,830,318

* Includes 2005 Encumbrances. Totals as of 1/20/2006

** Project total also funds SEMI sub-projects e.g. University Park

*** Project total also funds MILES sub-projects e.g. Shoreham, 1300 N 2nd, Shoreham