

Adopting Modification No 6 to the West Broadway 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"), acting by and through its department of Community Planning and Economic Development ("CPED"), has been granted the authority to propose and implement city development districts, housing and redevelopment projects and tax increment financing 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. That by Resolution duly adopted on August 31, 1973, the City approved the West Broadway Redevelopment Plan, further modified by five subsequent modifications, describing more precisely the Project Area, the activities to be undertaken, the property that may be acquired, all pursuant to the Project Laws.
- 1.3. The City has prepared, and this Council has investigated the facts with respect to, a proposed Modification No 6 to the West Broadway Redevelopment Plan (the "Modification"), identifying parcels to be added to the West Broadway Redevelopment Plan boundary, designating parcels that may be acquired, and adding objectives.
- 1.4. The City has performed all actions required by law to be performed prior to the adoption of the Modification, including, but not limited to, a review of the proposed Modification by the Planning Commission, transmittal of the proposed Modification to the Hennepin County Board of Commissioners and the School Board of Special School District No 1 for their review and comment, and the holding of a public hearing after published and mailed notice as required by law.
- 1.5. The Council hereby determines that it is necessary and in the best interests of the City at this time to approve the Modification.

Section 2. Findings for the Adoption of the Modification

- 2.1. The Council hereby finds, determines and declares that the proposed Modification will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the redevelopment of the project by private enterprise, as the proposed redevelopment removes blighted structures and vacant parcels and provides higher density rental and ownership housing opportunities.
- 2.2. The Council further finds that the expansion area that is the subject of the Modification contains parcels that are vacant, undeveloped, unused lots, include vacant and/or deteriorated structures containing numerous blighting influences, including peeling paint, boarded buildings and windows, structures in need of major repair, faulty arrangement, physically obsolete and incompatible with *The Minneapolis Plan* and zoning code, and are not feasible for rehabilitation to accommodate appropriate land use.
- 2.3. The Council further finds that the Modification conforms to the general plan for the development of the City as a whole. The Modification reflects a number of key Minneapolis Plan policies related to fulfillment of housing needs. Written comments of the Planning Commission with respect to the Modification were issued, are incorporated herein by reference, and are on file in the office of the City Clerk.
- 2.4. The Council further finds that the actions herein conform to the Higher Density Corridor Housing Initiative Program Guidelines and Criteria approved by the Minneapolis City Council on February 13, 2004.
- 2.5. The Council further finds, determines and declares that the objectives and actions authorized by the Modification are consistent with the undertaking of a redevelopment project area, all pursuant to and in accordance with the Project Laws.
- 2.6. The Council further 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.
- 2.7. 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 Modification.

Section 3. Approval of the Modification

- 3.1. Based upon the findings set forth in Section 2, the Modification 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 Modification

- 4.1. 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 Modification, and for this purpose to negotiate, draft, prepare and present to this Council for its consideration, as appropriate, all further plans, resolutions, documents and contracts necessary for this purpose.