

RESOLUTION 2003R-244
By Goodman and Johnson
Adopting the West Lowry Avenue Redevelopment Plan.

Resolved by The City Council of The City of Minneapolis:

Section 1. Recitals

1.1 Pursuant to Laws of Minnesota 1980, Chapter 595, as amended, and the Minneapolis Code of Ordinances, Chapter 422, as amended (the "Agency Laws") the Housing and Redevelopment Authority in and for the City of Minneapolis (the "City") has been reorganized, granted additional powers, and designated the Minneapolis Community Development Agency (the "Agency") with 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 Laws of Minnesota 1971, Chapter 677 (collectively, the "Project Laws").

1.2 That by Resolution No 00R-350 on August 11, 2000, the City supported the Hennepin County Community Works planning and redevelopment efforts for Lowry Avenue, directed the Agency to participate as appropriate in the Lowry Avenue planning process, and to return with potential opportunities for City involvement in implementation activities; and in July 2002, the City approved the Lowry Avenue Corridor Plan;

1.3 It has been proposed and the Agency has prepared, and this Council has investigated the facts with respect to a proposed West Lowry Avenue Redevelopment Plan (the "Plan"). The Plan creates a new redevelopment project area (the "Project Area") to facilitate redevelopment on several blocks along Lowry Avenue, all pursuant to and in accordance with the Project Laws.

1.4 The Agency and the City have 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 groups and the Planning Commission, transmittal of the proposed Plan 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 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 as the proposed redevelopment removes blight and blighting influences, provides new roadway design and roadway enhancements and improvements, increases the city's tax base, and will serve as an impetus for the provision of needed community redevelopment, including affordable and mixed income housing, commercial and retail opportunities.

2.3 The Council hereby finds, determines and declares that the Lowry Avenue Redevelopment Project (the "Redevelopment Project") qualifies as a Redevelopment Project as defined in the Minnesota Housing and Redevelopment Authorities Act (Minnesota Statutes, Section 469.002, Subdivision 14 and 16). The Project Area qualifies as a "blighted area" under the Minnesota Housing and Redevelopment Authorities Act (Minnesota Statutes, Section 469.002, Subdivision 11, and it was found that with reasonable certainty, deficiencies exist in structures located within the boundaries of the proposed Redevelopment Project.

2.4 The Council hereby finds, determines and declares that according to the *Lowry Avenue Corridor Plan's* "Analysis of Existing Conditions": "the fundamental characteristics of Lowry Avenue are that it lacks the aesthetic and functional elements—and the physical dimensions needed to create those elements—that would make it an attractive, livable part of the City fabric. The combination of traffic congestion, inadequate sidewalks, inadequate bicycle facilities, non-existent green space, and blighted buildings creates an environment that cannot attract and keep strong businesses and satisfied residents in much of the corridor." Further, "the condition of buildings on Lowry Avenue varies based on a visual appraisal from the street, ...some of the areas that are in the worst condition...due to blighted or vacant buildings and undesirable businesses – are from Penn to Logan, and from Fremont east to Lyndale and I-94."

2.5 The Council further finds, determines and declares that the land in the Project Area would not be made available for redevelopment without the financial aide to be sought.

2.6 The Council further 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.

2.7 The Council further finds additional public benefits will include blight remediation, tax base enhancement, economic integration, and increased neighborhood livability.

2.8 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 West Lowry Avenue 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 The officers and staff of the City and the Agency, and the City's and the Agency'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, resolutions, documents and contracts necessary for this purpose.

Adopted 6/6/03.

Absent – Johnson.