

1501 Nicollet Ave. “Meter Farm” CLPC Resolution

Citizens for a Loring Park Community (CLPC) at its Dec. 13th, 2006, Board of Directors meeting unanimously approved the following resolution:

Whereas, the Ivizion Development proposal has received broad and overwhelming support from Loring Park residents and business/property owners;

Whereas, the Ivizion Development proposal best captures the spirit and most closely meets the criteria of our approved Nicollet Avenue Development Guidelines, a product of the City's 1st Corridor Housing Initiative which assisted the neighborhood in creating a plan for revitalization incorporating high-density, mixed-use development along the important commercial and transportation corridor that is Nicollet Avenue;

Whereas, the Ivizion Development proposal supports the vision and concept of the Nicollet Ave. businesses for the arts, increased commercial, and pedestrian activity on the street;

Whereas, the Ivizion Development proposal supports the Loring Park Property Owners vision to foster economic stimulus to the Nicollet Avenue Corridor, to support development which includes job creation and employment, and to bring Convention Center business to the heart of our neighborhood;

Whereas, the Ivizion Development proposal seeks to return to the City of Minneapolis, the highest return to the General Fund in property taxes, does not create a TIF district that takes these taxes out of the City's tax base, brings considerable private investment to the proposal site, and sets a high standard for continuing corridor redevelopment;

Whereas, all of the criteria above are those published and posted under the “Public Benefits” Description in the original Request for Proposal by the City of Minneapolis;

Therefore be it Resolved that CLPC support the Ivizion Development Proposal as their #1 choice for 1501 Nicollet, the Meter Farm;

Be it Resolved Further that CLPC wishes the City of Minneapolis and CPED to pursue a development agreement with the Ivizion Team;

Be it Resolved Further that CLPC's second choice is the PRIDE 9 proposal due to a) The GLBT Welcome Center/Cultural Center focus and mixed use, and b) because it ensures that District 202, an important neighborhood institution, will remain in the Loring Park Community;

Be it Resolved Further that the acceptance of PRIDE 9 proposal is based upon the excitement generated by the partnership of Quatrefoil Library, Outfront MN, and District 202 and that CLARE Housing alone is not acceptable and does not meet the community expectation for this site.

Be it Resolved Further that CLPC looks forward to continued team work with CPED and the Council Office in the re-development of 1501 Nicollet Ave. So.