

Adopting Modification No 1 to the Franklin LRT Station Area Redevelopment Plan, including Modification No 15 to the Seward South Urban Renewal Plan, Modification No 8 to the Franklin Avenue Redevelopment Plan, Modification No 20 to the Model City Urban Renewal Plan, Modification No 4 to the Seward West Urban Renewal Area, and Modification No 109 to the Common Development and Redevelopment and Common Tax Increment Finance 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, 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 No 89R-530 duly adopted December 15, 1989 and approved December 21, 1989, the City has approved the creation of the Common Development and Redevelopment Project ("the Common Project Area") and the adoption of the Common Development and Redevelopment Plan and the Common Tax Increment Financing Plan (the "Common Plans") relating thereto, all pursuant to the Project Laws.
- 1.3 That by Resolution No 2001R-164 duly adopted on April 23, 2001, the City Council approved the creation of the Franklin LRT Station Area Redevelopment Plan.
- 1.4 That on April 28, 1967, the City Council approved the Seward South Urban Renewal Plan, and subsequent modifications that have been prepared and approved.
- 1.5 That on June 26, 1981, the City Council approved the Franklin Avenue Redevelopment Plan, and subsequent modifications that have been prepared and approved.
- 1.6 That on October 23, 1970, the City Council approved the Model City Urban Renewal Plan, and subsequent modifications that have been prepared and approved.
- 1.7 That on September 25, 1970, the City Council approved the Seward West Urban Renewal Plan, and subsequent modifications that have been prepared and approved.

- 1.8 It has been proposed and the City has prepared, and this Council has investigated the facts with respect to, a proposed Modification No 1 to the Franklin Light Rail Transit (LRT) Station Area Redevelopment Plan, including Modification No 15 to the Seward South Urban Renewal Plan, Modification No 8 to the Franklin Avenue Redevelopment Plan, Modification No 20 to the Model City Urban Renewal Plan, Modification No 4 to the Seward West Urban Renewal Area, and Modification No 109 to the Common Plans (the "Modifications") to reflect the expansion of the Franklin LRT Area Station Redevelopment Project boundary to conform with the neighborhood proposed boundary; to establish a consistent set of goals and objectives for the area around the station; to provide legal authority for City or County development activities, including the County TOD program; to allow City TOD funding allocated for Franklin Avenue to be spent within the expanded project area; and to establish land use requirements for City-acquired property and publicly assisted projects. The Modifications support implementation of the Franklin-Cedar/Riverside Transit-Oriented (TOD) Master Plan and the related Development Implementation Plan, all pursuant to and in accordance with the Project Laws.
- 1.9 It has been proposed and the City has prepared, and this Council has investigated the facts with respect to, a proposed Modification No 109 to the Common Project to reflect the expansion of the Common Project geographic area that will include a free-standing overlay area that includes the same parcels incorporated into the expanded Franklin LRT Station Area Redevelopment Project Area; and to authorize Common Project TOD set-aside funds to pay eligible public project costs in the expanded Franklin LRT Station Area.
- 1.10 It has been proposed and the City has prepared, and this Council has investigated the facts with respect to, a proposed Modification No 15 to the Seward South Urban Renewal Plan to remove the geographic area included within the Franklin LRT Station Area Redevelopment Project from the Seward South Urban Renewal Area.
- 1.11 It has been proposed and the City has prepared, and this Council has investigated the facts with respect to, a proposed Modification No 8 to the Franklin Avenue Redevelopment Plan to remove the geographic area included within the Franklin LRT Station Area Redevelopment Project from the Franklin Avenue Redevelopment Project Area.
- 1.12 It has been proposed and the City has prepared, and this Council has investigated the facts with respect to, a proposed Modification No 20 to the Model City Urban Renewal Plan to remove the geographic area included within the Franklin LRT Station Area Redevelopment Project from the Model City Urban Renewal Project Area.
- 1.13 It has been proposed and the City has prepared, and this Council has investigated the facts with respect to, a proposed Modification No 4 to the Seward West Urban Renewal Area to remove the geographic area included within the Franklin LRT Station Area Redevelopment Project from the Seward West Urban Renewal Area.
- 1.14 The expanded project area of the Franklin LRT Station Area Redevelopment Plan is not being incorporated into the Common Project financial structure and will not be subject to the existing Common Project financial obligations and commitments. No properties are being added or deleted from the tax increment districts. The Franklin LRT Station Area Redevelopment Plan instead is a freestanding overlay project. However, the authorized objectives and activities of the Franklin LRT Station Area Redevelopment Project are incorporated as objectives and activities of the Common

Plans and eligible Common Project tax increment revenues are available to pay these costs.

- 1.15 The City has prepared, and this Council has investigated the facts with respect to the proposed Modifications, describing more precisely the activities to be undertaken, land uses, goals and objectives for the redevelopment of the project area, legal authority for City or County development activities, including the County TOD program, City TOD funding allocated for Franklin Avenue to be spent within the expanded project area; and establishing land use requirements for CPED-acquired property and publicly assisted projects described in the Modifications, all pursuant to and in accordance with the Project Laws.
- 1.16 The City has performed all actions required by law to be performed prior to the adoption of the Modifications, including, but not limited to, a review of the proposed Modifications by the affected neighborhood groups and the Planning Commission, transmittal of the proposed Modifications 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.
- 1.17 The Council hereby determines that it is necessary and in the best interests of the City at this time to approve the Modifications as described above.

Section 2. Findings for the Adoption of the Modifications

- 2.1 The Council hereby 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.
- 2.2 The Council further finds, determines and declares that the modified redevelopment plans conform to a general plan for the development and redevelopment of the City as a whole. Written comments of the Planning Commission with respect to the Modifications were issued and are incorporated herein by reference, and are on file in the office of the City Clerk.
- 2.3 The Council further finds, determines and declares that the modified redevelopment plans for the redevelopment in the locality will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the development and redevelopment of the Project Area by private enterprise.
- 2.4 The Council further finds, determines and declares that the existing site conditions and the most of the proposed expanded project area constitute a blighting influence. The following blighting influences were found within the proposed expanded project area: conflicting and deleterious land uses, underutilized, unused and vacant property, deteriorated building conditions, faulty transportation infrastructure layout and design, and unsafe pedestrian conditions.¹ The proposed 143-acre expansion area is bisected by Hiawatha Avenue (MN Trunk Highway 55). The layout of the major road and highway infrastructure creates obstacles and impediments to development and safe pedestrian circulation. Portions of the project area are isolated from nearby residential areas and difficult to access due to significant terrain relief and grade separations generated by the transportation infrastructure. These difficult physical characteristics of the land and the obsolete layout and design

¹ Franklin-Cedar/Riverside Transit Oriented Development Master Plan, dated January 2002

characteristics of some of the street infrastructure are a significant area-wide blighting influence. It is therefore found that the area included in the Franklin LRT Station Area Redevelopment Project Area qualifies as blighted and is suitable for inclusion within a redevelopment project area as defined in Minnesota Statutes, Section 469.002, Subdivision 11.

- 2.5 The Council further finds, determines and declares that the objectives and actions authorized by the Modifications are all pursuant to and in accordance with the Project Laws.
- 2.6 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 Modifications.

Section 3. Approval of the Modifications

- 3.1 Based upon the findings set forth in Section 2, the Modifications presented to the Council on this date are hereby approved and shall be placed on file in the office of the City Clerk.
- 3.2 Based upon the findings set forth in Section 2, Modification No 1 to the Franklin LRT Station Area Redevelopment Plan is hereby approved.
- 3.3 Based upon the findings set forth in Section 2, Modification No 15 to the Seward South Urban Renewal Plan is hereby approved.
- 3.4 Based upon the findings set forth in Section 2, Modification No 8 to the Franklin Avenue Redevelopment Plan is hereby approved.
- 3.5 Based upon the findings set forth in Section 2, Modification No 20 to the Model City Urban Renewal Plan is hereby approved.
- 3.6 Based upon the findings set forth in Section 2, Modification No 4 to the Seward West Urban Renewal Area is hereby approved.
- 3.7 Based upon the findings set forth in Section 2, Modification No 109 to the Common Plans is hereby approved.

Section 4. Implementation of the Modifications

- 4.1 After passage and publication of this Resolution, 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 Modifications, and for this purpose to negotiate, draft, prepare and present to this Council for its consideration, as appropriate, all further modifications, plans, resolutions, documents and contracts necessary for this purpose.