



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

**Date:** January 30, 2007

**To:** Council Member Lisa Goodman, Community Development Committee

**Subject:** 2007 Preliminary Planning Fund (PPF) Allocations

**Recommendation:** Approve 2007 Preliminary Planning Fund Allocations noted in Attachment A.

**Previous Directives:** As part of the annual budget process the City Council approves a Fund CPPO (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 \$1,652,502 for 18 projects as shown on Attachment A. Initial total of 2007 allocations is \$2,427,269. \$376,144 is unallocated and intended for additional 2007 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 2006 allocations and expenditures.

# Attachment A

## 2007 Preliminary Planning Fund (CPP0) Allocations

Project Code	Project Description	2006 Allocations	2006 Expenditures*	2007 Allocation Request
<b>Per Council Approval</b>				
CPP14	Hiawatha LRT	46,500	67,559	172,159
CPP77	LRT Housing	56,197	30,061	146,129
CPP87	MnDOT Land Sale	36,214	7,149	136,904
CPP65	46th Street LRT	37,756	26,968	125,242
C0012	MILES Program	140,757	87,691	117,145
C1612	SEMI MILES	149,348	58,146	109,729
CPP81	MPLS Lifescience Corridor	47,568	14,531	98,743
CPP46	Parcel A	109,129	19,891	87,858
CPP78	Community Planning	80,000	8,485	80,000
CPP40	3rd Avenue Ramp / Ballpark	62,328	19,528	79,146
CPP10	Hollywood Theatre	69,987	35,031	72,930
CPP89	Karamu West	45,780	12,354	67,573
CPP58	Lowry Avenue Corridor	58,586	14,783	66,234
CP122	Disp. of City Owned Parking Ramps	49,560	25,225	65,561
CP110	UHT Redevelopment	12,022		65,091
CPP48	Powers/OPUS	48,370	7,653	61,991
CPP85	Penn Lowry Redevelopment	73,690	45,695	50,067
CP129	Hawthorne Block			50,000
	<b>Subtotal</b>			<b>1,652,502</b>
<b>Per CPED Director Authority</b>				
CP106	Park Ave East Lofts	14,728		45,361
CP114	Basset Creek	30,000	8,639	45,000
CP125	4100 Hiawatha			44,934
CPP43	Penn-West Broadway	151,098	106,234	41,404
CP126	Longfellow Station			41,082
CPP41	Franklin Avenue LRT	46,918	17,083	36,434
CPP07	Hennepin Avenue Planning	11,176	4,752	31,527
CP105	Portland Condos	14,938	2,797	27,205
CPP44	Penn-Plymouth	71,989	5,873	24,133
CP127	Van Cleve Court	3,500		15,500
CP107	Penn Emerson	29,535		14,909
CPP74	Parcel F	14,850	4,116	8,307
CPP25	SAGA			5,000
CPP97	Washington Courts Apts	3,900	25,862	4,753
CPP84	Humbolt Industrial Park	11,902	29,997	3,574
CPP29	Hiawatha Lake	33,570	45,012	3,000
CP123	Spirit of the Lakes Senior Coop	3,500	665	2,500
CP115	2407 14th Ave S	10,000		2,000
CP128	1701 Central Ave NE			2,000
	<b>Subtotal</b>			<b>398,623</b>
<b>2006 allocations not requesting additional funding</b>				
CPP51	Village in Phillips	37,268	210	
C0021	Ritz Theatre	34,768	7,037	
CPP86	Veteran Community Housing	32,862		
CP104	Global Marketplace	21,651		
CPP79	Midtown Exchange	20,214	3,716	
CP101	West Broadway RC District	18,987		
CPP82	Riverview Homes	17,324		
CPP90	The Wellstone	16,554	123	
CPP80	Parcel E	10,554	6,771	
CP100	Grain Belt Art Space	6,286		
CP103	East Parcel 11th Ave	5,750	3,959	
CP120	1401 Central/Locus Architecture	5,000		
CPP94	38th & Nicollet	3,904	2,698	
CPP96	Central Avenue Lofts	3,900	31,046	
CP121	Greenway Urban Housing	3,500		
CP124	Bennett Lumber Site	3,500	246	
****	PPF Unallocated	44,940		376,144
<b>TOTAL</b>		<b>1,862,358</b>	<b>787,585</b>	<b>2,427,269</b>

\* Includes 2006 Encumbrances. Totals as of 11/30/2006