



**Request for City Council Committee Action  
From the Department of Community Planning & Economic Development**

Date: January 6, 2004

To: Council Member Lisa Goodman, Community Development Committee  
Council Member Scott Benson, Intergovernmental Relations Committee

Prepared by Ruben Acosta, Assistant Development Counsel, Phone 612-673-5052  
Presenter in Committee: Ruben Acosta, Assistant Development Counsel

Approved by Chuck Lutz, Deputy CPED Director \_\_\_\_\_

**Subject:** Approval to enter into Memorandum of Understandings and Cooperative Agreements with Hennepin County related to the Lowry Avenue Corridor Project

**RECOMMENDATION:** Authorize the City, acting through its Departments of Community Planning and Economic Development and Public Works, to enter into memorandums of understanding and cooperative agreements with Hennepin County related to the Lowry Avenue Corridor Project, and that the appropriate City officials execute such agreements.

**Previous Directives:** On August 11, 2000, the Minneapolis City Council passed Resolution 2000-R-350 supporting the Hennepin Community Works planning and redevelopment efforts for Lowry Avenue. On December 13, 2001, the City Council approved an appropriation for the Preliminary Planning Fund (PPF) of \$2,485,661. On June 25, 2001, the City Council authorized MCDA staff to enter into a Memorandum of Understanding with Hennepin County related to the Lowry Avenue Corridor Project. On October 28, 2002, the City Council approved amending the 2002 MCDA Appropriation Resolution to increase the appropriation in Fund CPP (PPF) by \$54,642 and establish Project CPP58 (Lowry Avenue Corridor). On January 21, 2003, the City Council approved an appropriation for the PPF of \$2,105,414. On May 6, 2003, the City Council set the public hearing for the proposed West Lowry Avenue Redevelopment Plan.

**Financial Impact** (Check those that apply)

- No financial impact - or - Action is within current department budget.  
(If checked, go directly to Background/Supporting Information)
- Action requires an appropriation increase to the Capital Budget
- Action requires an appropriation increase to the Operating Budget
- Action provides increased revenue for appropriation increase
- Action requires use of contingency or reserves
- Other financial impact (Explain):
- Request provided to the Budget Office when provided to the Committee Coordinator

**Community Impact**

Wards: 3 and 4

Neighborhood Notification: Copies of the West Lowry Avenue Redevelopment Plan were sent to Cleveland Neighborhood Association, Folwell Neighborhood Association, Hawthorne Area Community Council, Jordan Area Community Council, and McKinley Community.

City Goals: Consistent with Promoting public, community and private partnerships to address disparities and to support strong, healthy families and communities.

Comprehensive Plan: The Lowry Avenue Corridor Plan and the West Lowry Avenue Redevelopment Plan comply with numerous policies outlined in the Minneapolis Plan for community corridors.

Zoning Code: Will comply.

Living Wage/Job Linkage: N/A

Other: N/A

**Background/Supporting Information**

Through previous directives, the Minneapolis City Council has taken actions supporting the Hennepin Community Works planning and redevelopment efforts for Lowry Avenue and directing the MCDA “to participate as appropriate in the Lowry Corridor planning process, and to return with potential opportunities for City involvement in implementation activities.”

Throughout the past year CPED staff have been working with Hennepin County staff and other community stakeholders in the ongoing process which will lead to the implementation of future projects within the Lowry Avenue Corridor and the West Lowry Redevelopment Project area.

In preparation for the future implementation of projects, the County and the City wish to enter into cooperative agreements that will give the County access to the planning and development expertise of the City, through its Departments of Community Planning and Economic Development and Public Works and give the City access to the planning expertise and resources of the County. Under the proposed agreements the County through its HRA will coordinate and plan for future project activities for site assembly, interim property management and other approved project costs. The City will provide those predevelopment planning and development services and in doing so will absorb its own administrative costs. All public processes, notifications and reviews will be observed and are unaffected. Project financing assistance and property acquisition would be undertaken only with the mutual agreement of the City and County.

Proceeds from the sale of acquired properties would be applied to additional acquisition, property management and project costs. In addition to the funds already appropriated by the County for the Lowry Avenue Corridor, the County intends to contribute additional funds for such future projects but such contributions are not guaranteed in the proposed agreements.