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

Date: January 18, 2005

To: Council Member Lisa Goodman, Community Development Committee

Prepared by Jack Kryst, Director, Development Finance, 612-673-5130

Presenter in Committee: Jack Kryst

Approved by Chuck Lutz, Deputy CPED Director
Jack Kryst, Director, Development Finance

Subject: 2005 Preliminary Planning Fund Allocations

RECOMMENDATION: Approve 2005 Preliminary Planning Fund Allocations as noted in Attachment A:

Previous Directives: As part of the 2005 budget process, the City Council approved a 2005 Fund CPP (Preliminary Planning Fund) appropriation of \$2,171,781.

Financial Impact (Check those that apply)

No financial impact - or - action is within current department budget.

Background/Supporting Information

The Preliminary Planning Fund (PPF) was established to fund the initial planning and feasibility studies of proposed projects prior to their adoption of a redevelopment plan or project budget. The PPF is not an independent funding source but an accounting method to identify early project planning costs for potential reimbursement. The requested allocations are not final project budgets but staff estimates of the pre-project costs likely to occur in a given year. PPF expenditures are intended for 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 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.

To the extent possible, PPF expenditures are recovered each year from Tax Increment, non-Common Project Development Account revenues, developer application fees, project analysis fees, or revenues from projects that originally used PPF.

This report requests an allocation of \$1,991,068 for 25 projects and leaves an unallocated PPF appropriation of \$180,713 for new or increased 2005 activities. The projects recommended for 2005 funding are shown in Attachment A below. 2004 PPF activity is also reported on the same table for comparison.

Attachment A - 2005 PPF Allocation

Project Code	Project Description	2004 Approved Allocations	2004 Adjusted Allocations	2004 Expenditures**	2005 Allocation Request
C0012	* MILES Program	165,798.00	165,798.00	148,270.00	198,017.00
C0021	* Ritz Theatre	38,339.00	38,339.00	12,224.00	55,677.00
C1612	* SEMI MILES	161,936.00	136,936.00	31,237.00	267,516.00
C1621	* 29th Street Corridor	3,066.00	3,066.00	0.00	-
CPP07	* Hennepin Avenue Planning	6,037.00	6,037.00	2,098.00	105,079.00
CPP10	* Hollywood Theatre	66,478.00	66,478.00	12,663.00	78,273.00
CPP14	* Hiawatha LRT	74,813.00	74,813.00	72,414.00	117,683.00
CPP29	* Hiawatha Lake	255,932.00	205,932.00	48,922.00	252,945.00
CPP40	* 3rd Avenue Ramp / Ballpark	12,500.00	12,500.00	3,955.00	35,268.00
CPP41	* Franklin Avenue LRT	13,823.00	13,823.00	6,005.00	6,919.00
CPP43	* Penn-West Broadway	110,033.00	25,033.00	8,016.00	125,516.00
CPP44	* Penn-Plymouth	19,987.00	19,987.00	23,551.00	-
CPP46	* Parcel A	50,000.00	50,000.00	2,430.00	142,256.00
CPP50	* Bloomington-Lake	29,076.00	29,076.00	3,534.00	-
CPP58	* Lowry Avenue Corridor	92,140.00	120.00	6,982.00	69,924.00
CPP62	* 38th Street LRT	25,649.00	12,649.00	11,632.00	13,318.00
CPP65	* 46th Street LRT	88,448.00	48,448.00	16,039.00	57,212.00
CPP68	* Market Based Advocacy	200,000.00	100,000.00	7,500.00	-
CPP80	Parcel E	73,411.00	73,411.00	13,153.61	33,892.00
CPP69	Antiques Minnesota	13,000.00	13,000.00	10,565.00	-
CPP70	Hiawatha Commons	3,500.00	3,500.00	1,005.00	12,170.00
CPP71	Clare Apartments	32,898.00	32,898.00	19,175.00	-
CPP72	Parcel D	50,000.00	50,000.00	0.00	125,211.00
CPP73	North/Northeast Com Center	20,000.00	20,000.00	8,776.00	-
CPP74	Parcel F	15,400.00	15,400.00	2,420.00	43,984.00
CPP75	Lower St Anthony Falls Hydro Plant	7,621.00	7,621.00	590.00	-
CPP76	Snelling & Lake Mixed Use	20,000.00	20,000.00	2,709.00	-
CPP77	Kroc Center	50,000.00	50,000.00	37,581.00	-
CPP78	Ripley Gardens/ PPF Community Plan	3,500.00	7,300.00	7,271.00	80,000.00
CPP79	Midtown Exchange	3,500.00	3,500.00	0.00	-
CPP67	Walker Library	12,500.00		12,199.00	-
CPPCH	Veterans Community Housing	-	-	-	28,540.00
CPPMN	MnDot Land Sale	-	-	-	57,295.00
CPPSM	St. Anthony Mills	-	-	-	22,078.00
C0049	1900 to 1910 Central NE	-	-	-	5,851.00
C1600	Hiawatha Miles	-	-	-	6,982.00
CPP51	Village in Phillips	-	-	-	49,462.00
	* PPF Unallocated	222,611.00	623,831.00	-	180,713.00
TOTAL		1,941,996.00	1,929,496.00	532,916.61	2,171,781.00

* Original Council approved allocation for 2004. Other 2004 projects were subsequently approved by either CPED Director or Council.

** Expenditure data as of 1/7/2005