

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

Date: January 08, 2008
To: Council Member Lisa Goodman, Community Development Committee
Subject: 2008 Preliminary Planning Fund (PPF) Allocations
Recommendation: Approve 2008 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 \$1,577,571 for 16 projects as shown on Attachment A. Initial total of 2008 allocations is \$2,274,103. \$309,583 is unallocated and intended for additional 2008 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 2007 allocations and expenditures.

Attachment A

2008 Preliminary Planning Fund (CPP0) Allocations

Project Code	Project Description	2007 Allocations	2007 Expenditures*	2008 Allocation Request
Per Council Approval				
C0012	MILES Program	117,145	60,918	282,892
CPP65	46th Street LRT	125,242	54,897	133,103
CPP44	Penn-Plymouth	24,133	35,691	126,161
CPP41	Franklin Avenue LRT	36,434	12,912	118,668
CP114	Basset Creek	45,000	37,521	104,677
CP134	Coloplast	3,000	19,999	102,711
C1612	SEMI MILES	109,729	62,558	100,436
CP122	Disp. of City Owned Parking Ramps	65,561	39,397	93,056
CPP46	Parcel A	87,858	9,543	85,922
CPP14	Hiawatha LRT	172,159	137,222	78,342
CP131	Hines Development	49,999	1,453	70,449
CPP10	Hollywood Theatre	72,930	26,285	70,187
CPP40	3rd Avenue Ramp / Ballpark	79,146	56,685	60,128
CPP77	LRT Housing	146,129	29,432	50,839
CP101	West Broadway RC District		8,754	50,000
CP136	Coloplast Phase II	50,000	5,664	50,000
	Subtotal			1,577,571
Per CPED Director Authority				
CPP07	Hennepin Avenue Planning	31,527	7,435	46,772
CP146	Minnesota Shubert			40,501
CP110	UHT Redevelopment	65,091	-	35,000
CPP78	Community Planning	80,000	64,075	35,000
CPP43	Penn-West Broadway	41,404	81,543	30,952
CP133	Lake Nicollet	3,503	217	29,431
CP105	Portland Condos	27,205	10,191	25,809
CPP81	MPLS Lifescience Corridor	98,743	3,946	24,401
CPP85	Penn Lowry Redevelopment	50,067	27,478	23,234
CP128	1701 Central Ave NE	2,000	12,398	22,928
CPP29	Hiawatha Lake	3,000	10,162	15,000
CP123	Spirit of the Lakes Senior Coop	2,500	1,203	12,256
CPP25	SAGA	5,000	3,997	9,071
CP139	Hawthorne Block	50,000	-	7,841
CP137	Grain Belt Housing Proj	49,500	12,826	7,200
CP126	Longfellow Station	41,082	5,188	6,800
CP120	1401 Central/Locus Architecture		-	3,500
CP132	Seward Co-op Grocery	3,884	7,636	3,500
CP125	4100 Hiawatha	44,934	261	3,453
CP147	West Broadway Curve			2,800
CP115	2407 14th Ave S	2,000	245	1,500
	Subtotal			386,949
2007 allocations not requesting additional funding				
CPP87	MnDOT Land Sale	136,904	19,040	
CPP89	Karamu West	67,573	41	
CPP58	Lowry Avenue Corridor	66,234	38,037	
CPP48	Powers/OPUS	61,991	1,144	
CP144	AINDC on Broadway	48,431	1,006	
CP143	University - Northside Partnership	47,006	145	
CP106	Park Ave East Lofts	45,361	12,821	
CP135	Shoreham Roundhouse	34,434	27,575	
CP142	1001 West Broadway	29,635		
CP141	Former N Regional Library	20,635		
CP127	Van Cleve Court	15,500	14,445	
CP145	NE Corner Penn-Lowry	14,960		
CP107	Penn Emerson	14,909	-	
CP140	Old Federal Office Building	11,400		
CPP74	Parcel F	8,307	3,394	
CPP97	Washington Courts Apts	4,753	2,375	
CP138	Somali Cultural Center	4,500	444	
CPP84	Humbolt Industrial Park	3,574	13,267	
CP130	Providence Place	3,000	-	
CP129	Minnehaha Apts	3,000	835	
CPP80	Parcel E		10,593	
CP103	East Parcel 11th Ave		1,184	
****	PPF Unallocated	-		309,583
TOTAL		2,427,269	994,078	2,274,103

* Includes 2007 Encumbrances. Totals as of 12/05/2007