



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

Date: March 10, 2009  
March 23, 2009

To: Council Member Lisa Goodman, Chair, Community Development Committee  
Council Member Paul Ostrow, Chair, Ways and Means/Budget Committee

Subject: Empowerment Zone grant of \$300,000 to KMOJ-FM Center for Communication and Development

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Presenter  
in Committee: Mike Christenson, Interim Administrator, Minneapolis Empowerment Zone  

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Approved by: Charles T. Lutz, Deputy Director, Community Planning and Economic Development  

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### RECOMMENDATION

Approve Empowerment Zone Governance Board recommendation of \$300,000 grant to KMOJ-FM Center for Communication and Development for tenant improvements to space at 2119 West Broadway (the "Delisi" building).

### Previous Directives

1) on February 10, 2009 the City Council approved the sale of City-owned real property at 2119 West Broadway, 2310 Penn Avenue N and 2312 Penn Avenue N to Catalyst Five Points, LLC 2) On June 29, 2007, the City Council authorized staff to negotiate the sale of City-owned real property at 2119 West Broadway, 2310 Penn Avenue N and 2312 Penn Avenue North to a development team led by The Ackerberg Group. 3) On August 3, 2007, the City Council accepted and appropriated a grant of \$47,500 from the Metropolitan Council Livable Communities Act Tax Base Revitalization Account Grant Program for asbestos abatement within the building located at 2119 West Broadway Avenue and directed staff to execute grant and subrecipient agreements. 4) On July 1, 1994, the City Council authorized staff to acquire 2310 Penn Avenue N and on October 7, 1999, the City Council authorized staff to acquire the property at 2119 West Broadway and 2312 Penn Avenue (along with a number of other properties) from the Hennepin County tax forfeiture list.

### Financial Impact (Check those that apply)

No financial impact - or - Action is within current department budget.  
(If checked, go directly to Background/Supporting Information)

### Background/Supporting Information

On June 14, 2007 the Minneapolis Empowerment Zone Governance Board approved a \$300,000 grant to KMOJ-FM Center for Communication and Development to support their build out of leased space at 2119 West Broadway, the "Delisi" building, currently vacant and in the planning stages of a renovation by

Catalyst Five Points, LLC/The Ackerberg Group. The site is owned by the City of Minneapolis, pending sale to Catalyst Five Points, LLC/The Ackerberg Group. The space will house KMOJ administrative offices as well as their broadcast studios. The funds will be used to complete plumbing and electrical, adding interior non-load bearing walls, painting, and HVAC for the purpose of strengthening the businesses ability to offer non-commercial community licensed radio which provides broadcast services to the Empowerment Zone and surrounding community. KMOJ-FM Center for Communication and Development is currently leasing office and studio space at 1422 West Lake Street in South Minneapolis after having initially being located in North Minneapolis.

## Project Details

KMOJ exists to develop and support the community by providing information and education not offered through mainstream media outlets, and teaching members of the community responsible journalism and media skills that offer professional experiences and increase the number of marginalized people employed in the media industry. Over the years KMOJ has transitioned from a 50 watt station to a 1000 watt station, and maintains two key goals for the community: training in broadcast management and administration as well as on-air programming. KMOJ achieves these goals through collaborative internship programs. One of the goals to be achieved under the Empowerment Zone contract with KMOJ is to provide new, additional internship opportunities for Empowerment Zone residents.

## Community Impact

- **Neighborhood Notification** – Regarding the Delisi building sale and renovation plan, staff worked with the Northside Residents Redevelopment Council (NRRC), Jordan Area Community Council (JACC), Hawthorne Area Community Council (HACC) and the West Broadway Business and Area Coalition (WBBAC) and held a public meeting for development goals on February 13, 2007. After receipt of development proposals for the Delisi building, staff notified the neighborhoods on April 25, 2007. Staff held a public meeting to discuss the building sale and renovation proposal on May 16, 2007. Staff formed a project review team with representatives from all the above-noted organizations. The NRRC Residential Commercial Task Force and full board have both reviewed and recommended approval of the proposed development.
- **City Goals** – A safe place to call home, One Minneapolis, Connected communities, Enriched Environment, Premier destination.
- **Sustainability Targets** – Economically vibrant neighborhood commercial districts create attractive urban neighborhoods for infill development, support efficient growth, and reduce the need for car travel to obtain necessary goods and services; The Ackerberg Group proposes incorporating a number of sustainability measures into the redevelopment: reusing the existing building, incorporating on-site stormwater management techniques including permeable pavers and utilizing water efficient fixtures, high efficient HVAC equipment, low- and no-VOC paints, and regional and recycled content whenever possible. Daylighting will be accomplished through multiple strategies including the renovation of the existing skylights and new openings along the west facing façade of the building.
- **Comprehensive Plan** – On July 19, 2007, the City Planning Commission found the sale of this property to be consistent with the comprehensive plan. 4.1 Minneapolis will encourage reinvestment along major urban corridors as a way of promoting growth in all neighborhoods, and 4.3 Minneapolis will support development in Commercial Corridors where it enhances the street's character, improves its ability to accommodate automobile traffic and foster pedestrian movement, and expands the range of goods and services offered.
- **Zoning Code** – The three-parcel site is zoned C2/Pedestrian Overlay and R4. A rezoning will be required of the two parcels zoned R4 to permit parking. The City Planning Commission approved a request to add a parking overlay on October 29; the Zoning and Planning Committee of the Council has yet to review the request. However, none of these code changes will be required to move forward with the KMOJ tenant build out project.
- **Other** – On December 14, 2006, CPED Planning and Housing Staff completed a Land Sale Review of these parcels and approved the sale of the properties for the proposed development use.

