



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

Date: July 12, 2011

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

Subject: Proposed Penn Avenue North Redevelopment Project – Intent to Prepare Draft Redevelopment Plan

Recommendation: Receive and file.

Previous Directives: None.

Department Information

Prepared by:	Kelly Hoffman, Senior Project Coordinator (612-673-5221)	
	Tiffany Glasper, Senior Project Coordinator (612-673-5079)	
Approved by:	Catherine A. Polasky, Director, Economic Policy & Development	_____
	Thomas A. Streitz, Director, Housing Policy & Development	_____
	Charles T. Lutz, Deputy Director, CPED	_____
Presenters in Committee:	Kelly Hoffman and Tiffany Glasper	

Financial Impact

- No financial impact

Community Impact

- Neighborhood Notification: Affected neighborhood organizations and business associations will be invited to review and comment on the proposed redevelopment plan.
- City Goals: A Safe Place to Call Home (Healthy homes, welcoming neighborhoods); Jobs & Economic Vitality (Strong commercial corridors, thriving business corners); Livable Communities, Healthy Lives (High-quality, affordable housing for all ages and stages in every neighborhood)

Supporting Information

In the wake of the May 22, 2011 tornado, the Department of Community Planning and Economic Development (CPED) has begun preparation of a proposed redevelopment plan that, upon City Council approval, would establish a new redevelopment project in an area of north Minneapolis affected by the tornado.

The proposed boundary of the new redevelopment project area has not been finalized, but will generally include the area one block on either side of Penn Avenue North, between Plymouth and Lowry Avenues North.

The redevelopment plan objectives will include blight removal, housing construction and rehabilitation, neighborhood commercial development, tax base enhancement, and job creation.

City Council approval of the redevelopment plan will establish the City's authority to acquire property and carry out other redevelopment activities within the project area boundary. The redevelopment plan will also establish certain standards and controls for private development activity receiving public assistance.

While creation of a redevelopment project area does not in and of itself provide a funding source for project activities, it can be a means of obtaining non-City funding sources that may require that an applicant property be within a project area, or that may give priority to such applications.

If appropriate and feasible, one or more tax increment financing districts could later be created within the larger redevelopment project area.

Once the proposed redevelopment plan has been prepared, it will be transmitted to affected neighborhood organizations and business associations, the owners of any property identified as property that may be acquired, the City Planning Commission, and other interested parties for a 45-day review and comment period. A public hearing is required prior to City Council approval of the redevelopment plan.