



**Request for City Council Committee Action
from the Department of Community Planning & Economic
Development (CPED)**

Date: November 8, 2011

To: Council Member Lisa Goodman, Community Development Committee
Council Member Betsy Hodges, Ways and Means/Budget Committee

Subject: Peavey Plaza: Authorize an increase to the 2011 Preliminary Planning Fund for Peavey Plaza

Recommendations:

Community Development

1. Authorize up to \$30,000 to pay for soil borings at Peavey Plaza and CPED staff time, which will be reimbursed from State bond funds

Ways & Means/Budget Committee:

1. Authorize an increase of \$30,000 in the 2011 Preliminary Planning Fund (01CPP) allocation for Project Code MCPAP181 (Peavey Plaza) from the unallocated appropriation balance within the fund, which will be reimbursed through State bond funds.

Previous Directives:

- On November 4, 2011 the City Council authorized execution of contracts with Oslund and Associates and HR & A Advisors for up to \$800,000 and \$100,000, respectively, for design consulting services for Peavey Plaza; authorized reimbursing the Minnesota Orchestral Association for \$69,080 for HR & A Advisors services related to Peavey Plaza; authorized City staff to negotiate with Minnesota Orchestral Association and the State of Minnesota regarding a long-term lease, grant and other agreements related to state bond funding for Peavey Plaza and Orchestra Hall improvement; approved a capital advance in the amount of \$970,000 from the Common Project Reserve(01CPZ –Common Project Reserve) to Capital Projects – Other (01CPO-Capital Projects Other) to pay for design fees to be reimbursed from state bond proceeds following execution of agreements with the State of Minnesota and amended the 2011 General Appropriation Resolution accordingly.

- On August 19, 2011 the City Council authorized staff to enter into an agreement with HR&A Advisors to provide services in an amount not to exceed \$60,000 and authorized an additional \$38,500 to amend the agreement with Conurbation.
- On November 19, 2010 the City Council authorized staff to enter into negotiations and execute an agreement with Oslund and Associates in an amount for Phase 1 Concept Design not to exceed \$250,000, approved a capital advance of \$250,000 from the Development Account to Capital Projects-Other, and delegated to the Finance Officer authority to establish appropriations from state grant and private funds raised from a capital campaign for revitalization of Peavey Plaza.
- On February 16, 2010 the City Council authorized CPED staff to issue a Request for Qualifications, and on September 24, 2010 the City Council authorized CPED staff to issue a Request for Proposals (RFP).

Department Information

Prepared by: Beth Grosen, CPED (5002)
 Approved by:
 Charles T. Lutz, Deputy Director, CPED _____
 Jeffrey Streder, Development Finance Director _____
 Presenters in Committee: Beth Grosen

Reviews

- Permanent Review Committee (PRC): Approval: Yes Date: August 25, 2011
- Civil Rights Approval Approval: ___ Date: _____
- Policy Review Group (PRG): Approval: ___ Date: _____

Financial Impact:

Funds to pay the cost of the soil borings will come from State grant funds approved by the Minnesota State Legislature and private contributions for the project. City bridge funding will be reimbursed following execution of agreements with the State of Minnesota for State bond funds.

Community Impact:

- Neighborhood Notification: Staff is working with a Community Engagement Committee that has been organized around the Orchestra Hall/Peavey Plaza project. The CEC met several times in the past year and reviewed the preferred design on October 12, 2011. An open house for the public was held on October 19, 2011.
- City Goals: Livable Communities, Healthy Lives—Plentiful arts, cultural, and recreational opportunities; Eco-focused—World class parks fully enjoyed.
- Comprehensive Plan: Consistent.
- Zoning Code: Consistent.

Supporting Information:

It became apparent recently that the existing appropriation to the Peavey Plaza Preliminary Planning Fund (PPF) is not sufficient to cover the cost of soil borings, needed immediately to inform the detailed design and engineering for the revitalization of the plaza. The work is the responsibility of the owner (The City) and should be completed now.

Staff requests that the Council authorize an additional appropriation to the Peavey Plaza Preliminary Planning Fund of \$30,000 to cover the costs of soil borings. The City’s PPF will be repaid from State bond funds.