



**Modification No. 7
to the
West Broadway Redevelopment Plan**

and

**Modification No. 111
to the
Common Development and Redevelopment and
Common Tax Increment Finance Plan**

December 20, 2007

Prepared by Development Finance Division
Finance Department, City of Minneapolis
105 5th Avenue South, Minneapolis, Minnesota 55401

**Modification No. 7
to the
West Broadway Redevelopment Plan
December 20, 2007**

Original Plan	May 1, 1973
Modification No. 1	March 12, 1975; Rev. Oct. 25, 1975
Modification No. 2	July 10, 1980
Modification No. 3	December 16, 1988
Modification No. 4	March 22, 1991
Modification No. 5	January 31, 2003
Modification No. 6	October 6, 2005

TABLE OF CONTENTS

- A. Table of Contents
- B. Description of Project
 - 1. Boundaries of Redevelopment Project – **Changed**
 - 2. Project Boundary Map – **Included**
 - 3. Objectives of the Redevelopment Plan – No Change
 - 4. Type of Redevelopment Activities – No Change
- C. Land Use Plan
 - 1. Land Use Map – No Change
 - 2. Land Use Provisions and Requirements – No Change
- D. Project Proposals
 - 1. Land Acquisition – **Changed**
 - 2. Rehabilitation – No Change
 - 3. Redevelopers' Obligations – No Change
- E. Relocation – No Change
- F. Official Action to Carry Out the Redevelopment Plan – No Change
- G. Procedure for Changes in Approved Redevelopment Plan – No Change

**Modification No. 7
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West Broadway Redevelopment Plan
December 20, 2007**

Introduction

The City of Minneapolis is designating 1001 West Broadway for acquisition in order to rehabilitate a building on an important corner in north Minneapolis. It is believed this will spur future economic development along and around the West Broadway Commercial Corridor. The City is also expanding the West Broadway Project Area in order to rehabilitate/replace blighted properties with private and public development along the Corridor for future development.

B. Description of Project

1. Boundaries of Redevelopment Project – Changed

The boundaries of the West Broadway Redevelopment Project are changed to include the following 106 parcels:

	<u>Property ID</u>	<u>Address</u>
1)	16-029-24-22-0160	2406 Penn Ave N
2)	16-029-24-22-0161	2400 Penn Ave N
3)	16-029-24-22-0162	2128 West Broadway
4)	16-029-24-22-0163	2126 West Broadway
5)	16-029-24-22-0165	2118 West Broadway
6)	16-029-24-22-0166	2104 West Broadway
7)	16-029-24-22-0167	2100 West Broadway
8)	16-029-24-22-0168	2064 West Broadway
9)	16-029-24-22-0169	2058 West Broadway
10)	16-029-24-22-0170	2054 West Broadway
11)	16-029-24-22-0171	2050 West Broadway
12)	16-029-24-22-0172	2046 West Broadway
13)	16-029-24-22-0173	2044 West Broadway
14)	16-029-24-22-0174	2038 West Broadway
15)	16-029-24-22-0175	2034 West Broadway
16)	16-029-24-22-0176	2028 West Broadway
17)	16-029-24-22-0177	2029 West Broadway
18)	16-029-24-22-0178	2033 West Broadway
19)	16-029-24-22-0181	2119 West Broadway
20)	16-029-24-22-0182	2117 West Broadway
21)	16-029-24-22-0183	2125 West Broadway
22)	16-029-24-22-0185	2312 Penn Ave N
23)	16-029-24-22-0186	2310 Penn Ave N
24)	16-029-24-22-0187	2306 Penn Ave N
25)	16-029-24-22-0188	2300 Penn Ave N

26)	16-029-24-22-0189	2114 23rd Ave N
27)	16-029-24-22-0195	2101 West Broadway
28)	16-029-24-23-0064	2110 23rd Ave N
29)	16-029-24-23-0065	2106 23rd Ave N
30)	16-029-24-23-0093	2015 West Broadway
31)	16-029-24-23-0207	2005 West Broadway
32)	16-029-24-23-0225	2206 Oliver Ave N
33)	16-029-24-23-0226	2021 West Broadway
34)	16-029-24-23-0227	2210 Oliver Ave N
35)	16-029-24-23-0228	2027 West Broadway
36)	16-029-24-23-0229	2301 Oliver Ave N
37)	16-029-24-23-0231	2104 23rd Ave N
38)	17-029-24-11-0003	2235 West Broadway
39)	17-029-24-11-0004	2239 West Broadway
40)	17-029-24-11-0005	2303 West Broadway
41)	17-029-24-11-0006	2307 West Broadway
42)	17-029-24-11-0007	2311 West Broadway
43)	17-029-24-11-0008	2315 West Broadway
44)	17-029-24-11-0009	2319 West Broadway
45)	17-029-24-11-0010	2321 West Broadway
46)	17-029-24-11-0038	2425 West Broadway
47)	17-029-24-11-0039	2417 West Broadway
48)	17-029-24-11-0040	2421 West Broadway
49)	17-029-24-11-0056	2209 West Broadway
50)	17-029-24-11-0057	2221 West Broadway
51)	17-029-24-11-0059	2301 24th Ave N
52)	17-029-24-11-0060	2307 24th Ave N
53)	17-029-24-11-0061	2346 Ferrant Pl
54)	17-029-24-11-0062	2342 Ferrant Pl
55)	17-029-24-11-0063	2222 Mcnair Ave
56)	17-029-24-11-0064	2218 Mcnair Ave
57)	17-029-24-11-0065	2214 Mcnair Ave
58)	17-029-24-11-0066	2212 Mcnair Ave
59)	17-029-24-11-0067	2229 West Broadway
60)	17-029-24-11-0097	2407 West Broadway
61)	17-029-24-11-0098	2415 West Broadway
62)	17-029-24-11-0147	2527 Penn Ave N
63)	17-029-24-11-0148	2511 Penn Ave N
64)	17-029-24-11-0149	2507 Penn Ave N
65)	17-029-24-11-0150	2503 Penn Ave N
66)	17-029-24-11-0151	2425 Penn Ave N
67)	17-029-24-11-0152	2423 Penn Ave N
68)	17-029-24-11-0153	2419 Penn Ave N
69)	17-029-24-11-0154	2413 Penn Ave N
70)	17-029-24-11-0161	2508 Queen Ave N
71)	17-029-24-11-0162	2512 Queen Ave N
72)	17-029-24-11-0163	2516 Queen Ave N
73)	17-029-24-11-0164	2520 Queen Ave N
74)	17-029-24-11-0165	2524 Queen Ave N
75)	17-029-24-11-0166	2526 Queen Ave N
76)	17-029-24-11-0167	2538 Queen Ave N
77)	17-029-24-11-0168	2215 26th Ave N

78)	17-029-24-11-0169	2219 26th Ave N
79)	17-029-24-11-0170	2223 26th Ave N
80)	17-029-24-11-0183	2341 Penn Ave N
81)	17-029-24-11-0184	2335 Penn Ave N
82)	17-029-24-11-0185	2331 Penn Ave N
83)	17-029-24-11-0186	2327 Penn Ave N
84)	17-029-24-11-0187	2323 Penn Ave N
85)	17-029-24-11-0188	2319 Penn Ave N
86)	17-029-24-11-0189	2315 Penn Ave N
87)	17-029-24-11-0190	2311 Penn Ave N
88)	17-029-24-11-0191	2307 Penn Ave N
89)	17-029-24-11-0192	2301 Penn Ave N
90)	17-029-24-11-0193	2300 Queen Ave N
91)	17-029-24-11-0194	2306 Queen Ave N
92)	17-029-24-11-0195	2310 Queen Ave N
93)	17-029-24-11-0196	2314 Queen Ave N
94)	17-029-24-11-0197	2316 Queen Ave N
95)	17-029-24-11-0198	2320 Queen Ave N
96)	17-029-24-11-0199	2324 Queen Ave N
97)	17-029-24-11-0210	2329 West Broadway
98)	17-029-24-11-0211	2401 West Broadway
99)	17-029-24-11-0218	2220 West Broadway
100)	17-029-24-11-0215	2201 West Broadway
101)	16-029-24-23-0097	1939 West Broadway
102)	17-029-24-11-0088	2514 Sheridan Ave N
103)	17-029-24-11-0089	2510 Sheridan Ave N
104)	17-029-24-11-0090	2506 Sheridan Ave N
105)	16-029-24-23-0115	2202 Oliver Ave N
106)	16-029-24-23-0232	1931 West Broadway

2. Project Boundary Map – **Included**

The area to be added to the West Broadway Redevelopment Project Boundary Map is included as Exhibit #1 to this document.

D. Project Proposals

1. Land Acquisition – Changed

a. Property Acquisition Map – Map 3, dated November 21, 2007, is attached as Exhibit #2 to this plan document.

b. List of Property That May Be Acquired – Changed

By including in this Redevelopment Plan a list of Property That May Be Acquired, the City of Minneapolis is signifying that it is interested in acquiring the property listed, subject to limitations imposed by law, availability of funds, developer interest, staging requirements, soil contamination and other financial and environmental considerations. Inclusion on this

list does not indicate an absolute commitment on the part of the City to acquire a property.

The list of Property That May be Acquired is amended to include:

<u>Property Identification No.</u>	<u>Property Address</u>
16-029-24-14-0168	1001 W. Broadway

State law authorizes the City to acquire property either on a negotiated basis or, in certain situations, through the use of its power of eminent domain, if necessary, to carry out a redevelopment plan. The City will seek to acquire property from willing sellers whenever possible.

**Project Area Report and Documentation of Blight Conditions
Modification No. 7 to the West Broadway Redevelopment Plan
December 20, 2007**

The conditions that qualify the parcels to be added to the West Broadway Redevelopment project area (the “Project Area”) are described herein.

The expansion area of the West Broadway Redevelopment Project was found to be a blighted area, as defined in Minnesota Statutes §469.002, Subd. 11:

“any area with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use, or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.”

Description of the Expansion Area

The expansion site joins together three neighborhoods to form a community-focused business district. This commercial node enjoys high vehicle counts, excellent mass transit connections and varied businesses that draw people from throughout North Minneapolis. Recent business developments such as the newly renovated Broadway Liquor Outlet, Hollywood School of Dance, Bean Scene Coffee Shop, the new CVS Pharmacy, and St. Anne’s Senior Housing Complex are evidence of a new beginning for West Broadway. However, this area of Minneapolis has a significantly disproportionate number of vacant and boarded buildings, low-income housing units and a high number of foreclosures, leading to a weakened real estate market. There is a lack of quality retail and commercial business activity along the community’s main corridor – West Broadway Avenue. The revitalization of the business activity on West Broadway will inevitably encourage both economic development and investment.

The site of the expansion area surrounds West Broadway from Oliver Avenue North on the East to 26th Avenue North and West Broadway at the Northwest boundary. Penn Avenue extends from 26th Avenue on the North to 23rd Avenue on the South. On the west side of Penn, Queen Avenue extends over to Ferrant Place and on the east side of Penn; Oliver provides coverage up to West Broadway proper. The area is one mile west of Interstate 94, and one-half mile east of Theodore Wirth Park. North Memorial Hospital is one mile northwest of this site.

The expansion area contains 106 parcels. The structures range from single family homes to mixed-use commercial buildings. Zoning ranges from R1A to CR2 with mostly C1, C2 and some OR1, OR2, and OR3 along the West Broadway corridor.

West Broadway is a challenging corridor from a design standpoint. Unlike other Minneapolis corridors, West Broadway is much narrower. There is a limited amount of space in the right-of-way between buildings on the north and south sides of the street. Any increase in space for traffic necessarily reduces space for pedestrians. Any increase in traffic flow means more difficulties for people traveling across the corridor. This is significant because many pedestrians cross West Broadway, and many of them are children. Several on-street parking spaces have been lost due to the repaving of the western portion of West Broadway.

An exterior survey was conducted to determine if blighting influences were present. Of the parcels surveyed, 19 parcels were vacant lots, 13 buildings were noted as boarded and condemned. Approximately 50-60% of the parcels inspected were found to be in poor condition due to lack of maintenance and other deficiencies. Due to age and condition of the structures, lead and asbestos is suspected and the removal and remediation is anticipated. Premises were poorly maintained, contain unusual and difficult land characteristics, overgrown vegetation, boarded windows and doors, lack ventilation, light and sanitary facilities, and limited off-street parking.

With the exception of the Plymouth Youth Center, a recently constructed public assembly building, and a half dozen new single family homes constructed since 2000, all structures were found to be substantially deficient by the standards set forth in the Minnesota State Energy Code, International Building Code, International Residential Code, and the Minneapolis Housing Maintenance Code.

Public records indicate minimal Inspection Permits, abundant housing violations, and excessive police incidents (nearly 4,000 police calls to this very small area during a three-year period). During this same period, only 509 permits were issued.

Documentation supporting these findings is on file in the office of the City of Minneapolis Development Finance Division, Crown Roller Mill, Room 575, 105 5th Avenue South, Minneapolis, Minnesota.

**Modification No. 111 to the
Common Development and Redevelopment Plan
and
Common Tax Increment Financing Plan
December 20, 2007**

TABLE OF CONTENTS

(This Table of Contents is not part of Modification No. 111 to the Common Development and Redevelopment Plan and Common Tax Increment Financing Plan, and is only for convenience of reference.)

SECTION A. COMMON DEVELOPMENT AND REDEVELOPMENT PLAN

		<u>Impact of Mod. 111</u>
Subsection A.1.	Mission Statement	No Change
Subsection A.2.	Definitions	No Change
Subsection A.3.	Description of Public Purpose	No Change
Subsection A.4.	Objectives of Common Project	No Change
Subsection A.5.	Structuring of Common Project	No Change
Subsection A.6.	History of Establishment and Modifications of Projects and TIF Districts Included in Common Project Area	Changed
Subsection A.7.	Estimated Public Improvement Costs	No Change
Subsection A.8.	Boundaries of the Common Project Area	No Change
Subsection A.9.	Development Program Requirements	No Change
Subsection A.10.	Modifications to Common Development and Redevelopment Plan	No Change
Subsection A.11.	Neighborhood Revitalization Program	No Change

SECTION B. COMMON TAX INCREMENT FINANCING PLAN

Subsection B.1.	Summaries of Participating Tax Increment Financing Districts	No Change
Subsection B.2.	Boundaries of Participating Tax Increment Financing Districts	No Change
Subsection B.3.	Statement of Objectives and Development Program, Including Property that may be Acquired	Changed
Subsection B.4.	Properties to be Deleted From Participating Tax Increment Financing Districts	No Change
Subsection B.5.	Development Activity in Common Project For Which Contracts Have Been Signed and Other Specific Development Expected to Occur	No Change
Subsection B.6.	Description of Financing	No Change
Subsection B.7.	Estimated Impact on Other Taxing Jurisdictions	No Change
Subsection B.8.	Modifications to Common Tax Increment Financing Plan	No Change

List of Exhibits

Exhibit 1	Land Use Map – No Change
Exhibit 2	Property Acquisition Map – Changed
Exhibit 3	Project Area Report and Documentation of Blight – No Change
Exhibit 4	Feasibility Study and But For Analysis – No Change

**Modification No. 111 to the
Common Development and Redevelopment Plan**

**Modification No. 7 to the West Broadway Redevelopment Plan
December 20, 2007**

Introduction

The City of Minneapolis is designating 1001 West Broadway for acquisition in order to rehabilitate a building on an important corner in north Minneapolis. It is believed this will spur future economic development along and around the West Broadway Commercial Corridor. The City is also expanding the West Broadway Project Area in order to rehabilitate/replace blighted properties with private and public development along the Corridor for future development. The area to be added to the West Broadway Redevelopment Project Area will not be added to the boundaries of the Common Project.

Modification No. 111 to the Common Development and Redevelopment Plan and Modification No. 7 to the West Broadway Redevelopment Plan identify one parcel to be acquired by the City of Minneapolis to assist in assembling a site for future development possibilities.

By reference, Modification No. 111 to the Common Plan and Modification No. 7 to the West Broadway Redevelopment Plan are Incorporated Documents to the Common Development and Redevelopment Plan.

SECTION A. Modification No. 111 to the Common Development and Redevelopment Plan

Subsection A. 6. History of Establishment and Modification of Underlying Project Areas and Tax Increment Financing Districts Included in Common Project Area - **Changed**

<i>Project/District</i>	<i>Plan Modification</i>	<i>Anticipated City Council Approval Date</i>	<i>Resolution Number</i>
West Broadway Redevelopment Project	Modification No. 7	February 15, 2008	2008R-
Common Project	Modification No. 111	February 15, 2008	2008R-

Subsection A. 8. Boundaries of the Common Project Area

The parcels that are being added to the West Broadway Redevelopment Project by this Modification are not being incorporated into the Common Project.

SECTION B. Modification No. 111 to the Common Tax Increment Finance Plan (Modification No. 7 to the West Broadway Redevelopment Plan)

Subsection B. 3. Statement of Objectives and Development Program, Including Property to be Acquired – **Changed**

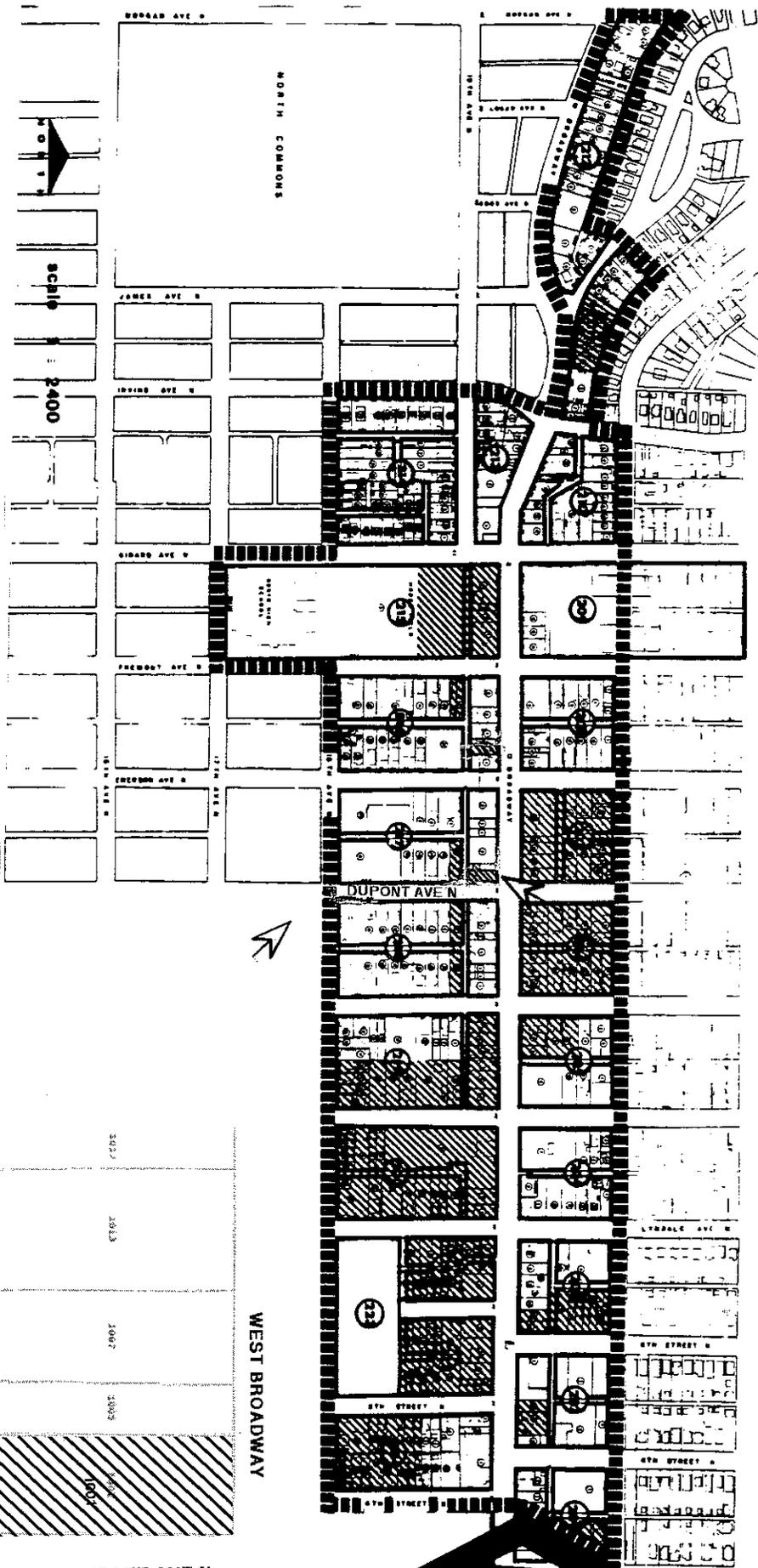
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Note: Expansion Area Approved by Modification No. 6
is not shown on this map



Modification No. 7 to the
West Broadway Redevelopment Plan and Modification No. 111 to
the Common Plans
Property Acquisition Map
December 20, 2007

Property that may be acquired

