

## The Built Environment

The year 2003 brought major changes in the planning and development activities of the City of Minneapolis. These changes were a result of "Focus Minneapolis," an eight month initiative of the Mayor and City Council to create a more strategic and streamlined approach to the City's planning and development activities.

This effort built on recommendations developed for the City of Minneapolis by McKinsey & Company in the report "Strengthening Community and Economic Development in Minneapolis." This report summarized direct input from over 2,000 residents, businesses, City staff and other stakeholders regarding the way business and development is handled within the City of Minneapolis.

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### ***Community Planning and Economic Development***

The primary recommendation of the “Focus Minneapolis” initiative was to create a new Department of Community and Economic Development (CPED), through a special law adopted by the State of Minnesota. CPED was officially established by a City Council ordinance effective August 24, 2003. Several entities of the City joined to form this new entity – the Planning Department, the Minneapolis Community Development Agency (MCDA), the Empowerment Zone office, and the Minneapolis Employment and Training Program (METP). This collaboration of separate functions, including MCDA which had been an agency separate from the City, began with the mission “to promote and advance the City’s planning and community development goals through strategic partnerships and responsible management of resources, and to support the public interest through implementation of the City’s plans and priorities.” As a result, CPED is comprised of four divisions – Planning, Economic Policy and Development, Housing Policy and Development, and Strategic Partnerships.

### **CPED Planning Division**

The former Planning Department became a division of CPED and was organized into two distinct Sections – Community Planning and Development Services.

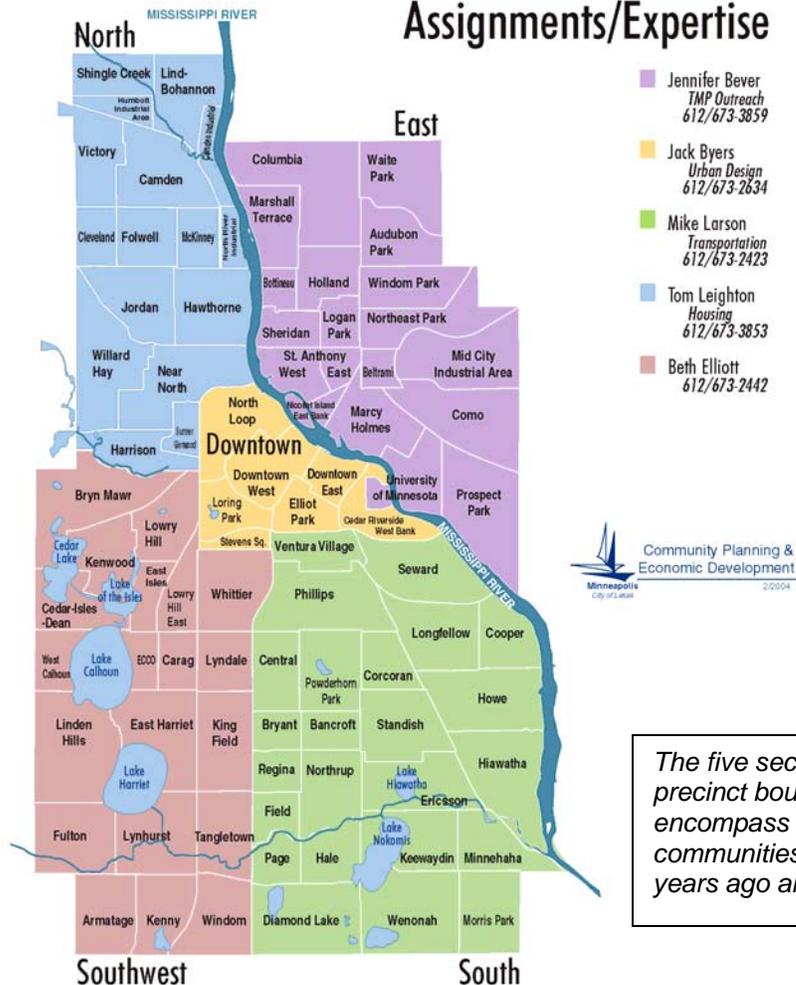
#### **Community Planning Section**

The primary business lines of the Community Planning Section included:

- Provide support to Elected Officials, residents, City departments, neighborhood groups, developers, and others to encourage participation in city processes;
- Conduct research and analyses on trends affecting City policy and development; and
- Coordinate City-sponsored arts and cultural activities and serve as a liaison between private cultural efforts and City services.

In 2003, the Community Planning staff was structured into five service sectors. Each sector was staffed by one Community Planner, who acted as a first point of contact on planning and preliminary development opportunities.

# Community Planner Assignments/Expertise



*The five sectors are aligned to match Police precinct boundaries. The sectors also encompass groupings of the 11 “planning communities” that were established several years ago and continue to be used in this report.*

As refinements to [“The Minneapolis Plan”](#) small area plans continue to be developed. In 2003, work began on the [“38th Street Station Area Master Plan.”](#) With the forthcoming start of Light Rail Transit (LRT) serving Minneapolis, this was the fifth of six land use master plans for the areas surrounding the stations that will serve the new line. In addition, the City Council adopted the [“Elliot Park Master Plan,”](#) which identifies future land uses and growth strategies for this downtown area neighborhood. In conjunction with the Elliot Park plan, the [“\(Downtown East/North Loop Master Plan\)”](#) was completed. This plan establishes a vision and framework for new growth in the Downtown and North Loop areas, with particular attention focused on the areas near LRT stations. With the completion of the [“Marcy Holmes Master Plan,”](#) local level planning and development issues will be guided by the policies identified by the neighborhood residents.

The Research staff of Community Planning continued to play a key role in framing and evaluating key indicators and market data to shape City policy and to aid in priority-setting. 2003 brought the development of “Minneapolis Trends,” a quarterly overview of socioeconomic and housing trends ([2002 Minneapolis Trends](#), [1st Quarter 2003 Minneapolis Trends](#), [2nd Quarter 2003 Minneapolis Trends](#), [3rd Quarter 2003 Minneapolis Trends](#), [4th Quarter 2003 Minneapolis Trends](#)).

The Arts and Cultural Affairs staff of the Community Planning Section continued to work in cooperation with the Minneapolis Arts Commission. Chartered in 1974 with the mission to strengthen the arts and enrich cultural life in Minneapolis, the 17-member Commission consisted of five artists, five art administrators and seven laypersons, with consideration for membership given to a geographical distribution of commissioners, experience in the arts, connections with the community, ethnic diversity and representations from a range of artistic disciplines. The 2003 Arts Commission included the following members:

- Deborah Jindra, Chair (Accountant, USPS)
- Randy Hartten, Vice Chair (community volunteer)
- Dr. Mary Ann Feldman (editor, Minnesota Orchestral Association)
- Christopher Fischbach (managing editor, Coffee House Press)
- William Eddins (independent composer)
- Sally French (project manager, Annenberg Challenge, Minneapolis Public Schools)
- Jane Gregerson (community volunteer)
- Jennifer Haugh (director of marketing, Minnesota Youth Symphonies)
- Jessica Kohen (television producer, TC Public Television)
- Susan Jahn (art consultant and interior designer)
- Marianne Norris (school administrator, Minneapolis Public Schools)
- Dr. Maxine Rossman (professor, Capella University)
- Randy Rowoldt (costume designer, Children's Theater Company)
- Mick Spence (attorney, Spence Law Firm)
- Melissa Stephens (visual artist, MAS Creations)
- Carla Waldemar (writer)
- Kathleen Welch (theater artist)

In 2003, the Arts Commission reviewed 25 arts-related issues facing the City, including construction of the new Walker Art Center, public art for the New Central Library and strategies for the creation of the Minneapolis Plan for Arts and Culture. The Arts Commission held two public meetings, one on the topic of public art gifts and loans, the other on removal of art work.

Neighborhood Gateways were the original focus of the Art in Public Places program. Since 1992, partnerships with local steering committees produced locations and projects with unique significance in communities. The City of Minneapolis contributed approximately \$50,000 per project, leveraging considerable levels of funding from neighborhood organizations. A total of 13 gateways have been dedicated to date, one in 2003, with three more currently underway.

“Pathway to Peace, East Harriet Farmstead Gateway” was dedicated June, 2003. The production of artists Teri Kwant and Greg Ingraham, it was comprised of a series on seven cairns exploring the process of creating peace.



Gateways under construction at the end of 2003 included the “Seward Gateway” a ‘merwyn’ creature designed to engage the imagination of children designed by artist Marjorie Pitz. “Farview Tower: Circle of Vision, Hawthorne Gateway” was a steel tower with periscope views, reminiscent of Farview Park’s original tower, is under construction following the vision of artists Norman Andersen and Kathy Schaefer. Artist Aldo Moroni is nearly 50% complete with his production of “Sixth Avenue Stroll, Marcy-Holmes Gateway” to consist of 26 columns with bronze images of historic buildings.

In 2001, the Mayor and City Council directed that the “Art in Public Places” program be redirected by integrating public art more directly into City infrastructure projects. In 2002 and 2003, projects were selected to engage artists to work with architects and other designers as City building efforts were being developed. Dedicated in September, 2003, “Hand to Heart, the Jeremiah Program” was a mosaic on the exterior pillars and day care entrance, was created collaboratively with residents along with the artists Marilyn Lindstrom and Malichansouk Kouanchao. “Heritage Park,” a creation of artist Seitu Jones, completed the design of this artwork to be integrated into bridges, plazas, and walkways drawing on environmental and cultural themes.



“God”

Rollin Alm

In 2003, the “Art in the Mayor’s Office” exhibition program once again created opportunities for local visual artists to exhibit work in City Hall. A panel of art professionals and Minneapolis Arts Commissioners participated in the competitive juried process for artist selection. Exhibited during January and February, 2003, the “Home Sweet Home” exhibit highlighted the work of more than 20 local artists in a group exhibition organized by the Family Housing Fund, which featured work based on the theme of affordable housing. The artist Rollin Alm was featured in September and October, whose art emphasized abstract and representational imagery rendered in a large-scale watercolor medium. November and December brought an exhibit by Pamela Belding, featuring paintings of figural forms in a mystical and spiritual realm.

The City of Minneapolis received two notable corporate-sponsored gifts of public art in 2003. "The Dancers" by Fernando Botero was brought to Minneapolis by CSM Corporation. This monumental bronze sculpture, nearly nine feet tall, stands at 500 Washington Avenue South, and is one of the newest works of art constructed by this artist and one of only three castings in the world.



"The Dancers" Botero



"Summer in the City" Whelihan

Located at the Greater Minneapolis Convention and Visitors Association, in September 2003 American Express and the City unveiled "Seasons of the City" by Anthony Whelihan this 5,600 square foot mural.

The City of Minneapolis continued its support of the arts through various other actions. The Guthrie Theater began construction in 2003 of its new three-theater complex, designed to be a national center for theater arts and education. Located along the Mississippi River, the \$125 million complex will include a thrust-stage theater, a proscenium theater and a studio theater, with a total 2,050 seats. The City acquired the site for the new theater for approximately \$12.6 million, and sold it to the Guthrie for \$4 million. The City is also planning to invest \$29 million to build a 1,000 car parking facility to serve the new theaters and other area users. The City approved a new site for the MacPhail Center for the Arts as part of a mixed-use development on the block east of the Milwaukee Road Depot. The City received over \$1 million in grants funds from the State for pollution remediation on the site, and CPED is providing nearly \$3 million in Tax Increment Financing for part of the cost of the parking structure. In addition, CPED continued to maintain the Ritz Theater through 2003, with the Ballet of the Dolls planning to purchase and renovate the site. Arts and Cultural Affairs staff also participated in the first "[Minneapolis Mosaic](#)," a celebration of the City's arts, cultures, heritages and traditions.

The number of film permits issued in 2003 totaled 212, for commercial, corporate and independent film productions. Budgets for all films in 2003 totaled \$6.7 million, with 51% corporate and commercial video, 21% television production, 18% film production and 10% still photography. Notable commercial projects over the past year included shoots for Allianz, Anheuser-Busch, General Mills, Holiday Inn, Hotels.com, Marshall Field's, ShopNBC, Suzuki, Target, Target Market, Thrivent Financial and Valvoline Motor Oil. Minneapolis also maintained a strong independent television community. Minnesota is home to 22 national television series, with roughly two-thirds of the crews and vendors located in Minneapolis. Some productions shot in 2003 included Comedy Central's "Trigger Happy," The Food Network, Fox with "Ambush Makeover," HGTV production "Weekend Warriors," NBC "Days of Our Lives," The Learning Channel with "Trading Spaces" and "Perfect Proposal," Warner Brothers' "ElimiDate." And Twin Cities Public Television.

### Development Services Section

The primary business lines of this Section of CPED included:

- Administering and interpreting the zoning code and land subdivision regulations;
- Reviewing and preparing findings and recommendations on applications for approvals as required by the Zoning Code, land subdivision regulations, and State law;
- Preparing and recommending to the City Council amendments to the City's land use regulations; and
- Administering and interpreting the City's heritage preservation guidelines.

The Planning Commission was charged with long-range planning for the City and was responsible for advising the City Council on matters of development, zoning, and capital improvements. It was a citizen's committee that worked with CPED on the development of plans and the review of development applications. The Planning Commission consisted of mayoral appointments and representatives from the School Board, Library Board, Park Board, Hennepin County, and the City Council. 2003 Planning Commissioners were:

- *Judith Martin, President*
- *Randall Bradley, Vice President*
- *Michael Hohmann*
- *Audrey Johnson*
- *Michael Krause*
- *Rod Krueger*
- *Robert Laschomb*
- *James Nestigen*
- *Council Member Gary Schiff*
- *Annie Young*

Reporting to the City Planning Commission (CPC), the 2003 Development Services Section achievements included an exceptional number of actions. Staff assisted 8,225 clients and reviewed 7,905 building permits at the newly-configured One-Stop Center. In addition, staff analyzed an all-time high number of land use applications (1,083) that required review by the City Planning Commission. Six amendments to land use regulations were completed.

CPED-Planning staff also continued to administer the heritage preservation regulations. Heritage preservation regulations were overseen by the Heritage Preservation Commission (HPC), an 11-member citizen advisory body to the Minneapolis City Council, with the mission to preserve historically and architecturally significant buildings and districts while allowing modifications for contemporary use. 2003 Commissioners were:

- Linda Messenger, Chair
- Virginia Housum, Vice-Chair
- Kathleen Anderson, Secretary
- Michele Dunn
- Robert Glancy
- Todd Grover
- Phillip Koski
- Shann Lee
- Kelley Lindquist
- Tracy Nordstrom

Between October 1, 2002 and September 30, 2003, the HPC reviewed 63 applications for alterations to historically designated properties, including three demolition requests and three

historic variances. The HPC also reviewed three applications to demolish three non-historic resources, and had preliminary discussions with 12 parties interested in rehabilitating or developing historic properties or resources. During the same period, HPC staff approved 112 “Certificates of No Change” for minor repair work to designated properties, and approved 115 demolition permits for properties determined to not be historic resources.

Also in 2003, the City of Minneapolis obtained a grant from the State Historic Preservation Office to complete an architectural and historic sites survey of the Cedar-Riverside neighborhood. Encompassing nearly 380 buildings, this area documented 41 sites considered to meet at least one criterion for local designation.

The HPC recommended, and the City Council approved, several landmark designations, including Fire Station No. 13, located at 4201 Cedar Avenue.



A. F. Raymond, 1936  
Photo courtesy: Minnesota Historical Society

The HPC also commented favorably on a national Register of Historic Places nomination for Lock and Dam No. 2 (Meeker Island Lock and Dam), Mississippi River, north of Lake Street. Other major projects approved by the HPC included:

- Mohamed Samaha and Holle Construction, 417 2<sup>nd</sup> Avenue North – Warehouse Historic District rehabilitation of a three-story commercial building.
- Minneapolis Public Library, 611 Emerson Avenue North – Sumner Library rehabilitation of library and construction of a one-story addition.
- Children’s Theater Company, 2400 3<sup>rd</sup> Avenue South – Washburn-Fair Oaks Historic District construction of a four-story 45,000 square foot addition.
- Guthrie Theater, 802-12 South 2<sup>nd</sup> Street – St. Anthony Falls Historic District construction of a 10-story theater complex.
- John Rimarcik, 218-28 Washington Avenue North – Warehouse Historic District rehabilitation of a three-story commercial building.
- Shamrock Development, 210-12 218 North 1<sup>st</sup> Street – St. Anthony Falls Historic District construction of a four- to six-story residential building.
- CPED (former MCDA), 100 block of Chicago Avenue – St. Anthony Falls Historic District construction of a public plaza.
- Standard Mill, LLC, 150 Portland Avenue – St. Anthony Falls Historic District rehabilitation of a mill as condominiums.
- Apex Asset Management Corporation, 220 South 2<sup>nd</sup> Street and 225 South 1<sup>st</sup> Street – St. Anthony Falls Heritage District construction of a 39-story residential building and a four-story parking ramp.
- Minneapolis Public Library, 1314 Franklin Avenue – Franklin Library Individual Designation, rehabilitation of a library and construction of a one-story addition.

- Park Avenue Lofts, LLC, 616 South 3<sup>rd</sup> Street – Northern Implement Company Individual Designation, rehabilitation of a warehouse as condominiums.

2003 Heritage Preservation Awards were presented for:

- Historic Renovation – William H. Lee residence porch and Lake Harriett restrooms;
- Construction in a Historic District – Heritage Landing
- Adaptive Reuse – Washburn Lofts, St. Anthony Falls Fire Barn and Annex, and 702 N. Washington Building.

The CPED divisions of Economic Policy and Development and Housing Policy and Development were former programs of the Minneapolis Community Development Agency. Building upon the plans and priorities outlined in planning activities, these divisions provided the implementation strategies to achieve the vision articulated in approved City plans and priorities.

### **CPED Economic Policy and Development Division**

The business lines identified for this Division included direction to:

- Identify, pursue, and promote long-term catalytic redevelopment projects, priority initiatives, and economic development opportunities;
- Build relationships with businesses;
- Provide sites and financing for neighborhood commercial, mixed-use and industrial development;
- Provide financing and technical assistance to for-profit and not-for-profit businesses;
- Maintain and promote a vital downtown and central riverfront; and
- Manage real estate assets and contractual obligations.

#### Business Development Section

The Business Development Section worked toward fulfilling the goals to: transform the Minneapolis riverfront from an abandoned industrial wasteland into a vibrant mixed-use neighborhood; strengthen downtown's one-of-a-kind entertainment district; expand of businesses and created new living wage jobs; and strengthen neighborhoods. The 2003 achievements toward these goals included the opening of the Mill City Museum in a former milling facility. Also completed was the Stone Arch Office and Depot East Office Center, as well as the Pierre Bottineau Community Library. A new East Side Food Cooperative opened in 2003, as well as Le Meridien Hotel in Downtown Minneapolis. The Downtown East LRT station, arcade and plaza were opened to the public.

Additional tenants were sited for the Block E development, and light industrial facilities were completed for Bridgerail and ProFloor, Inc. Skyway Event Services, another light industrial facility began construction. Improvements to the Target Center and historic theaters were completed in the Hennepin Avenue/Warehouse District. The Pantages Theater received a Historic Preservation Award for the preservation efforts at this site.

#### Business Finance Section

The primary function of the Business Finance Section was to provide below-market loans to Minneapolis businesses. In 2003 this section completed more than 20 SBA 504 loans and issued \$243 million in revenue bonds.

One million in Bank Qualified Bank Direct Tax-Exempt Revenue Bonds were issued to Mount Olivet Day Care Services for refinancing an existing debt, and to acquire and install furnishings and equipment. Another \$3.3 million in Common Bond Fund Revenue Bonds were issued for the expansion and renovation of a small manufacturing company, 7-Sigma, Inc. Jakeeno's Pizza and Pasta used a \$40,000 2% Commercial Loan from the City's Small Business Loan Program to rehabilitate the exterior of the building, resurface the parking lot, install new doors and windows, and renovate the dining and kitchen areas. A total of \$120,000 Capital Acquisition Loan was awarded from the City's Small Business Loan Program to Welna Hardware to purchase and renovate a newer, larger building.

### **CPED Housing Division**

The primary mission of the Housing Division of CPED was to:

- Provide financing and administer programs for the development and preservation of affordable and mixed-income rental and ownership housing;
- Develop and rehabilitate moderate and market rate single-family ownership housing;
- Create an environment that encourages and supports private market activity in the production and preservation of housing for all income levels; and
- Provide financing for home improvement and home mortgages in cooperation with the Development Finance Division of the Finance Department.

To accomplish its mission, the Housing Division was separated into two sections – Multi-Family Housing Development and Single Family Housing Development and Support.

#### Multi-Family Housing Section

This section of CPED participated in supportive, mixed-use, senior and ownership housing initiatives in 2003. Trinity Gateway, a 24-unit, mixed income housing development, was provided \$845,000 in financing. This development included eight units with supportive services for persons with mental illness. A vacant nursing home was converted to the Lydia Apartment, 40 units of supportive housing for single, homeless adults using \$530,000 in financing. The Children's Village Center received \$530,000 to build 36 units of family supportive housing and office/community space, along with four ownership units.

In 2003, this Section also closed on a \$588,300 loan for Collaborative Village, 20 units of permanent supportive housing for homeless families and closed a loan for \$5.9 million for a new construction project to provide senior-only independent rental housing units, with 51 mixed-income units. In addition, a portion of land plus financing was provided for the Lofts on Arts Avenue, a 36-unit mixed-income project that provided seven ownership opportunities for households at 50% of median income. With a major impact on housing availability within the City, a loan was closed and land conveyed for 167 units of mixed-income, single family condominium and townhouse development for Heritage Housing Phase I, Heritage Park.

#### Single Family Housing Development and Support Section

Coordination of the implementation of a large housing redevelopment continued through this Section of CPED. The Heritage Park development moved closer toward completion, to replace affordable and market rate units in the Near North Neighborhood. In 2003, there was 80% occupation in Phase I rental units, Phase II rental construction completion with occupation to begin in 2004, and the construction of the new Van White Memorial Boulevard connecting the Heritage Park development on the north side of the City to downtown and south Minneapolis.

In cooperation with the Holland Neighborhood Association, a parking lot and two units in disrepair were purchased, and were transformed into a townhouse development. A total of 57 new single family homes were created along the Hiawatha Avenue corridor on a strip of land purchased by the City of Minneapolis over 10 years ago. This development included: two single family homes built by Habitat for Humanity; 35 detached, single family townhomes; a temporary housing facility for victims of domestic violence, with three family units and necessary support services; and seven housing units with three occupants per unit who had suffered severe head and spinal trauma.

The Single Family Housing Section also oversaw the maintenance of City-owned properties and other special projects through its Property Management and Construction Management units. This work included commercial, residential, and industrial parcels, along with vacant land and structures, plus the property management and leasing activities in the Grain Belt Brewing House complex.

In 2003, the Property Management Unit completed 700 work orders over and above routine maintenance. Staff also managed a property inventory of over 700 parcels and explored other

models of providing maintenance/management services, resulting in a partnership with the Hennepin County "Sentencing to Serve" initiative. New leases were completed for tenants of the Grain Belt complex, including the addition of new tenants, and the asbestos abatement project for the Grain Belt property was completed.

In 2003, the Construction Management Unit completed 10,802 inspections of over 577 CPED-assisted projects. This included inspection of 295 single family projects and 129 multi-family structures. Inspections were required by the Business Finance section for 51 projects that had to meet bond requirements. Blight inspections and analyses were conducted on several large projects, including the Sears Complex, Franklin/Portland Project, Lowry Corridor Project, Many Rivers West, Cedar Lake and Grant Park. In addition, staff continued to monitor Business Development projects, including the Guthrie, Orpheum and Pantages theaters, Stimson Building, Bridgerail/AW Roofing, and East Side Food Coop.

### **Strategic Partnerships Division**

The mission of this division of CPED was to ensure that the City's highest priority corridors were improved through partnerships established and supported by CPED activities. These activities were completed through the partnerships established through the Workforce Development, Empowerment Zone, and Partnership sections.

#### Workforce Development Section

This section continued its work through the Minneapolis Employment and Training Program (METP), assisting residents in obtaining economic self-sufficiency through training and employment and by responding to the needs of local employers in assembling a qualified workforce. Objectives for 2003 were to:

- Develop employment partnerships with emerging enterprises;
- Promote living wage job creation and retention through job linkage agreements;
- Develop marketing and service programs that helped businesses hire and retain Minneapolis residents; and
- Initiate the "Close the Gap" campaign to reduce unemployment by providing placement into living wage jobs and job retention services for 2,400 Minneapolis residents between July, 2004 and June, 2006.

#### Empowerment Zone Section

Activities for 2003 in this area included:

- A \$420,000 pre-development loan and \$1.2 million in grant funds to finance new housing development in Heritage Park;
- Supporting the development of the first 28 homes in the "Village in Phillips," now known as "Franklin Station;"
- Supporting the renovation of 42 homes at Little Earth and three other affordable rental housing developments;
- Assisting 73 Empowerment Zone residents in finding living wage jobs by investing in employment and job training programs;
- Providing \$310,000 in scholarships and assisting 90 Empowerment Zone residents in a program to create career ladders in the health care and construction fields;
- Granting \$146,000 to Accessibility, Inc. to provide work opportunities to adults who have barriers to employment;
- Assisting the Hmong American Mutual Assistance Association with \$150,000 to assist new residents with English as a Second Language classes and job training;

- Creating 20 new jobs through the expansion of the Franklin Bakery with \$300,000 in financial assistance;
- Supporting Siyeza Inc., a local food manufacturer with a loan of \$184,000 which led to the creation of another work shift creating 60 new jobs;
- Entrepreneurs were assisted through the Small Business Initiative Loan Fund, which nurtured collaboration among community-based organizations to provide \$1.6 million in loan funds;
- Providing assistance to entrepreneurs of the Muslim faith, where paying or charging interest violates religious principles. By offering the “REBA FREE” program, five small businesses received over \$100,000 in interest-free funds using a lease-to-own financing plan;
- A total of 32 loans were made to 29 businesses in 2003, with 85 entrepreneurs receiving technical assistance;
- Of all loans, 75% were made to minorities and/or immigrants;
- Supporting the development of the Hennepin County Community Leadership Award and MetLife Foundation Community Policing Partnership Award winner, the East Franklin Avenue Safety Center, with \$150,000 in financial assistance;
- Empowerment Zone funds were also used to support the MADDADS Center for Fathering with \$75,000 toward this violence prevention initiative;
- Providing \$100,000 to a mentoring program for individuals in transition from prison to the community, the Church of St. Phillip Redeemer Center for Life;
- Connected hundreds of middle and high school students with corporate mentors through a \$75,000 grant to the Achieve Minneapolis program;
- Helped over 30 children in the first year of a program designed to prepare children of primarily Latino descent for kindergarten, by infusing \$100,000 in funds to the Centro, Inc. Siembra Early Childhood Education program.

#### Partnerships Section

Two major partnerships were initiated in 2003 through the Partnerships Section – the Minneapolis Lifesciences Corridor, and the Northside Partnership.

- The Lifesciences Corridor initiative included the formation of the Minneapolis Lifesciences Consortium, a partnership of physicians, health and research institutions and the City of Minneapolis, seeking to advance the care of patients, contribute to a greater body of knowledge, and create an environment that attracts physicians and health professionals to work in the Chicago Avenue Corridor.
- The Northside Partnership was formed with the goal of attracting investors to more sustainable solutions which develop and empower the north side of Minneapolis.