



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

Date: January 31, 2012

To: Council Member Goodman, Chair, Community Development Committee

Referral to: Council Member Hodges, Chair, Ways & Means/Budget Committee

Subject: 2012 Preliminary Planning Fund (PPF) Allocations

Recommendation: Approve 2012 Preliminary Planning Fund Allocations as noted in Attachment A.

Previous Directives: As part of the annual budget process the City Council approves a Fund 01CPP (Preliminary Planning) appropriation. Project allocations are subsequently identified and approved.

Department Information:

Prepared by: Karuna Mahajan, Sr. Financial Analyst (612.673.5227)	
Approved by: Charles T. Lutz, Interim Director, CPED	_____
Jeff Streder, Director, Development Finance	_____
Presenters in Committee: Jeff Streder, Director, Development Finance	

Permanent Review Committee (PRC) Approval Not Applicable

Note: To determine if applicable see <http://insite/finance/purchasing/permanent-review-committee-overview.asp>

Financial Impact (Check those that apply)

- No financial impact (If checked, go directly to Background/Supporting Information).
- Action requires an appropriation increase to the Capital Budget or Operating Budget.
- Action provides increased revenue for appropriation increase.
- Action requires use of contingency or reserves.
- Business Plan: Action is within the plan. Action requires a change to plan.
- Other financial impact (Explain):
- Request provided to department's finance contact when provided to the Committee Coordinator.

Community Impact (use any categories that apply)

Neighborhood Notification: n/a

City Goals: Conforms

Comprehensive Plan: Conforms

Zoning Code: Conforms

Other: n/a

Background/Supporting Information

The Preliminary Planning Fund (PPF) was established to account for the early costs of planning and assessing the feasibility of development activities for which there is no other pre-development source of funds. The PPF is not an independent funding source. It is an accounting mechanism to identify these early project planning costs for potential reimbursement from subsequent project revenues. The requested allocations are not final project budgets but staff estimates of the pre-project costs likely to occur in a given year. They are also not to be considered as commitments to future project funding. PPF expenditures are limited to professional services such as market studies, legal and financial analysis, preliminary site plans, pollution testing for soil analysis, and for staff time. They are not used for capital expenditures. PPF allocations and appropriations lapse at year-end.

The total 2012 appropriation is \$2,399,701. This report requests the Council to approve \$1,877,160 for 39 projects as shown on Attachment A. \$522,541 is unallocated and intended for any additional 2012 activity. Attachment B contains the individual project narratives along with information on how the costs are expected to be recovered. City Council approval must be obtained for future allocations that exceed \$50,000. The CPED Director may approve allocations of \$50,000 or less.

To the extent possible, PPF expenditures are recovered from projects that originally used PPF. These repayments are from such sources as tax increment, developer application fees, project analysis fees, land sale revenues, or otherwise uncommitted project revenues.

Attachment A also shows the 2011 allocations and expenditures.

Attachment A

2012 Preliminary Planning Fund (01CPP) Allocations						
Project Code	Project Description	Project Expd History (2004-2011 ytd*)	2011 Allocations	2011 Expenditures*	2012 Allocation Request	
Per Council Approval						
MCPP181	Peavey Plaza	139,747	214,250	114,728	130,000	
MCPP161	Capri Block	150,574	75,000	63,126	123,315	
MCPP191	Brownfield Grant Admin	40,401	122,828	40,009	109,066	
MCPP163	Snelling Avenue Yards	73,735	75,000	47,769	100,180	
MCPP139	Hawthorne Block	8,400			98,866	
MCPP170	Currie Park Mixed Use Development	7,487	3,000		81,977	
MCPP196	Grain Belt Marshall Street Site	43,018	30,000	43,018	77,498	
MCPP167	Jerome Boxleitner Place	95,877	78,652	32,581	71,487	
MCPP173	Bii Di Gain Dash Anwebi	8,804	63,647	8,803	68,308	
MCPP177	Riverview Apartments	88,687	77,354	45,522	65,828	
MCPP160	East Bank Mills - Pillsbury A Mill Redevel	14,106		85	60,333	
MCPP211	Calhoun Place Rehab-HIA				58,007	
MCPP209	129 Plymouth MnDOT land pass thru		49,780		57,016	
MCPP162	Bystrom Brothers Property/Franklin Station	142,930	47,667	25,313	56,910	
MCPP058	Lowry Avenue Corridor	154,691	50,000	21,544	55,242	
MCPP114	Basset Creek	336,775	73,896	53,556	54,459	
MCPP147	West Broadway Curve	201,270	75,875	50,626	51,122	
MCPP179	Old Third Ave Townhomes	37,497	73,419	19,348	46,861	
MCPP217	Cedar Riverside Commerical Properties				46,755	
MCPP194	Franklin Steele		25,000		44,120	
MCPP213	Touchstone PPL				43,650	
MCPP165	927 West Broadway	13,030		818	39,328	
MCPP185	Corcoran Triangle	384		32	36,146	
MCPP178	Riverview Townhomes	32,975	71,683	14,941	34,094	
MCPP123	Spirit of the Lake Senior Coop	9,341	35,498	1,501	33,342	
MCPP214	2600 Minnehaha				31,304	
MCPP110	UHT Redevelopment	45,136	41,779		30,000	
MCPP216	Grain Belt Office Building				28,420	
MCPP202	Little Jax Redevelopment		4,964		25,032	
MCPP044	Penn-Plymouth	82,408	47,642	7,823	24,154	
MCPP212	The Wellington Rehab-HIA				20,889	
MCPP192	Met Council Hiawatha Excess Property Sale	3,254	5,125	3,254	15,198	
MCPP218	Seward Community Bike Walk Center				12,116	
MCPP151	1100 Second South St.	21,832	12,356	4,873	10,242	
MCPP205	Cedar Lake Land - Pass Through	4,720	27,212	4,721	10,000	
MCPP010	Hollywood Theatre	326,283	67,918	23,436	8,940	
MCPP203	Whittier Clinic Development Parcel	11,203	22,250	11,206	8,940	
MCPP186	Parcel E - Liner Parcel	124,181	38,829	16,366	4,087	
MCPP215	2644 Minnehaha				3,930	
	Subtotal		1,510,623	654,999	1,877,160	
2011 allocations not requesting additional funding						
MCPP014	Hiawatha LRT		70,378	41,722		
MCPP029	Hiawatha Lake LRT		26,457	(73)		
MCPP041	Franklin Ave LRT		42,460	27,338		
MCPP043	Penn W Broadway			444		
MCPP046	Parcel A		62,607	2,054		
MCPP065	46th Street LRT		18,873	30,203		
MCPP085	Penn Lowry			491		
MCPP101	West Broadway RC Distt			108		
MCPP120	1401 Central/Locus Architecture		27,306	1,899		
MCPP122	Disp. of City Owned Parking Ramps		20,230	250		
MCPP126	Longfellow Station			575		
MCPP135	Shoreham Roundhouse		16,497			
MCPP137	Grain Belt Housing Proj			2,177		
MCPP143	Univ-Northside Partnership			194		
MCPP146	Minnesota Shubert		13,294	4,652		
MCPP158	Salem Mixed Use Development		46,130	1,106		
MCPP159	2920 Lyndale Ave S		2,339			
MCPP180	Nicollet Hotel Block		6,410			
MCPP182	Central Corridor LRT			(508)		
MCPP183	TenKsolar Manufacturing Facility		15,294	(161)		
MCPP187	Scherer Bros Site		26,780			
MCPP189	2225 East Lake Street Site		25,000	29,750		
MCPP193	Applewood Pointe		3,000	8,071		
MCPP195	Nokomis Senior-Waters of Minnehaha		45,420	13,583		
MCPP197	Washington-Broadway		25,761			
MCPP198	Sr. Mgr. Transit Oriented Development		40,000			
MCPP199	Holden Building		3,000	4,172		
MCPP200	520 2nd St SE		3,000			
MCPP201	Dunwoody Apts		26,112	14,240		
MCPP204	Penn Ave Redevelopment Proj/Plan		42,449	63,220		
MCPP206	Hi-Lake Triangle Apartments		3,000			
MCPP207	The Waters on 50th Senior Housing		3,000			
MCPP208	Hub at 1300-1400 W Broadway		29,390	2,925		
MCPPH12	MILES			526		
MCCPH16	SE Industrial Area MILES			(156)		
	Subtotal		644,186	248,801	0	
MCPPUN	PPF Unallocated		89,160	(2,603)	522,541	
TOTAL			2,243,969	901,196	2,399,701	

* 2011 ytd expenditures as of 10/31/2011

Attachment B

Recommended Preliminary Planning Fund projects requesting funding in 2012

Hollywood Theatre *(Project Coordinator – Miles Mercer)*

2012 Request: \$8,940

2011 Allocation: \$67,918

Staff time associated with project maintenance and marketing the theater for redevelopment will be charged to budgeted CDBG dollars. This PPF is requested to provide a mechanism for tracking occasional revenues to the project.

Funds may be recovered from land sale proceeds. Department will apply for various grants to supplement this project.

Penn – Plymouth *(Project Coordinator – Beth Grosen)*

2012 Request: \$24,154

2011 Allocation: \$47,642

Funds are requested for staff time to review redevelopment proposals for two City-owned parcels at the Penn-Plymouth intersection and to negotiate terms for sale and redevelopment.

Funds to be recovered from land sale proceeds.

Lowry Avenue Corridor *(Project Coordinator – Tiffany Glasper)*

2012 Request: \$55,242

2011 Allocation: \$50,000

Funds are requested for staff time, property surveys, environmental site assessments, etc. for continued work with Hennepin County, Project for Pride in Living and others to facilitate redevelopment along West Lowry Avenue at the identified focus areas. Redevelopment activities are intended to complement the Lowry Avenue roadway reconstruction and other redevelopment activities.

Department will apply for various grants to supplement this project.

Recovery of funds will be achieved through the sale of the land.

UHT Development *(Project Coordinator – Carrie Flack)*

2012 Request: \$30,000

2011 Allocation: \$41,779

Funds are requested for consulting contracts necessary for eventual closing and redevelopment of Upper Harbor Terminal (UHT).

Funds to be recovered from land sale proceeds. Department will apply for various grants to supplement this project.

Bassett Creek *(Project Coordinator – Beth Grosen)*

2012 Request: \$54,460

2011 Allocation: \$73,896

Funds are requested for staff time to implement redevelopment strategy for underutilized city-wide property near downtown. Staff will assist in development of grant applications for environmental clean-up and infrastructure and manage related projects.

Funds to be recovered from land sale proceeds and possible future TIF. Department will apply for various grants to supplement this project.

Spirit of the Lake *(Project Coordinator – Matt Goldstein)*

2012 Request: \$33,342

2011 Allocation: \$35,498

Funds are requested for staff time to facilitate the conversion of this redevelopment project from cooperative ownership to rental housing. This includes negotiating with the other funders (DEED, Met Council, Hennepin County, etc.) and amendments to sub-recipient agreements. This also facilitates LIHTC application; follow up on PAA approval with Council final action on TIF application and underwrite AHTF application.

Recovery of funds will be achieved through the proposed TIF district.

Hawthorne Block *(Project Coordinator – Tiffany Glasper)*

2012 Request: \$98,866

2011 Allocation: \$0

Funds are requested for redevelopment of underutilized and blighted properties for mixed income, higher-density housing development. Hawthorne Block 009 is located on the East side of Lyndale Avenue, bounded by 23rd and 24th Avenues North and these funds will provide for site assemblage, redevelopment site planning and soils testing.

West Broadway Curve *(Project Coordinator – Tiffany Glasper)*

2012 Request: \$51,122

2011 Allocation: \$75,875

Funds are requested for staff time to continue acquisition and site assemblage activities to facilitate redevelopment of the West Broadway Curve consistent with the West Broadway Alive Small Area Plan. Activities also include site planning and preparation, and soils testing.

Recovery of funds will be achieved through the sale of the land.

1100 Second St. South *(Project Coordinator – Miles Mercer)*

2012 Request: \$10,242

2011 Allocation: \$12,356

Funds are requested for staff time to facilitate disposition of vacant lot for redevelopment.

Funds may be recovered through land sale proceeds.

East Bank Mills *(Project Coordinator – Dollie Crowther)*

2012 Request: \$60,333

2011 Allocation: \$0

Funds are requested for staff engaged in assembling funds to close the development gap, get Council approval of TIF application Bond application/tax credits, AHTF request, Legacy funds and others, successful financial closing on first phase.

Funds will be recovered through land sale proceeds.

Capri Block *(Project Coordinator – Kelly Hoffman & Tiffany Glasper)*

2012 Request: \$123,315
2011 Allocation: \$75,000

Funds are requested for staff time to complete site assemblage, draft and issue RFP and get soil testing for mixed use redevelopment on West Broadway Avenue at Penn Avenue.

Funds to be recovered through land sale proceeds or revenues from short term property leases.

Bystrom Brothers Property / Franklin Station *(Project Coordinator – Amy Geisler)*

2012 Request: \$56,910
2011 Allocation: \$47,667

Funds are requested for staff time to assist the development of this multi-phase project. TIF may be requested for the site in the future, and would provide a source for recovery of PPF investments.

Funds may also be recovered through land sale proceeds and any TIF created for this redevelopment.

Snelling Ave Yards *(Project Coordinator – Amy Geisler)*

2012 Request: \$100,180
2011 Allocation: \$75,000

A RFP is expected to be issued for this City-owned site in 2011, and funds are needed for staff time related to the RFP process, proposal review and selection, neighborhood engagement, site survey, appraisal, etc.

The land sale is expected to occur in 2012. Funds can be recovered from land sale proceeds; net sales proceeds will then be forwarded to Public Works.

927 West Broadway *(Project Coordinator – Beth Grosen)*

2012 Request: \$39,328
2011 Allocation: \$0

Funds are requested for Business Development staff time associated with 927 and 1001 West Broadway to oversee property management and market the property for sale for redevelopment. Property management capital costs will be covered through Common Project funds (CAZ).

Funds may be recovered through land sale proceeds.

Jerome Boxleitner Place *(Project Coordinator – Theresa Cunningham)*

2012 Request: \$71,487
2011 Allocation: \$78,652

Funds are requested for staff time to work with development team to finalize development proposal, process any requests for public financial assistance, and attend any neighborhood, public planning, hearings and/or coordination meetings, as appropriate. Negotiate the purchase of real property as required. Work with development team to present proposal to other public and private audiences to solicit and secure funding as needed.

Recovery of funds will be achieved through the sale of the land.

Currie Park Lofts *(Project Coordinator – Matt Goldstein)*

2012 Request: \$81,977

2011 Allocation: \$0

Funds are requested for staff time to work on closing the development gap. The 2012 activities include financial closing on possible City and pass-through funding, administering outside funding (DEED, ERF, TBRA, LCDA, HLAFF, etc.), support City development plan review process. If the development gap is not closed, 2012 activities will focus on repossessing the Met Council HLAFF money and working with the Met Council to reprogram that funding to another Minneapolis project.

Bii Di Gain Dash Anwebi *(Project Coordinator – Theresa Cunningham)*

2012 Request: \$68,308

2011 Allocation: \$63,647

Funds are requested for staff time to work with development team to finalize development proposal, process any requests for public financial assistance, and attend any neighborhood, public planning, hearings and/or coordination meetings, as appropriate. Negotiate the purchase of real property as required. Work with development team to present proposal to other public and private audiences to solicit and secure funding as needed.

Recovery of funds will be achieved through the sale of the land.

Riverview Apartments *(Project Coordinator – Theresa Cunningham)*

2012 Request: \$65,828

2011 Allocation: \$77,354

Funds are requested for staff time to work with development team to finalize development proposal, process any requests for public financial assistance, and attend any neighborhood, public planning, hearings and/or coordination meetings, as appropriate. Negotiate the purchase of real property as required. Work with development team to present proposal to other public and private audiences to solicit and secure funding as needed.

Recovery of funds will be achieved through the sale of the land.

Riverview Townhomes *(Project Coordinator – Theresa Cunningham)*

2012 Request: \$34,094

2011 Allocation: \$71,683

Funds are requested for staff time to work with development team to finalize development proposal, process any requests for public financial assistance, and attend any neighborhood, public planning, hearings and/or coordination meetings, as appropriate. Negotiate the purchase of real property as required. Work with development team to present proposal to other public and private audiences to solicit and secure funding as needed.

Recovery of funds will be achieved through the sale of the land.

Old 3rd Ave Townhomes *(Project Coordinator – Theresa Cunningham)*

2012 Request: \$46,861

2011 Allocation: \$73,419

Funds are requested for staff time to finalize development proposal, process any requests for public financial assistance, and attend any neighborhood, public planning, hearings and/or coordination meetings, as appropriate. Negotiate the purchase of real property as required. Work with

development team to present proposal to other public and private audiences to solicit and secure funding as needed.

Recovery of funds will be achieved through the sale of the land.

Peavey Plaza *(Project Coordinator – Beth Grosen)*

2012 Request: \$130,000

2011 Allocation: \$214,250

Funds are requested for staff time to secure state bond funding and manage the contract with the designers for plaza in conjunction with renovation and expansion of Orchestra Hall.

Funds to be recovered through the State bond grant to the project and private fundraising.

Corcoran Triangle *(Project Coordinator – Amy Geisler)*

2012 Request: \$36,146

2010 Allocation: \$0

Funds are requested to support the staff's continued assistance with the development of this site into a mixed-income project. The developer intends to see Low-Income Housing Tax Credits for the project, and may seek TIF.

Parcel E – Liner Parcel *(Project Coordinator – Amy Geisler)*

2012 Request: \$4,087

2011 Allocation: \$38,829

Funds are requested for staff time to coordinate activities related to redevelopment contract implementation; potential soil remediation grants, financing, etc. and begin construction activities.

Funds to be recovered through land sale proceeds. A portion of the site was sold in 2010 to AAN; the remainder of the site is expected to be sold in 2011 or 2012.

Brownfield Grant Administration *(Project Coordinator – Kevin Carroll)*

2012 Request: \$109,066

2011 Allocation: \$122,828

Funds are requested to manage the application process for numerous brownfield and development grant programs. Direct staff time budgeted is 1,330 hours (approx \$61,000) with City overhead added to accrue to a total of \$109,066. Revenues from grant application and administration fees adopted in 2010 will defray these staff costs. Fee revenues are expected at approximately \$130,000. Fee revenues are deposited into the Preliminary Project Fund.

Met Council Hiawatha Excess Property Sale *(Project Coordinator – Rebecca Law)*

2011 Request: \$15,198

2010 Allocation: \$5,125

The Metropolitan Council has asked the City to facilitate a pass-through transaction of excess property on the Hiawatha line to adjacent property owners including Jefferson Lines. The pass through transaction will require that an existing redevelopment plan be modified.

Funds to be recovered in part through fees paid by the buyers. The transaction fee is currently 10% of the sale price, which may not cover the staff costs of the City. City staff will propose a fee that represents true cost recovery.

Franklin Steele *(Project Coordinator – Dollie Crowther)*

2012 Request: \$44,120

2011 Allocation: \$25,000

Funds are requested for staff time for developing the mixed use affordable rental housing development with commercial included.

Recovery of funds will be achieved through the proposed TIF.

Grain Belt Marshall Street Site *(Project Coordinator – Jerry LePage)*

2012 Request: \$77,498

2011 Allocation: \$30,000

Funds are requested for staff time to prepare and issue a Request for Proposals (RFP) for the sale and development of the Marshall Street site, which includes the housing site and the existing Grain Belt Office Building. Staff activities will also include: the review of development/land purchase proposals received; attendance at any neighborhood, public planning hearings, coordination meetings, etc; the negotiation of the land sale agreement with the selected developer/purchaser; and the conveyance of the housing site and Office Building.

Recovery of funds will be achieved through the sale of the land.

Little Jax Redevelopment *(Project Coordinator – Wes Butler)*

2012 Request: \$25,032

2011 Allocation: \$0

The funds are requested for the staff working on redevelopment of a pass through sale of tax forfeiture land for two restaurants and a 40-50 units multi-story housing project.

Reimbursement is expected through the land sale proceeds.

Whitter Clinic Development Parcel *(Project Coordinator – Rebecca Parrell)*

2012 Request: \$8,940

2011 Allocation: \$0

Funds are requested for staff time to complete the transfer of ownership of a “development parcel” remaining on the HCMC site in Midtown from HCMC to the City of Minneapolis or dissolve the Memorandum of Understanding if HCMC has an acceptable, near-term Phase II development plan ready for the site.

Reimbursement is expected at the time of the sale of the HCMC remaining “development parcel.”

Cedar Lake Land - Pass Through *(Project Coordinator – David Frank)*

2012 Request: \$10,000

2011 Allocation: \$27,212

Funds are requested to cover consultant and legal fees. The completion of pass-through is expected to repay the entire PPF allocation.

129 Plymouth MnDOT Land Pass Thru *(Project Coordinator – Carrie Flack)*

2012 Request: \$57,016

2011 Allocation: \$0

The funds are requested for staff time to continue to work with Lupe Development to finalize the acquisition of this property from the City and proceed with the planned redevelopment of the site. Funds will be recovered from land sale.

Calhoun Place Rehab - HIA (*Project Coordinator – Matt Goldstein*)

2012 Request: \$58,007
2011 Allocation: \$0

The funds are requested to establish a Housing Improvement Area (HIA) program management materials based upon HIA policy approved in 2011. Staff will receive and process HIA application from Calhoun Place Homeowners Association and complete HIA bond underwriting. The process will also include requesting City Council to approval of HIA application and bond allocation. Close on bond funding. Monitor renovation project. Staff will also work with Hennepin County on HIA fees or special assessments.

The revenue from this HIA bond activity is the \$3,000 application fee and the anticipated \$30,000 HIA administration fee.

Wellington Rehab - HIA (*Project Coordinator – Matt Goldstein*)

2012 Request: \$20,889
2011 Allocation: \$0

The funds are requested for staff to receive and process HIA application from The Historic Wellington Homeowners Association and complete the HIA bond underwriting. The process will also include requesting City Council to approve the HIA application and bond allocation. Close on bond funding. Monitor renovation project. Work with Hennepin County on HIA fees or special assessments.

The revenue from this HIA bond activity is the \$3,000 application fee and the anticipated \$15,000 HIA administration fee.

Touchstone PPL (*Project Coordinator – Amy Geisler*)

2012 Request: \$43,650
2011 Allocation: \$0

The funds are requested to fund the staff work on the first phase of the redevelopment of the Bystrom Brothers site, an industrial property located near the Franklin Ave LRT Station. The overall site was acquired by Seward Redesign and the City in June, 2009 with a combination of private and public sources including funding from Hennepin County, City of Minneapolis, Metropolitan Council, and Minnesota Housing. PPL will acquire a small portion of the Touchstone site from the City.

Funds are expected to be recovered from the sale of this property to PPL.

2600 Minnehaha (*Project Coordinator – Mark Garner*)

2012 Request: \$31,304
2011 Allocation: \$0

Funds are requested for Business Development staff time to market this city-owned property for redevelopment. The staff will negotiate sale terms and redevelopment contract. Property management costs are budgeted in the Common Project.

Funds are expected to be recovered from the sale of the property.

2644 Minnehaha (*Project Coordinator – Rebecca Parrell*)

2012 Request: \$3,930

2011 Allocation: \$0

Funds are requested to fund staff time working on the sale of this CPED-owned parcel to an interested adjacent property owner. The sale of this property is intended for short-term storage and long-term industrial redevelopment. Staff will be overseeing the sale documents and redevelopment agreement. The necessary re-platting and rezoning is expected to be completed entirely by the purchasing entity. Property management costs are budgeted in the Common Project.

Funds are expected to be recovered from the sale of the property.

Grain Belt Office Building *(Project Coordinator – Kevin Carroll)*

2012 Request: \$28,420

2011 Allocation: \$0

Funds are requested for Business Development staff to negotiate detailed sale terms for redevelopment of the Grain Belt Office Building. Property management costs are budgeted in the Common Project.

Funds are expected to be recovered from the sale of the property.

Cedar Riverside Commercial Properties - *(Project Coordinator – Erik Hansen)*

2012 Request: \$46,755

2011 Allocation: \$0

Funds are requested for Business Development staff to manage several City-owned commercial properties in the Cedar Riverside neighborhood – including 427 Cedar and parking lots located East of Cedar Avenue between Riverside and 6th Street and behind the Red Sea. Property management costs are budgeted in the Common Project.

The funds are expected to be recovered through the sale proceeds when these properties are sold.

Seward Community Bike Walk Center *(Project Coordinator – Mark Garner)*

2012 Request: \$12,116

2011 Allocation: \$0

The funds are requested for Business Development staff work to administer a fiscal agent agreement for a Community Bike Walk Center funded by a Transit for Livable Communities grant of \$380,000 to the Seward Neighborhood Group

The funds will be recovered through a CPED fiscal agent/grant management fee to be paid by Seward Neighborhood Group, Inc. from private funds.

Unallocated PPF Funds

2012 Request: \$522,541

2011 Allocation: \$477,156

These funds are set aside to fund any additional preliminary fund projects if requested during the year.