

**Adopting Modification No 9 to the Holmes Urban Renewal Plan and
Modification 112 to the Common Plans**

RESOLVED BY THE CITY COUNCIL OF THE CITY OF MINNEAPOLIS:

Section 1. Recitals

- 1.1 Pursuant to Laws of Minnesota 2003, Chapter 127, Article 12, Sections 31-34, and Minneapolis Code of Ordinances, Chapter 415, the City of Minneapolis (the “City”) acting by and through its department of Community Planning and Economic Development (“CPED”), has been granted the authority to propose and implement city development districts, housing and redevelopment projects and tax increment financing (“TIF”) districts, all pursuant to Minnesota Statutes, Sections 469.001 through 469.134, and 469.174 through 469.179, as amended, and other laws enumerated therein (collectively, the “Project Laws”).
- 1.2 By Resolution duly adopted on November 27, 1968 and subsequent resolutions, the City approved the creation of the Holmes Urban Renewal Project and the adoption of the Holmes Urban Renewal Plan, which was further modified by eight subsequent modifications, describing more precisely the Project Area, the activities to be undertaken, the property that may be acquired, all pursuant to the Project Laws. Further, by Resolution No 89R-530 duly adopted December 15, 1989 and approved December 21, 1989, the City approved the Common Development and Redevelopment and Common TIF Plan (the “Common Plans”). The project area established by the Holmes Urban Renewal Plan (the “Project Area”) is geographically located within the Project Area established by the Common Development and Redevelopment and Common Tax Increment Finance Plan (the “Common Project”).
- 1.3 It has been proposed and the City has prepared, and this Council has investigated the facts with respect to, a proposed Modification No 9 to the Holmes Urban Renewal Plan, and Modification No 112 to the Common Project (the “Modifications”), expanding the project boundary, and identifying a parcel as appropriate to be designated as a parcel that may be acquired.
- 1.4 The City has performed all actions required by law to be performed prior to the adoption of the Modifications, including, but not limited to, a review of the proposed Modifications by the affected neighborhood groups and the City Planning Commission, transmittal of the proposed Modifications to the Hennepin County Board of Commissioners and the School Board of Special School District

No 1 for their review and comment, and the holding of a public hearing after published and mailed notice as required by law.

- 1.5 The Council hereby determines that it is necessary and in the best interest of the City at this time to approve the Modifications.

Section 2. Findings for the Adoption of the Modifications

- 2.1 The Council hereby finds, determines and declares that the action authorized by the Modifications is pursuant to and in accordance with the Project Laws.
- 2.2 The Council hereby finds, determines and declares that the Modifications will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the development or redevelopment of the project by private enterprise, as additional public benefits will include blight removal, provision of high quality physical infrastructure and services to the needs of business, and expansion of the economic base by emphasizing business retention and expansion.
- 2.3 The Council hereby finds, determines and declares that the area to be added to the Holmes Urban Renewal Project (“Redevelopment Project”) qualifies as a Redevelopment Project as defined in the Minnesota Housing and Redevelopment Authorities Act (Minnesota Statutes, § 469.002, Subdivisions 14 and 16). The expanded Project Area qualifies as a “blighted area” as defined in the Minnesota Housing and Redevelopment Authorities Act (Minnesota Statutes, § 469.002, Subdivision 11).
- 2.4 The Council hereby finds, determines and declares that the area to be added to the Redevelopment Project contains a building used for an office, garage and garage storage. The structure shows signs of settlement over time with step cracks in the corner of the building and contains some graffiti on the exterior. The parking lot is in need of major repair with several cracks, large holes and missing blacktop. The parking lot has suffered notable deterioration from deferred maintenance. There does not appear to be a storm water retention system in place. The parking and parking lot size and access to truck routes is challenged for larger sized modern truck transports. The site contains excessive land coverage and overcrowding in that the site does not incorporate City landscaping and screening requirements.
- 2.5 The Council further finds, determines and declares that the Modifications conform to the general plan for the development or redevelopment of the City as a whole. Written comments of the Planning Commission with respect to the Modifications were issued, are incorporated herein by reference, and are on file in the office of the City Clerk.
- 2.6 The Council further finds, determines and declares that it is necessary and in the best interest of the City at this time to approve the Modifications.

Section 3. Approval of the Modifications

- 3.1 Based upon the findings set forth in Section 2 hereof, the Modifications presented to the Council on this date are hereby approved and shall be placed on file in the office of the City Clerk.

Section 4. Implementation of the Modifications

- 4.1 The officers and staff of the City, and the City's consultants and counsel, are authorized and directed to proceed with the implementation of the Modifications, and for this purpose to negotiate, draft, prepare and present to this Council for its consideration, as appropriate, all further modifications, resolutions, documents and contracts necessary for this purpose.