

**Modification No. 126 to the  
Common Development and Redevelopment Plan  
and Common Tax Increment Financing Plan**

Draft for Public Review  
July 29, 2016

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**Modification No. 126 to the Common Development and Redevelopment Plan  
and Common Tax Increment Financing Plan**

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**Table of Contents**

(This Table of Contents is not part of Modification No. 126 to the Common Development and Redevelopment Plan and Common Tax Increment Financing Plan, and is only for convenience of reference.)

		<u>Impact of Mod. 126</u>
<b>Section A. Common Development and Redevelopment Plan</b>		
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 Tax Increment Financing Districts Included in Common Project Area	<b>Changed</b>
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
<b>Section B. Common Tax Increment Financing Plan</b>		
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	No Change
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	<b>Changed</b>
Subsection B.6.	Description of Financing	<b>Changed</b>
Subsection B.7.	Estimated Impact on Other Taxing Jurisdictions	No Change
Subsection B.8.	Modifications to Common Tax Increment Financing Plan	No Change

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Modification No. 126 to the Common Development and Redevelopment Plan  
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**Introduction to Modification No. 126**

Modification No. 126 to the Common Development and Redevelopment Plan and Common Tax Increment Financing Plan (the “Common Plan”) and Modification No. 1 to the Ninth Street and Hennepin Avenue Redevelopment Plan incorporate the Ninth Street and Hennepin Avenue Redevelopment Project into the Minneapolis Common Development and Redevelopment Project (the “Common Project”) and allow the use of Common Project tax increment revenue for a \$2.8 million loan to Hennepin Theatre Trust to acquire and renovate the property at 900 and 906 Hennepin Avenue, known as the Solera Building.

The City loan will be temporarily funded from the Development Account Fund. Permanent financing will be provided from Common Project tax increment funds. However, Common Project funds may only be used for redevelopment activity within areas incorporated into the Common Project. The Solera Building is located within the Ninth Street and Hennepin Avenue Redevelopment Project (the “Redevelopment Project”), but the Redevelopment Project is not incorporated into the Common Project, even though it lies within its physical boundary.

Modification No. 126 to the Common Plan includes the following changes:

- Incorporates the Redevelopment Project into the Common Project.
- Allows the use of Common Project tax increment revenue for a \$2.8 million loan to Hennepin Theatre Trust for acquisition and renovation of 900 and 906 Hennepin Avenue.

By reference, Modification No. 126 to the Common Plan and Modification No. 1 to the Ninth Street and Hennepin Avenue Redevelopment Plan are Incorporated Documents to the Common Plan.

Language added to the Common Plan through Modification No. 126 appears below.

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**SECTION A. Common Development and Redevelopment Plan**

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)

**Modification No. 126 to the Common Development and Redevelopment Plan  
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Subsection A. 6. History of Establishment and Modification of Projects and Tax Increment Financing Districts Included in Common Project Area **(Changed)**

*The following language is added to Subsection A.6.:*

Modification No. 126 incorporates the Ninth Street and Hennepin Avenue Redevelopment Project into the Common Project. The boundaries of the Common Project area are not changed by Modification No. 126 because the Ninth Street and Hennepin Avenue Redevelopment Project area already lies within the Common Project Area.

Maps showing the boundaries of the Ninth Street and Hennepin Avenue Redevelopment Project and the Common Project are included for reference.

Project/District	Plan or Modification	Actual or Anticipated City Council Approval Date	Resolution Number
Ninth Street and Hennepin Avenue Redevelopment Project	Modification No. 1 to the Ninth Street and Hennepin Avenue Redevelopment Plan	September 23, 2016	2016R-xxx
Common Project	Modification No. 126 to the Common Plan	September 23, 2016	2016R-xxx

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)

Modification No. 126 to the Common Development and Redevelopment Plan  
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Subsection B.3. Statement of Objectives and Development Program, Including Property That May be Acquired (No Change)

Subsection B.4. Properties to be Deleted from Participating Tax Increment Financing Districts (No Change)

Subsection B.5. Development Activity in the Common Project for Which Contracts Have Been Signed and Other Specific Development Expected to Occur **(Changed)**

*The following language is added to Subsection B.5.:*

Common Project tax increment revenue may be used to fund a loan to the Hennepin Theatre Trust for acquisition and renovation of the property at 900 and 906 Hennepin Avenue, known as the Solera Building.

The vacant 31,000-square foot, three-story building will be renovated to provide office space for Trust staff, flexible space for theatrical and arts education uses, and space to serve Trust donors, subscribers, and Orpheum theater guests.

Subsection B.6. Description of Financing **(Changed)**

*The following language is added to Subsection B.6.:*

The City Council has appropriated \$2.8 million within the Community Planning and Economic Development budget to provide temporary funding for a loan to Hennepin Theatre Trust for acquisition and renovation of the Solera Building. While the City's Development Account Fund will provide a temporary source of funding, it is anticipated that tax increment revenues of the Common Project will be the final funding source for the loan.

Subsection B.7. Estimated Impact on Other Taxing Jurisdictions (No Change)

Subsection B.8. Modifications to Common Tax Increment Financing Plan (No Change)

Subsection B.9. Neighborhood Revitalization Program (No Change)

Subsection B.10. Hazardous Substance Subdistrict Plan (No Change)

# Ninth Street and Hennepin Avenue Redevelopment Project

 Ninth Street and Hennepin Avenue Redev. Project

HAWTHORNE AVE

10TH ST N

9TH ST N

HENNEPIN AVE

8TH ST N

8TH ST S

9TH ST S

10TH ST S

LASALLE AVE

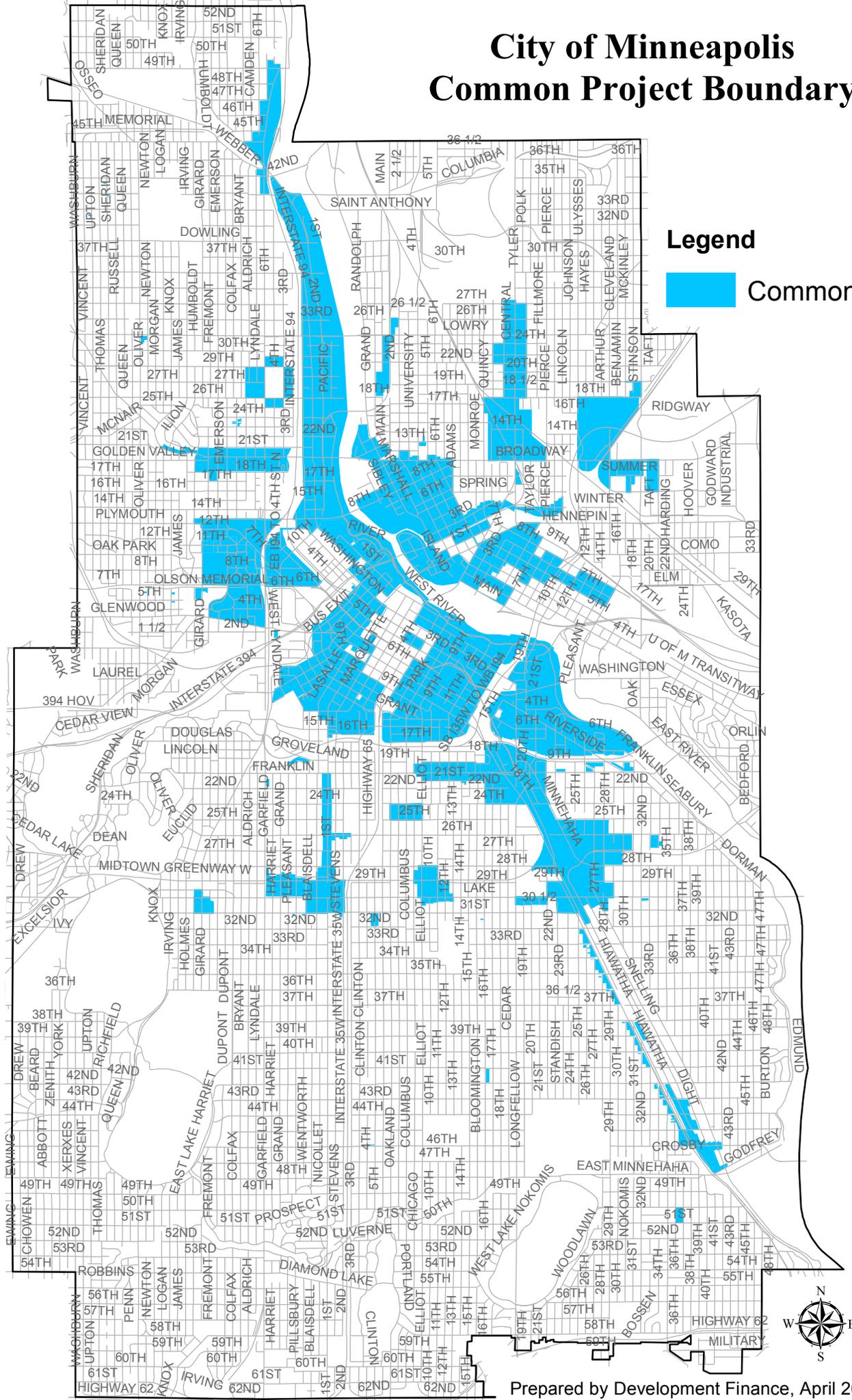
11TH ST S

City of Minneapolis  
Development Finance  
July 2016

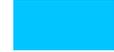
0 100 200 Feet



# City of Minneapolis Common Project Boundary



## Legend



Common Project

# Modification No. 1 to the Ninth Street and Hennepin Avenue Redevelopment Plan

Draft for Public Review  
July 29, 2016

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### Introduction - **Updated**

- I. Description of Project
    - A. Boundary of Redevelopment Project – **Changed**
    - B. Project Boundary Map – No Change
    - C. Objectives of Redevelopment Plan – No Change
    - D. Types of Redevelopment Activities – No Change
  
  - II. Land Use Plan – No Change
    - A. Land Use Map
    - B. Land Use Provisions and Requirements
    - C. Period During Which Land Use Provisions and Requirements Will Be In Effect
  
  - III. Project Proposals – No Change
    - A. Property Acquisition Map
    - B. Property Acquisition
      - 1. List of Property That May Be Acquired
      - 2. Conditions Under Which Property May Be Acquired
    - C. Rehabilitation
    - D. Redevelopers' Obligations
  
  - IV. Relocation – No Change
  
  - V. Official Action to Carry Out the Redevelopment Plan – No Change
  
  - VI. Procedure for Changes in Approved Redevelopment Plan – No Change
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**Introduction to Modification No. 1**

Modification No. 1 to the Ninth Street and Hennepin Avenue Redevelopment Plan, along with Modification No. 126 to the Common Development and Redevelopment Plan and Common Tax Increment Financing Plan (the “Common Plan”), incorporates the Ninth Street and Hennepin Avenue Redevelopment Project (the “Redevelopment Project”) into the Minneapolis Common Development and Redevelopment Project (the “Common Project”).

The City Council has authorized a \$2.8 million loan to Hennepin Theatre Trust for acquisition and renovation of the Solera Building at 900 and 906 Hennepin Avenue in downtown Minneapolis. While the City’s Development Account Fund will provide a temporary source of funding, tax increment revenues of the Common Project are to be the final funding source for the loan.

Common Project funds may only be used for redevelopment activity within the Common Project. The Solera Building is located within the Redevelopment Project, but the Redevelopment Project is not incorporated into the Common Project, even though it lies within the physical boundary of the Common Project.

By reference, Modification No. 1 to the Ninth Street and Hennepin Avenue Redevelopment Plan and Modification No. 126 to the Common Plan are Incorporated Documents to the Common Development and Redevelopment Plan and Common Tax Increment Financing Plan.

Language added to the Ninth Street and Hennepin Avenue Redevelopment Plan by Modification No. 1 appears below.

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***Section I.A. Boundary of Redevelopment Project is amended by the addition of the following language:***

Upon approval of Modification No. 1 to this Redevelopment Plan, the Ninth Street and Hennepin Avenue Redevelopment Project is incorporated into the Minneapolis Common Development and Redevelopment Project (the “Common Project”). The physical boundary of the Ninth Street and Hennepin Avenue Redevelopment Project is not changed by Modification No. 1.

A Project Boundary Map is included for reference.

# Ninth Street and Hennepin Avenue Redevelopment Project

 Ninth Street and Hennepin Avenue Redev. Project

HAWTHORNE AVE

10TH ST N

9TH ST N

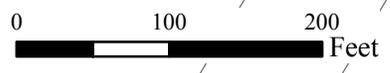
HENNEPIN AVE

9TH ST S

10TH ST S

LASALLE AVE

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7TH ST N

8TH ST N

8TH ST S

11TH ST S