

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

**Date:** October 12, 2010  
**To:** Lisa Goodman, Chair, Community Development Committee  
**Referral to:** Betsy Hodges, Chair, Ways and Means/Budget Committee  
**Subject:** Environmental Remediation Grant Applications,  
Fall 2010 Grant Round

## Recommendation:

1. Authorize application to the Minnesota Department of Employment and Economic Development [DEED] Contamination Cleanup and Investigation Grant Program for environmental remediation and/or investigation funding for the following projects: American Swedish Institute, Huron Flats a/k/a Solhaus, Minneapolis Public Schools -- Educational Service Center and Project M; and,
2. Authorize application to the Metropolitan Council's Tax Base Revitalization Account [TBRA] Grant Program for environmental remediation and/or investigation funding for the following projects: 2029-2033 W. Broadway, American Swedish Institute, City Place Lofts, Minneapolis Public Schools -- Educational Service Center, Project M, and Riverside Plaza; and
3. Authorize application to the Hennepin County Environmental Response Fund [ERF] for environmental remediation and/or investigation funding for the following projects: 9 – 9<sup>th</sup> Ave. NE (former Scherer Brothers Lumber site), American Swedish Institute, City Place Lofts, Minnesota Zen Meditation Center, Project M, and Riverside Plaza;
4. Approve the attached resolutions authorizing appropriate City staff to submit the aforesaid applications to the Minnesota Department of Employment and Economic Development [DEED] Contamination Cleanup and Investigation Grant Program, the Metropolitan Council's Tax Base Revitalization Account [TBRA] Grant Program, and the Hennepin County Environmental Response Fund [ERF].

## Previous Directives:

**9 – 9<sup>th</sup> Ave. NE (former Scherer Brothers Lumber site):** None.

**2029-2033 W. Broadway:** On August 14, 2009, the Council authorized submittal of a \$869,000 grant application to the Metropolitan Council's LCDA program for the Capri Block project. On February 26, 2010, the Council accepted the awarded grant. (Both of these are related to the funding that the City used for acquisition.

The acquisition of the two parcels in question was part of a single acquisition of four properties funded by the LCDA grant and by a City source, the Higher Density Corridor Housing fund.)

**American Swedish Institute** (2600 & 2636 Park Avenue): None.

**City Place Lofts** (730 Hennepin Avenue): None.

**Huron Flats a/k/a Solhaus** (2428 Delaware St. SE): The City Council approved the submission of a Hennepin County ERF investigation grant application in the fall 2008 brownfield grant round (the grant was awarded but the application was submitted directly to Hennepin County rather than through the City, so Council acceptance/approval of the grant was not required). The Council also approved the submission of DEED and Hennepin County ERF cleanup grant applications in the spring 2009 brownfield grant round, and later approved the acceptance of the awarded DEED and ERF grants.

**Minneapolis Public Schools -- Educational Service Center** (1250 W. Broadway): None.

**Minnesota Zen Meditation Center** (3343 East Calhoun Parkway): None.

**Project M** (620 Olson Memorial Highway, 612-622-634-638-702 7th St. N): None.

**Riverside Plaza** (1600 6<sup>th</sup> St. S): On July 23, 2010, the City Council and the MCDA Board of Commissioners approved (1) execution of a reimbursement agreement settling the City's indemnity and access obligations and (2) the appropriation of \$161,908 as additional funds for reimbursement of up to \$700,000 in costs related to relocation of the vacated 5th Street driveway as the Relocated E-Building Driveway. On July 23, 2010, after conducting the required public hearing, the City Council granted approval of the issuance of up to \$80,000,000 in Tax-Exempt Multi-family Housing Entitlement Revenue Bonds. On July 23, 2010, the City Council and the MCDA Board of Commissioners approved an agreement closing out the contract for deed and conveying title to Riverside Plaza Limited Partnership. On April 3, 2010, the City Council accepted and appropriated a Metropolitan Council Livable Communities Local Housing Incentives Account (LHIA) Grant of \$575,000 for Riverside Plaza, and authorized execution of grant and funding sub-recipient agreements. [A long series of Council directives going back to 1988 (when the MCDA approved the acquisition of this property from HUD) has been omitted in the interest of brevity.]

Prepared by: Kevin Carroll, Principal Project Coordinator, 612-673-5181
Approved by: Charles T. Lutz, Deputy Director, CPED _____
Catherine A. Polasky, Director of Economic Policy & Development _____
Presenter in Committee: Kristin Guild, Manager, Business Development, 612-673-5158

## Financial Impact

X Other financial impact: There is no direct financial impact at this time. However, some of the grant requests have been identified as requiring a commitment of local match funds, to be provided in most cases by the developer or other non-City funding sources. The City of Minneapolis is sponsoring these grant requests, acting in some cases as a pass-through and conduit for environmental investigations and cleanup. Sponsoring these grant applications does not commit (or imply a commitment of) City funds as the required match. Partial compensation for City staff time required to review and process grant applications, and to administer any pass-through grants that are awarded, will be obtained through application fees and grant administration fees that were approved by the City Council on April 16, 2010.

## Community Impact

Neighborhood Notification:

**9 – 9<sup>th</sup> Ave. NE (former Scherer Brothers Lumber site)**: Neighborhood notification, through the MPRB's interactions with the Boom Island/BF Nelson Citizens Advisory Committee (CAC) and at various public meetings, allowed the MPRB to communicate (a) its plan to purchase the Scherer Bros. site and (b) its plan to provide a connection between the Scherer Brothers site and Boom Island via bike and pedestrian trails and (c) the linking of Boom Island with Sheridan Memorial Park, through the Scherer Brothers site and the Graco property, as part of the trail plan in the Above the Falls Regional Park Master Plan. The planned trail connection between the Scherer Brothers site and Boom Island was approved by the CAC and MPRB earlier this year.

**2029-2033 W. Broadway**: The Northside Residents Redevelopment Council (NRRC) was informed in advance regarding the City's plan to acquire and eventually redevelop the parcels in question. NRRC supports the redevelopment.

**American Swedish Institute** (2600 & 2636 Park Avenue): The President of the American Swedish Institute [ASI] and its architect presented project plans to the Phillips West Neighborhood Organization (PWNO) on April 1, 2010. The American Swedish Institute [ASI] held a well-attended public unveiling event on June 15, 2010 that was also covered by the local media. ASI also had materials on the project available at its booth at National Night Out on August 3, 2010. On August 24, 2010, ASI hosted a Neighborhood Open House, for which invitations were mailed to area residents and circulated by PWNO. The PWNO issued a letter of support for the project on September 13, 2010. ASI project is scheduled for a formal hearing with the HPC in November, followed by City Planning Commission hearing in January.

**City Place Lofts** (730 Hennepin Avenue): None.

**Huron Flats a/k/a Solhaus** (2428 Delaware St. SE): None.

**Minneapolis Public Schools -- Educational Service Center** (1250 W. Broadway): Unknown.

**Minnesota Zen Meditation Center** (3343 East Calhoun Parkway): None.

**Project M** (620 Olson Memorial Highway, 612-622-634-638-702 7th St. N): The Project M development team attended the April 21, 2010 meeting of the North Loop Neighborhood Association to introduce the Project M development concept. A preliminary site plan (since modified) was presented for review to solicit input from the NLNA's Board of Directors for consideration in refining the site plan and overall scope of Project M. The development team intends to revisit the development/site plan with the NLNA soon, although a date has yet to be determined.

**Riverside Plaza** (1600 6<sup>th</sup> St. S): The West Bank Community Coalition discussed this project on June 9, 2010 and provided a letter of support dated July 22, 2010. The Riverside Plaza Tenants' Association has issued a letter of support dated June 23, 2010.

City Goals: Jobs and Economic Vitality; Livable Communities, Healthy Lives; Eco-Focused. Cleanup of contaminated land supports sustainability goals and some projects include "green" design and construction elements.

Sustainability Targets: Brownfield Sites

Comprehensive Plan: The proposed projects generally comply with the "land reclamation" and "providing a healthy environment" elements of The Minneapolis Plan for Sustainable Growth.

Zoning Code: The proposed projects either are in compliance or will comply.

Living Wage/Business Subsidy Agreement: Yes\_\_\_\_ No\_X\_\_\_\_

Job Linkage: Yes\_\_\_\_ No\_X\_\_\_\_

Other: Environmental remediation assistance is generally exempt from the City's Living Wage Ordinance and the State's Business Subsidy Act. However, any business that occupies a remediated site may be asked to sign a Job Linkage Agreement that includes five year hiring goals (with an emphasis on living wage jobs for Minneapolis residents) and seeks to connect the business with a neighborhood workforce organization.

**Background/Supporting Information**

The nine projects and the sixteen related grant applications that are being recommended for submission to DEED, the Metropolitan Council and Hennepin County in the fall brownfield grant round are as follows:

Project Name	GRANTORS			Total Grant
	DEED	Met Council	Henn. County	

		TBRA	ERF	Requests*
9 – 9 <sup>th</sup> Ave. NE			269,000	269,000
2029-2033 W. Broadway		60,000		60,000
American Swedish Institute	99,810	106,180	20,700	226,690
City Place Lofts		75,000	175,000	250,000
Huron Flats a/k/a Solhaus	590,243			590,243
Minneapolis Public Schools – Educational Service Center	200,000	200,000		400,000
Minnesota Zen Meditation Center			12,500	12,500
Project M	427,179	247,900	71,175	746,254
Riverside Plaza		350,000	400,000	750,000
<b>TOTALS:</b>	<b>1,317,232</b>	<b>1,039,080</b>	<b>948,375</b>	<b>3,304,687</b>

\*Amounts shown are based on pre-applications submitted to the City by September 9, 2010. The final amounts shown on grant applications submitted to the grantors by their respective application deadlines may differ, due to project cost updates prepared after September 9, 2010.

The Minnesota Contamination Cleanup and Investigation Grant Program was established in 1993 to clean up contaminated sites and convert contaminated property into a marketable asset. The Department of Employment and Economic Development [DEED] is the administering state agency. Applications for the fall grant round are due by November 1, 2010. A local match equal to twenty-five percent of the project costs is required, of which twelve percent must come from non-tax increment local funds (typically provided by the developer). The amount that is potentially available to fund brownfield investigation and cleanup grants in the fall 2010 round is \$4.0 million, which includes up to \$250,000 for investigation grants. The legislature has designated that at least 35% of available funds be spent on remediating sites in Greater Minnesota unless sufficient applications are not received. This allows the grant program to assist with cleanup efforts statewide.

Enacted by the legislature in 1995, the Metropolitan Livable Communities Act designated the Metropolitan Council as the administrator of the Tax Base Revitalization Program. This program makes grants to clean up contaminated land for subsequent redevelopment, job retention, and job growth in areas that have lost some of their commercial/industrial base. Applications for the fall round of this program are due by November 1, 2010. No local match is required. The amount that is potentially available to fund brownfield grants in the fall 2010 round is projected to be \$3 to 3.5 million. The TBRA program reserves at least one-quarter of the funding available in each grant cycle for projects outside of the two core cities of Minneapolis and St. Paul, and restricts any one municipality from receiving more than half of the funding in any given round.

Hennepin County has been collecting mortgage registry and deed taxes for deposit into an Environmental Response Fund (ERF) and has awarded grants from that fund since the fall of 2001. The ERF is used for the assessment and cleanup of contaminated sites located within Hennepin County, with emphasis on affordable housing projects. Applications for the fall round of this program are due by November 1, 2010. Historically, Hennepin County has usually awarded a total amount in the \$1.0 - \$1.5 million range per grant round. Typically, about 50% of

the available grant funds are awarded to projects within the City of Minneapolis, and the remainder is awarded to projects within suburban communities.

Projects assisted by these grants have, from their inception through the spring 2010 grant round, triggered more than an estimated \$1 billion in additional private investment in the City of Minneapolis.

**New Funding Requests for Fall 2010**

	Grant Applications	Grant Funding Requested
DEED	4	\$1,317,179
Metropolitan Council	6	\$ 1,039,080
Hennepin County	6	\$ 948,375
<b>TOTAL:</b>	<b>16</b>	<b>\$3,304,687</b>

For the fall 2010 grant round, details regarding the City's pre-application process and related program requirements were provided to CPED project coordinators and potential applicants in August. Relevant information was posted on the City's website and distributed via email to the 600+ parties on CPED's Development Notices Distribution List. Staff review of the submitted pre-applications included consideration of factors such as readiness to proceed with cleanup, removal of blighting influences, commitment of City funds, affordable housing, compliance with zoning requirements and comprehensive plan designations, and job creation. Fourteen pre-applications were received, all of which are being recommended for submission to the grantors.

Interactions with the three grantors during the last eight semi-annual grant rounds have clarified and reinforced the fact that their internal processes for reviewing, scoring and ranking applications give no weight to any city's prioritization of the applications that it submits to the grantors. The analyses conducted by the grantors' staff, and the decisions that they make in awarding grants, are based on statutory criteria and adopted guidelines that do not include the (relative) preferences of municipal applicants. Accordingly, and in keeping with the practice that has been followed by the City in the last seven brownfield grant rounds, the recommendation of City staff is that the City Council not rank or prioritize the applications that it authorizes staff to submit to the grantors on or by their joint November 1, 2010 application deadline.

**Details of Proposed Projects:**

[This section of the report presents projects in alphabetical order. The summary descriptions were based upon information provided by the developers or by others familiar with the details of the projects in question.]

**9 – 9<sup>th</sup> Ave. NE (former Scherer Brothers Lumber site)**

*Projected Hennepin County ERF Request: \$269,000*

This 9 acre property was recently acquired by the Minneapolis Park & Recreation Board (MPRB). The MPRB intends to clean up the site and turn part of it into a riverfront park. No City planning approvals have been sought to date, but parks are generally allowed in all districts. It should be noted that not all of the property acquired by the MPRB is guided for

park – just the riverfront part. The City's Comprehensive Plan, the Above the Falls Plan, and the MPRB's own Comprehensive Plan all provide policy support for the business/office/light industrial uses of the upland portion. The MPRB's pending cleanup grant proposal doesn't preclude that from happening, and in fact, environmental cleanup would be necessary for virtually any future use of the property. The grant funds currently being pursued by the MPRB, if awarded, will be used to remove contamination and amend the soil to allow for future bike and pedestrian trails, shoreline stabilization and stormwater management.

### **2029-2033 W. Broadway**

*Projected Metropolitan Council TBRA Request: \$60,000*

This City-owned 0.30 acre property consists of two interconnected commercial buildings that are currently vacant. An eventual sale of the property to the Plymouth Christian Youth Center is envisioned, pending Council authorization. PCYC would use the buildings for an expansion of the Capri Theater (new dressing rooms, dance studios, storage, etc.). The anticipated development project is consistent with applicable city plans and policies, including the designation of the area as a Neighborhood Commercial Node in the City's comprehensive plan. A site plan for the project has not yet been developed, so the specific types of planning or development applications that would be required for expansion of the Capri Theater into these building have not yet been determined. However, because a theater is a permitted use in the C3A zoning district, any required development applications will probably relate primarily to parking. Grant funds, if awarded to this project, would be used primarily for the abatement of asbestos and lead-based paint.

### **American Swedish Institute** (2600 & 2636 Park Avenue)

*Projected DEED Request: \$99,810*

*Projected Metropolitan Council TBRA Request: \$106,180*

*Projected Hennepin County ERF Request: \$20,700*

This 3.3 acre property includes the historic Turnblad Mansion, which has housed the American Swedish Institute [ASI] since 1929. The planned ASI expansion project will include a 34,000 square foot addition called the Nelson Cultural Center, which will feature a glass-enclosed lobby, a large event space, a gallery and a studio. ASI's expansion is consistent with City policies and zoning. The City's Preliminary Development Review occurred on April 28, 2010, and the project was previewed at the Planning Commission's Committee of the Whole on August 19, 2010. The project is expected to be on the Planning Commission agenda for formal review in January of 2011.

ASI's proposed changes require a Certificate of Appropriateness, as required by the heritage preservation regulations of the City Code. Thus far, the position of the City's heritage preservation staff has been that the planned addition is out of character with the Turnblad Mansion and/or the other historic buildings located nearby. However, ASI previewed the project with the Heritage Preservation Commission on September 7th, 2010, and the feedback provided by the HPC was less critical in that regard. The ASI project is scheduled for a formal hearing with the HPC on or about November 9, 2010.

Grant funds, if awarded, would be used for soil remediation and for the abatement of asbestos and lead-based paint.

### **City Place Lofts** (730 Hennepin Avenue)

*Projected Metropolitan Council TBRA Request: \$75,000*  
*Projected Hennepin County ERF Request: \$175,000*

The developer of this .20 acre property, Everwood Development LLC, intends to convert an existing eight-story commercial building to seven floors of affordable rental housing (75 units) above first floor office and/or retail uses. The developer has not yet begun discussions with City planning staff; however, the proposed new uses are consistent with City policy direction regarding Hennepin Avenue. It is important to the vitality of this Commercial Corridor that the project continue to include a commercial use at street level, particularly on the Hennepin Ave frontage. Although the building is not locally designated as an historic landmark, the City will likely play an advisory role (at a minimum) if the developer seeks historic tax credits. Remediation funds, if awarded, would be used to abate asbestos and lead-based paint.

**Huron Flats a/k/a Solhaus** (2428 Delaware St. SE)  
*Projected DEED Request: \$590,243*

The developer of this .49 acre property, Solhaus Associates LLC, intends to construct a new six-story building with 75 units of student housing (15 affordable) and about 2000 square feet of ground floor retail (most of the rest of the ground floor will be a parking garage). The student housing project was approved by the Planning Commission on May 24, 2010, so all elements of the project have been found to be in compliance with City plans and policies. However, the original proposal and the related Planning Commission approval did not include any 1<sup>st</sup> floor retail. The site has C3A zoning and City planning staff members have therefore indicated that ground-level commercial uses in the building would not be opposed if the developer can address the City's minimum parking requirement for commercial uses. This project was previously awarded nearly \$1 million in DEED and Hennepin County cleanup grants in a prior grant round. Additional funds are now being sought to address shoring costs and other soil remediation related expenses that were either unknown or underestimated at the time of the prior grant applications.

**Minneapolis Public Schools -- Educational Service Center** (1250 W. Broadway)  
*Projected DEED Request: \$200,000*  
*Projected Metropolitan Council TBRA Request: \$200,000*

Minneapolis Public Schools [MPS] intends to demolish an existing MPS-owned school and church at 1250 W. Broadway and construct a new Educational Service Center at that location. Construction activity is expected to begin in the late fall or early winter of this year. Grant funding may be sought for the pre-demolition abatement of asbestos and lead-based paint, subject to verification regarding the eligibility of such costs, which is currently under investigation.

**Minnesota Zen Meditation Center** (3343 East Calhoun Parkway)  
*Projected Hennepin County ERF Request: \$12,500*

This .372 acre property consists of a multi-story 1904 house located near Lake Calhoun. The Zen Center uses it for classes, services and related purposes. It is believed that the property has extensive asbestos and lead-based paint problems, and possibly an underground tank that should be removed. Investigation funds are being sought to help clarify and quantify the extent of the current contamination and thereby position the property for a future cleanup grant application.

**Project M** (620 Olson Memorial Highway, 612-622-634-638-702 7th St. N)  
*Projected DEED Request: \$427,179*  
*Projected Metropolitan Council TBRA Request: \$247,900*

*Projected Hennepin County ERF Request: \$71,175*

The developer of this 3.93 acre property, Weber Leasing and Holding LLC, intends to demolish three existing vacant commercial buildings and construct a 164-room hotel, a 1000-seat event center, a fitness center, up to seven retail spaces, up to four restaurants and a 403-stall parking ramp. The Project M development team is currently finalizing the investor documentation necessary to complete acquisition of the site, which is projected to occur in October of this year. City planning staff members have indicated that Project M is still in the conceptual phase of design. The development team has met with City planning staff a number of times as well as with the North Loop Neighborhood Association, and the design has improved through that process. A rezoning and other development applications will be required for the project as currently described. The project is still too conceptual to identify its consistency with the *North Loop Small Area Plan*. Cleanup funds, if awarded, would be used for soil remediation and for the installation of a soil vapor mitigation system.

**Riverside Plaza** (1600 6<sup>th</sup> St. S)

*Projected Metropolitan Council TBRA Request: \$350,000*

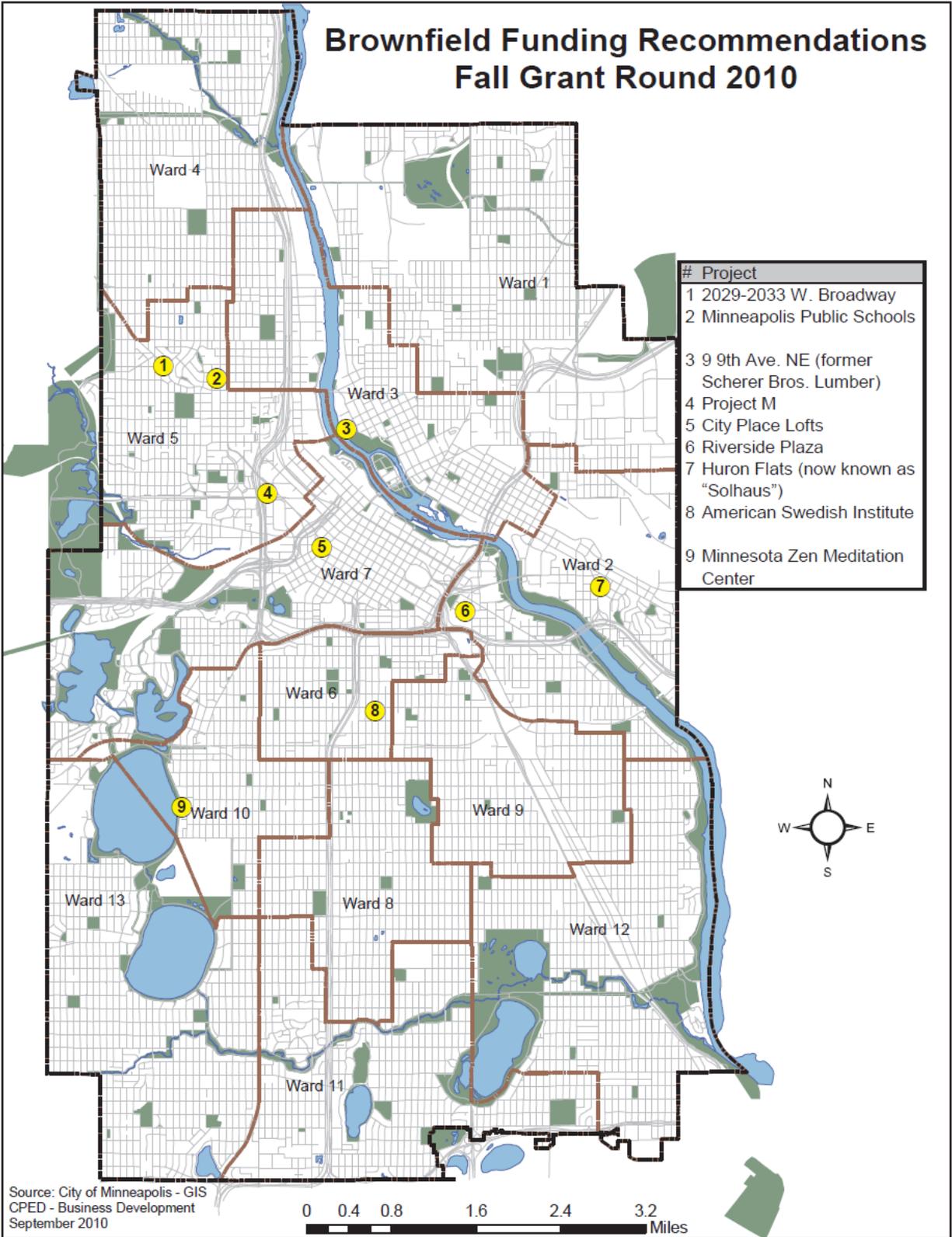
*Projected Hennepin County ERF Request: \$400,000*

This 9.27 acre property currently includes 1303 housing units. The major central mechanical systems are beyond their designed lifespan and are failing, especially the water and sewer piping and the heating and cooling systems. The failure of any one of these critical systems would create an emergency situation where the buildings would become uninhabitable for an extended period of time. An extensive rehabilitation is therefore currently planned, which will include replacing failing mechanical systems, completing code-required upgrades, and improving energy efficiency. The anticipated rehab and the maintenance of this major affordable housing source are supported by all applicable City plans and policies. Grant funds, if awarded, would be used for the asbestos abatement and lead-based paint abatement that would be required in connection with the needed work on the various mechanical systems.

**Proposed Project Locations:**

The map that appears on the following page identifies the location of each of the proposed projects.

# Brownfield Funding Recommendations Fall Grant Round 2010



**Authorizing application to the Minnesota Department of Employment and Economic Development [DEED] Contamination Cleanup and Investigation Grant Program for various projects.**

Whereas, the City of Minneapolis intends to act as the legal sponsor for one or more of the following projects that will be more completely described in contamination cleanup and/or investigation applications to be submitted to the Minnesota Department of Employment and Economic Development (DEED) on or by November 1, 2010, subject to final staff verification of each such application's compliance with the DEED grant program's purposes and criteria: American Swedish Institute, Huron Flats a/k/a Solhaus, Minneapolis Public Schools -- Educational Service Center, and Project M; and

Whereas, the City has the legal authority to apply for financial assistance, and the institutional, managerial, and financial capability to ensure adequate project administration; and

Whereas, the sources and amounts of the local match identified in the applications are committed to the identified projects; and

Whereas, the City has not violated any federal, state or local laws pertaining to fraud, bribery, graft, kickbacks, collusion, conflict of interest or other unlawful or corrupt practice; and

Whereas, upon approval of one or more of its applications, the City may enter into agreements with the DEED for one or more of the above-referenced projects and will comply with all applicable laws and regulations stated in such agreements;

Now, Therefore, Be It Resolved By The City Council of the City of Minneapolis:

That the City Council authorizes the Director of the Department of Planning and Economic Development or other appropriate staff to apply to the Department of Employment and Economic Development for Contamination Cleanup and Investigation Grant Program funding for one or more of the above-referenced projects and to execute such agreements as are necessary to implement the projects.

**Authorizing application to the Metropolitan Council Tax Base Revitalization Account [TBRA] for various projects.**

Whereas, the City of Minneapolis (the "City") was and is a participant in the Livable Communities Act's Housing Incentives Program as determined by the Metropolitan Council, and is therefore eligible to make application for funds under the Tax Base Revitalization Account; and

Whereas, the City has identified the following clean-up projects within the City that preliminarily appear to meet the Tax Base Revitalization Account's purposes and criteria: 2029-2033 W. Broadway, American Swedish Institute, City Place Lofts, Minneapolis Public Schools -- Educational Service Center , Project M, and Riverside Plaza; and,

Whereas, the City intends to act as the legal sponsor for the above-referenced projects, which will be more completely described in Tax Base Revitalization Account grant applications to be submitted to the Metropolitan Council on or by November 1, 2010, subject to final staff verification of each such application's compliance with the TBRA grant program's purposes and criteria; and

Whereas, the City has the institutional, managerial and financial capability to ensure adequate project administration; and

Whereas, upon approval of one or more of its applications, the City may enter into agreements with the Metropolitan Council for one or more of the above-reference projects and will comply with all applicable laws and regulations stated in such agreements;

Now, Therefore, Be It Resolved By The City Council of the City of Minneapolis:

That the City Council authorizes the Director of the Department of Community Planning and Economic Development or other appropriate staff to apply on behalf of the City of Minneapolis to the Metropolitan Council for Tax Base Revitalization Account funding for one or more of the above-referenced projects and to execute such agreements as are necessary to implement the projects.

**Authorizing application to the Hennepin County Environmental Response Fund for various projects.**

Whereas, the City of Minneapolis intends to act as the legal sponsor for one or more of the following projects that will be more completely described in Environmental Response Fund applications to be submitted to Hennepin County on or by November 1, 2010, subject to final staff verification of each such application's compliance with the ERF program's purposes and criteria: 9 – 9<sup>th</sup> Ave NE (former Scherer Brothers Lumber site), American Swedish Institute, City Place Lofts, Minnesota Zen Meditation Center, Project M, and Riverside Plaza; and

Whereas, the City has the legal authority to apply for financial assistance, and the institutional, managerial, and financial capability to ensure adequate project administration; and

Whereas, the City has not violated any federal, state or local laws pertaining to fraud, bribery, graft, kickbacks, collusion, conflict of interest or other unlawful or corrupt practice; and

Whereas, upon approval of one or more of its applications, the City may enter into agreements with Hennepin County for one or more of the above-referenced projects and will comply with all applicable laws and regulations stated in such agreements;

Now, Therefore, Be It Resolved By the City Council of the City of Minneapolis:

That the City Council authorizes the Director of the Department of Planning and Economic Development or other appropriate staff to apply to the Hennepin County Environmental Response Fund for funding for one or more of the above-referenced projects and to execute such agreements as are necessary to implement the projects.