
REDEVELOPMENT PLAN

SUMMARY

<i>Project Name:</i>	Baldwin Square Redevelopment Plan
<i>Submitted By:</i>	CPED Economic Policy and Development – Business Development
<i>Project Contact:</i>	<u>Emily Stern</u> , Senior Project Coordinator, (612) 673-5191
<i>Prepared By:</i>	<u>Amber Turnquest</u> , Principal City Planner, (612) 352-6047
<i>Ward:</i>	4
<i>Neighborhood:</i>	Webber – Camden

PROJECT DESCRIPTION

The Baldwin Square Redevelopment Plan has been prepared to facilitate the phased redevelopment of a parcel located at 4140-4154 Fremont Avenue North in the Webber-Camden Neighborhood of North Minneapolis. Baldwin Group, LLC, proposes to redevelop this 14,330 square foot parcel into a 24,330 square-foot neighborhood commercial center. The first phase, known as Baldwin Square, will consist of a sit-down restaurant, bookstore, café, art gallery, event center, and second floor office space. The parcel located at 1223 42nd Avenue North (aka 4154 Fremont Avenue North) is included in the redevelopment project area for future development.

The developer has secured Hennepin County Transit-Oriented Development (TOD) program funds to help pay for redevelopment costs. It is a requirement of the Hennepin County TOD program that this site be located within a redevelopment project area. The Baldwin Square Redevelopment Plan has been prepared to satisfy this requirement and to promote the redevelopment of a vacant structure and underutilized site.

Under the authority of Minnesota Statutes Sections 469.001 to 469.047 (the Housing and Redevelopment Authorities Act), approval of this Redevelopment Plan establishes a new redevelopment project as defined in Minnesota Statutes Section 469.002, Subdivision 14.

The City of Minneapolis seeks to achieve the following objectives through this Redevelopment Plan:

- Provide a site for commercial, transit-oriented, and sustainable development.
- Eliminate blighting influences.
- Increase neighborhood employment opportunities.
- Increase the property tax base.

Please see the attached Redevelopment Plan for more detail regarding the above noted items.

PLAN CONFORMANCE AND GUIDANCE

The intent of this section is to document that the approval of the subject Redevelopment Plan conforms to City approved plans, as well as to document the guidance that City approved plans offer development in the proposed redevelopment project area.

Comprehensive Plan

The proposed Redevelopment Plan is consistent with the applicable policies of *Minneapolis 2040*.

The Future Land Use and Built Form guidance is found in the City's comprehensive plan, *Minneapolis 2040*. Fremont Avenue N. is designated as a Goods and Services Corridor. Goods and Services Corridors serve two purposes:

- To indicate where commercial uses should front in relation to properties guided for commercial future land uses.
- In addition to the guidance for the mixed-use land use categories found in this section, Goods and Services Corridors identify where the establishment or expansion of commercial uses can be considered. Properties immediately adjacent to a Goods and Services Corridor may be considered for commercial activity, allowing for uses similar in scale and scope to the Neighborhood and Corridor Mixed Use categories.

The Baldwin Square Redevelopment Project area is guided as Corridor Mixed Use and Corridor 4.

Corridor Mixed Use serves a larger market area than Neighborhood Mixed Use and may have multiple competing uses of the same type. Commercial zoning is appropriate, mixed use multi story development is encouraged, and contiguous expansion of commercial zoning is allowed.

In the Corridor 4 district, new and remodeled buildings should reflect a variety of building types on both small and moderate-sized lots, including on combined lots. Building heights should be 1 to 4 stories. Requests to exceed 4 stories will be evaluated on the basis of whether or not a taller building is a reasonable means for further achieving Comprehensive Plan goals.

Small Area Plan

There are no small area plans adopted for the project area.

Zoning Ordinance

The current zoning of the redevelopment project area is C1 Neighborhood Commercial District and the Corridor 4 Built Form Overlay District.

ACTION REQUESTED OF CITY PLANNING COMMISSION

CPED Economic Policy and Development – Business Development has requested that the City Planning Commission comment on the Redevelopment Plan prior to the public hearing at the City Council Business, Inspections and Zoning Committee on March 30, 2021. The City Council is expected to consider the Plan on April 16, 2021.

COMMENTS AND FINDINGS

Staff finds that the Baldwin Square Redevelopment Plan is consistent with *Minneapolis 2040*.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission send to the City Council the comments above and **recommend approval** of the Baldwin Square Redevelopment Plan.

ATTACHMENTS

1. Baldwin Square Redevelopment Plan
2. Modification No. 130 to the Common Development and Redevelopment Plan and Common Tax Increment Financing Plan

Baldwin Square Redevelopment Plan

Draft for Public Review
February 12, 2021

Table of Contents

- I. Introduction
 - II. Description of Project
 - A. Boundary of the Redevelopment Project
 - B. Objectives of the Redevelopment Plan
 - C. Types of Redevelopment Activities
 - D. Public Purpose
 - E. Citizen Participation
 - F. Public Financing
 - III. Land Use Plan
 - A. Future Land Use
 - B. Conformance with Approved City Plans
 - C. Land Use Restrictions
 - IV. Project Implementation
 - A. Project Overview
 - B. Property Acquisition
 - C. Relocation
 - V. Official Action to Carry Out the Redevelopment Plan
 - VI. Procedure for Changes in Approved Redevelopment Plan
- Exhibits
- 1. Project Boundary, Future Land Use and Built Form Map
 - 2. Project Area Report
 - 3. Site Plan and Rendering

I. Introduction

The Baldwin Square Redevelopment Plan (the “Redevelopment Plan”) has been prepared to facilitate the phased redevelopment of a parcel located at 4140-4154 Fremont Avenue North in the Webber-Camden Neighborhood of North Minneapolis. Baldwin Group, LLC, a Minnesota limited liability company (the “Developer”), proposes to redevelop this 14,330 square foot parcel into a 24,330 square-foot neighborhood commercial center. The first phase, known as Baldwin Square, will consist of a sit-down restaurant, bookstore, café, art gallery, event center and second floor office space.

The parcel located at 1223 42nd Avenue North (aka 4154 Fremont Avenue North) is included in the redevelopment project area for future development.

The Developer has secured Hennepin County Transit-Oriented Development (TOD) program funds to help pay for redevelopment costs of the parcel located at 4140-4146 Fremont Ave. N. It is a requirement of the Hennepin County TOD program that this site be located within a redevelopment project area. The Baldwin Square Redevelopment Plan has been prepared to satisfy this requirement and to promote the redevelopment of a vacant structure and underutilized site.

This Redevelopment Plan establishes a new redevelopment project and identifies its boundary, redevelopment objectives, and land use provisions.

II. Description of Project

A. Boundary of the Redevelopment Project

Under the authority of Minnesota Statutes Sections 469.001 to 469.047 (the Housing and Redevelopment Authorities Act), approval of this Redevelopment Plan establishes a new redevelopment project as defined in Minnesota Statutes Section 469.002, Subdivision 14. The Baldwin Square Redevelopment Project (the “Redevelopment Project” or “Redevelopment Project Area”) consists of a City-owned parcel and a privately-owned parcel located near the southeast corner of 42nd Avenue North and Fremont Avenue North in the Webber-Camden neighborhood of north Minneapolis.

Properties within the Redevelopment Project Area are identified below by their property identification (PID) number and property address.

<u>PID Number</u>	<u>Property Address</u>
04-029-24-12-0151	4140-4146 Fremont Avenue North
04-029-24-12-0152	1223 42 nd Avenue North (aka 4154 Fremont Avenue North)

Documentation of the area’s eligibility as a redevelopment project is provided in the Project Area Report as Exhibit 2.

B. Objectives of the Redevelopment Plan

The City of Minneapolis (the “City”) seeks to achieve the following objectives through this Redevelopment Plan:

- Provide a site for commercial, transit-oriented, and sustainable development.
- Eliminate blighting influences.
- Increase neighborhood employment opportunities.
- Increase the property tax base.

C. Types of Redevelopment Activities

The objectives of this Redevelopment Plan may be accomplished through the following public and private redevelopment activities: rehabilitation, demolition, site preparation, new construction, public improvements, project administration, and other related activities.

D. Public Purpose

The public purposes of this Redevelopment Project include removing blight or the causes of blight, redeveloping underutilized parcels, providing neighborhood employment opportunities, promoting transit-oriented and sustainable development, and enhancing the tax base.

E. Citizen Participation

The Webber-Camden Neighborhood will be given the opportunity to review and comment on this Redevelopment Plan prior to consideration of the plan by the City Council.

F. Public Financing

Potential sources of public financing may include, but are not limited to, a State of Minnesota grant of general fund dollars, Metropolitan Council Tax Base Revitalization Account funds, Hennepin County Transit-Oriented Development (TOD) program funds, and funds from the City’s Commercial Property Development Fund (CPDF). The CPDF is funded, in part, by tax increment revenues from tax increment financing districts located within the City’s Common Project.

III. Land Use Plan**A. Future Land Use and Built Form**

The Redevelopment Project Area is designated as Corridor Mixed Use and Corridor 4 in the City’s comprehensive plan, *Minneapolis 2040*. Fremont Avenue North is designated as a Goods and Services Corridor.

The Future Land Use Map, included in this Redevelopment Plan as Exhibit 1, identifies the future land use category as Corridor Mixed Use for the properties within the Redevelopment Project Area, reflecting the parcel-specific future land uses identified in *Minneapolis 2040*.

The Built Form Map, included in this Redevelopment Plan as Exhibit 1, identifies the built form district as Corridor 4 for the properties within the Redevelopment Project Area, reflecting the parcel-specific built form identified in *Minneapolis 2040*.

B. Conformance with Approved City Plans

Minneapolis 2040

The Future Land Use and Built Form guidance is found in the City's comprehensive plan, *Minneapolis 2040*. Fremont Avenue North is designated as a Goods and Services Corridor. Goods and Services Corridors serve two purposes:

- To indicate where commercial uses should front in relation to properties guided for commercial future land uses.
- In addition to the guidance for the mixed-use land use categories found in this section, Goods and Services Corridors identify where the establishment or expansion of commercial uses can be considered. Properties immediately adjacent to a Goods and Services Corridor may be considered for commercial activity, allowing for uses similar in scale and scope to the Neighborhood and Corridor Mixed Use categories.

The Redevelopment Project Area is guided as Corridor Mixed Use and Corridor 4.

Corridor Mixed Use serves a larger market area than Neighborhood Mixed Use and may have multiple competing uses of the same type. Commercial zoning is appropriate, mixed use multi story development is encouraged, and contiguous expansion of commercial zoning is allowed.

In the Corridor 4 district, new and remodeled buildings should reflect a variety of building types on both small and moderate-sized lots, including on combined lots. Building heights should be one to four stories. Requests to exceed four stories will be evaluated on the basis of whether or not a taller building is a reasonable means for further achieving Comprehensive Plan goals.

Small Area Plans

There are no small area plans adopted for the Redevelopment Project Area.

Zoning

The current zoning of the Redevelopment Project Area is C1 Neighborhood Commercial District.

C. Land Use Restrictions

Redevelopment contracts between the City and any developers of property within the Redevelopment Project Area will contain specific requirements regarding terms and conditions, including land use restrictions.

IV. Project Implementation

A. Project Overview

Baldwin Square will transform the parcel located at 4140-4146 Fremont Avenue North to provide much needed retail goods and services in North Minneapolis. Baldwin Square will further support the intensification of commercial activity on Fremont and provide public improvements that promote walkability and safety. The parcel located at 1223 42nd Avenue North is included in the Redevelopment Project Area for future development. The revitalization of this intersection with additional new tenants will activate this section of North Minneapolis and spur other developments along Fremont and Emerson. The properties are on the southeast corner of 42nd Avenue North and Fremont Avenue North. The site is adjacent to a planned Bus Rapid Transit Station for the D Line that will connect Brooklyn Center to the Mall of America. A site plan and rendering of the project are included in this Redevelopment Plan as Exhibit 3.

B. Property Acquisition

The City does not intend to acquire any property within the Redevelopment Project Area.

C. Relocation

Acquisition of property within the Redevelopment Project Area may result in the displacement of business or residential uses. Consistent with applicable laws and policies, the City will provide relocation services and benefits for families, individuals and businesses displaced by public redevelopment activity.

V. Official Action to Carry Out the Redevelopment Plan

Minnesota law requires that the Minneapolis City Planning Commission review this Redevelopment Plan and that its written opinion, if any, accompany the Redevelopment Plan when it is officially submitted to the City Council for approval (Minnesota Statutes, Section 469.027).

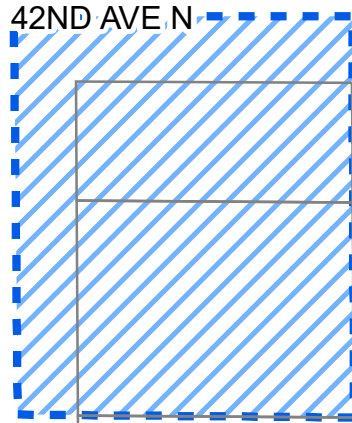
VI. Procedure for Changes in Approved Redevelopment Plan

This Redevelopment Plan may be modified as provided in Minnesota Statutes, Section 469.029, Subdivision 6, which states that:




A redevelopment plan may be modified at any time. The modification must be adopted by the authority and the governing body of the political subdivision in which the project is located, upon the notice and after the public hearing required for the original adoption of the redevelopment plan.

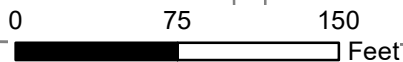
If the authority determines the necessity of changes in an approved redevelopment plan or approved modification thereof, which changes do not alter or affect the exterior boundaries, and do not substantially alter or affect the general land uses established in the plan, the changes shall not constitute a modification of the redevelopment plan nor require approval by the governing body of the political subdivision in which the project is located.

Project Boundary,
Future Land Use,
& Built Form Map



Legend

-  Parcels
-  Corridor Mixed Use, Corridor 4 Built Form
-  Baldwin Square Redev. Project



Prepared by
Development Finance Division
Finance & Property Services Department
City of Minneapolis, Minnesota
February 2021



Project Area Report

This report describes the conditions that qualify the proposed Baldwin Square project area as a redevelopment project as defined in Minnesota Statutes Section 469.002, Subdivision 14.

Sources of information for this report include City of Minneapolis records, including data from the Assessor's Office, Regulatory Services, Community Planning and Economic Development (CPED), and Hennepin County tax records.

CPED Construction Management staff conducted exterior inspections, took photographs, and completed a blight analysis worksheet for each parcel in the project area in January 2021. These records are available for review upon request.

General Description of Project Area

The proposed project area consists of the following two parcels near the southeast corner of 42nd Avenue North and Fremont Avenue North.

PID Number	Property Address
04-029-24-12-0151	4140-4146 Fremont Avenue North
04-029-24-12-0152	1223 42 nd Avenue North/aka 4154 Fremont Avenue

The Project Boundary, Future Land Use and Built Form Map is Exhibit 1 to the Baldwin Square Redevelopment Plan.

Property Conditions

4140-4146 Fremont Avenue North

Exterior inspections conducted by CPED Construction Management staff in January 2021 identified the following blighting factors on the property:

- Excessive land coverage.
- Deleterious land use; obsolete layout.
- Premises poorly maintained; infestation; there are significant water-penetrations noted in the roof membrane, raccoons living inside of the roof framing system
- Deteriorated building conditions, exterior wall envelope components, brick, siding, soffit and fascia are very deteriorated allowing for penetration of rainwater and rodents.
- Physically and functionally obsolete; in order to obtain a new Certificate of Occupancy for this building the rehabilitation will need to include updates to fire protection (new fire sprinklers and fire alarms), accessibility modifications, and both mechanical and electrical updates to meet the current codes. Energy updates would be required if wall or ceiling finishes are removed exposing structural framing.

- Vacant building.

1223 42nd Avenue North/aka 4154 Fremont Avenue North

Exterior inspections conducted by CPED Construction Management staff in January 2021 identified the following blighting factors on the property:

- Excessive land coverage.
- Deleterious land use; obsolete layout.
- Physically and functionally obsolete; there is no entrance accessible via wheelchair.
- Deteriorated building conditions, cracks in the concrete masonry wall, the exterior brick façade and wood window trim is deteriorated, the wood deck to the second floor has deteriorated guardrail, joists and posts.
- Premises poorly maintained; boarded up windows, lack of ventilation and natural light.

Eligibility

Minnesota Statutes Section 469.002, Subdivision 14 includes in its definition of a redevelopment project “any work or undertaking to acquire blighted areas and other real property for the purpose of removing, preventing, or reducing blight, blighting factors, or the causes of blight.”

A “blighted area” is defined in Minnesota Statutes Section 469.002, Subdivision 11 as “any area with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light, and sanitary facilities, excessive land coverage, deleterious land use, or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.”

The proposed Baldwin Square project area is determined to be a blighted area. Conditions listed in the statutory definition of blight were observed in the project area.

Redevelopment activities in the project area will remove blighting factors and facilitate the implementation of City land use policies and redevelopment objectives.

Location of Documents

Documentation supporting these findings is on file in City of Minneapolis offices. Detailed records for each parcel, including maps, photographs, tax records, inspections records, police records, and the specific blighting conditions found on each parcel, are available upon request.

Proposed Street View Looking at Front Entrance-4140-4146 Fremont Avenue North



Proposed Rear Facade



Modification No. 130 to the Common Development and Redevelopment Plan and Common Tax Increment Financing Plan

Draft for Public Review
February 12, 2021

Modification No. 130 to the Common Development and Redevelopment Plan
and Common Tax Increment Financing Plan

Table of Contents

(This Table of Contents is not part of Modification No. 130 to the Common Development and Redevelopment Plan and Common Tax Increment Financing Plan. It is only for reference purposes.)

		<u>Impact of Mod. 130</u>
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
Subsection A.6.	History of Establishment and Modifications of Projects and Tax Increment Financing Districts Included in Common Project Area	Changed
Subsection A.7.	Estimated Public Improvement Costs	No Change
Subsection A.8.	Boundaries of the Common Project Area	Changed
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
Subsection B.3.	Statement of Objectives and Development Program, Including Property That May Be Acquired	Changed
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
Subsection B.6.	Description of Financing	Changed
Subsection B.7.	Estimated Impact on Other Taxing Jurisdictions	No Change
Subsection B.8.	Modifications to Common Tax Increment Financing Plan	No Change

**Modification No. 130 to the Common Development and Redevelopment Plan
and Common Tax Increment Financing Plan**

Introduction to Modification No. 130

The Baldwin Square Redevelopment Plan and Modification No. 130 to the Common Development and Redevelopment Plan and Common Tax Increment Financing Plan (the “Common Plan”), incorporates the Baldwin Square Redevelopment Project into the Minneapolis Common Development and Redevelopment Project (the “Common Project”), and authorizes the use of Common Project tax increment revenue for costs associated with rehabilitation of properties located at 4140-4146 Fremont Avenue North and 1223 42nd Avenue North (aka 4154 Fremont Avenue North).

The purpose of the Baldwin Square Redevelopment Plan is to facilitate redevelopment activities that support the City’s goals for the area.

Common Project funds may only be used for qualifying redevelopment activity within Common Project boundaries. Therefore, the Baldwin Square Redevelopment Project is being incorporated into the Common Project.

Modification No. 130 to the Common Plan includes the following changes:

- Expands the Common Project boundary to include all of the property located within the Baldwin Square Redevelopment Project.
- Incorporates the Baldwin Square Redevelopment Project into the Common Project.
- Authorizes the use of Common Project tax increment revenue for costs associated with the rehabilitation of the properties located at 4140-4146 Fremont Avenue North and 1223 42nd Avenue North (aka 4154 Fremont Avenue North).

By reference, the Baldwin Square Redevelopment Plan and Modification No. 130 to the Common Plan are Incorporated Documents to the Common Development and Redevelopment Plan and Common Tax Increment Financing Plan.

Language added to the Common Plan by Modification No. 130 appears below.

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)
Subsection A. 6.	History of Establishment and Modification of Projects and Tax Increment Financing Districts Included in Common Project Area	(Changed)

Modification No. 130 to the Common Development and Redevelopment Plan
and Common Tax Increment Financing Plan

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

<i>Project/District</i>	<i>Plan or Modification</i>	<i>Actual or Anticipated City Council Approval Date</i>	<i>Resolution Number</i>
Baldwin Square Redevelopment Project	Baldwin Square Redevelopment Plan	April 16, 2021	2021R-xxx
Common Project	Modification No. 130 to the Common Plan	April 16, 2021	2021R-xxx

Subsection A.7. Estimated Public Improvement Costs (No Change)

Subsection A. 8. Boundaries of the Common Project Area (Changed)

The following language is added to Subsection A.8.:

Modification No. 130 incorporates the Baldwin Square Redevelopment Project into the Common Project and expands the Common Project boundaries to include the Baldwin Square Redevelopment Project.

Exhibit 1 shows the boundary of the Baldwin Square Redevelopment Project.

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)

**Subsection B.3. Statement of Objectives and Development Program, including (Changed)
Property That May be Acquired**

The following language is added to Subsection B.3.:

The City does not anticipate acquiring any of the properties located within the Baldwin Square Redevelopment Project

Modification No. 130 to the Common Development and Redevelopment Plan
and Common Tax Increment Financing Plan

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 ... (Changed)
Have Been Signed and Other Specific Development Expected to Occur**

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

The property located at 4140-4146 Fremont Avenue North will be redeveloped into a neighborhood commercial center. The property located at 1223 42nd Avenue North (aka 4154 Fremont Avenue North) will be redeveloped at some future date.

Subsection B.6. Description of Financing (Changed)

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

On October 2, 2020, the City Council authorized the sale of the property located at 4140-4146 Fremont Ave N to Baldwin Square Group LLC (BSG) (or an affiliated entity) for \$1.00 and approved a term sheet as a basis for a redevelopment contract with BSG.

As part of that same action, the City Council approved a \$750,000 loan from the City's Commercial Property Development Fund to BSG. It is anticipated that tax increment revenue from the Common Project will be the funding source for this loan.

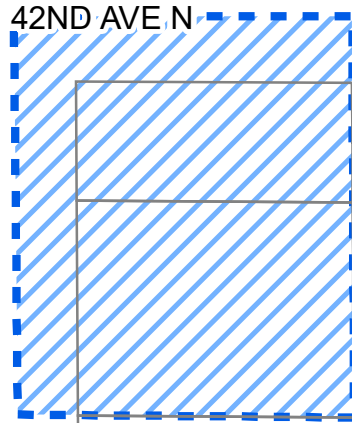
Subsection B.7. Estimated Impact on Other Taxing Jurisdictions (No Change)

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




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

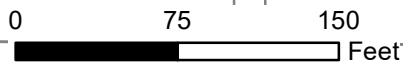
Subsection B.10. Hazardous Substance Subdistrict Plan (No Change)

Project Boundary,
Future Land Use,
& Built Form Map



Legend

-  Parcels
-  Corridor Mixed Use, Corridor 4 Built Form
-  Baldwin Square Redev. Project



Prepared by
Development Finance Division
Finance & Property Services Department
City of Minneapolis, Minnesota
February 2021

