

LIVABLE COMMUNITIES DEMONSTRATION ACCOUNT 2008 GRANT APPLICATION

See Cover Page for Instructions on completing and submitting this application.

Project Name:		
Applicant: city, county or development authority		
Project Location:	City:	
Street boundaries, address or major intersection:		
Project Contact:	Name:	
	Title:	
	Address:	
	City, Zipcode:	
	Phone & Fax:	
	E-mail:	
Grantee Information:	Name:	
Contact person	Title:	
	Phone:	
	E-mail:	
Authorized city, county or development authority official(s) for contract signature(s)	Name:	
	Title:	

Section I. Information about the Project and project elements for which you are requesting funding.

I.A. Funding Proposal

Describe the element, building, or phase(s) that will go forward to construction within one year, if this funding request is granted, and be **completed or substantially completed within two years of the grant award** (Dec. 2008). Do not include numbers of housing units or other project elements that apply to development beyond two years—include these details in Sec. I.H, if applicable. Include funding request (dollars) in Sec. I.B.

(Limit 20 lines)

I. B. Funding Request and Timeline (limit one page, landscape layout)

List project elements for which you expect to request funding in priority order, e.g. street, structured parking, stormwater pond. Under "Task/Eligible Use," provide detail about items for which you are requesting funds and their location, and itemize the request for each item listed. Do not list large single-item requests without itemizing. FOLLOW THE EXAMPLE FORMAT.

Priority	Project Element	Task/Eligible Use	Itemized \$ Request	Start Date	End Date
	EXAMPLE: (you may delete the shaded EXAMPLE when you complete your application)				
1.	Stormwater pond construction	Excavation and structural reinforcement	\$612,325	1/15/2008	11/15/2008
2.	Demolition of obsolete infrastructure	Demolish jersey barriers, concrete and railroad tie structures on 36 th St. from Austin to Davis Streets.	\$ 70,000	3/15/2008	5/15/2008
3.	Permanent public pedestrian improvements	Construct sidewalks on both sides of 36 th street from Austin to Davis Streets.	\$ 478,039	5/15/2008	11/15/2008
4.	Permanent public pedestrian improvements	Street lighting, benches, permanent bike racks along 36 th St. from Austin to Davis Streets.	\$ 344,800	5/15/2008	11/15/2008

NOTE: Before completing this section, please consult Section 8, "Eligible and Ineligible uses of Funding" in the LCDA program criteria

Priority	Project Element	Task/Eligible Use	Itemized \$ Request	Start Date	End Date
1.					
2.					
3.					
4.					
5.					
6.					

Total dollars requested and the start and completion date for the entire project or phase:

--	--	--	--	--	--

Instructions for IC-IG: Complete Sections IC through IG for the element, building or phases of the proposal that will be completed or substantially completed within two years of the grant award, as described in the “Funding Proposal” in Sec. I.A, page 1.

I.C. Proposed Land Use Changes

Yes	No	Mark (X) appropriate box
		Will buildings be demolished? If yes, indicate the number of and type of buildings: _____ _____
		Will new buildings be constructed? If yes, list the percent mix of commercial, residential, public or other uses: _____ Commercial _____ Residential Other Uses – list: _____ _____ Public uses _____ Parks/green space

I.D. Project Mix and Type of Uses

List the number and types of existing or planned uses for the funding proposal.

Type of Use	Number of Existing Uses	Square Footage or Acreage	Number of Planned Uses	Square Footage or Acreage	Mark (X) to identify whether planned uses are new construction, rehabilitation or adaptive reuse	
					New	Rehabilitation or Adaptive Reuse
Residential						
Commercial						
Retail						
Restaurant						
Office						
Government/Civic						
Arts/Cultural						
Entertainment						
Open Space/Public Space						
Other (list)						

I.E. Type and Tenure of Housing: List the number of housing units by type and tenure (owner/renter) currently within and/or planned for the funding proposal area (Sec. I.A, page 1).

	Total # of Units	# Units Owner	# Units Rental	Distinguishing Features: (e.g. number of stories, building design)
Existing Housing:				
Single-family				
Townhouse				
Apartments or Condominiums				
Duplexes				
Other (list):				
Planned Housing:				
Single-family				
Townhouse				
Apartments or Condominiums				
Duplexes				
Other (list):				

I.F. Streets

Yes	No	Mark (X) appropriate box
		Will new streets be constructed? If yes, describe:
		Will new street realignments and connections be constructed? If yes, describe:

I.G Pedestrian Infrastructure

Yes	No	Mark (X) appropriate box
		Will new pedestrian infrastructure be added? If yes, mark type and describe:
___ Sidewalks:		
___ Bike paths:		
___ Trails:		
Yes	No	Mark (X) appropriate box
		Will existing pedestrian infrastructure be improved? If yes, mark type and describe:
___ Sidewalks:		
___ Bike paths:		
___ Trails:		

I.H. Future Development Phases, if applicable

Describe future development or phases that will be undertaken beyond two years from the date of the grant award (Dec. 2008). Describe phasing plan and include details of phases, e.g. anticipated number and type of housing units, other proposed project components. If no future phases or development are planned beyond two years, write NONE (Limit 20 lines)

I.I. Completed And/Or Existing Adjacent Development

Describe buildings or development phases already constructed, if applicable, and/or other existing development adjacent to the project area described in Section I.A on page 1, "Funding Proposal." (Limit 20 lines)

Section II. Financial Information

II.A. Available Resources Assessment

State why this project element(s) will not occur within two years after this grant cycle unless LCDA funding is made available for this project at this time.

(Limit 15 lines)

--

II.B. Cost Estimates: How have costs been determined? Mark (X) as many as appropriate.

(For checked boxes, list which project element(s)).

	Bidding
	Contracting estimates
	Developer estimates
	City estimates
	Other (list):

II.C. Local Tax Impact of the Project

1.

Yes	No	Mark (X) appropriate box
		Is the applicant planning to use TIF for this project? (If so, be sure to include this in Sources and Uses, II.D and II.E)
		Is the applicant planning to create a TIF district?
		OR, is the project going into a district already generating tax increment?

2.

Yes	No	Mark (X) appropriate box
		Has the applicant completed a TIF analysis of the project?
If so, what is the project increment:		
To what is the increment pledged?		

II.D. Sources and Uses – For Requested Elements(s) – As described in Sec. I.B, page 2.

See sample sources and uses page, attached.

Fill out completely, ensuring that the numbers properly total. Incomplete sources and uses may be interpreted as a lack of funding readiness. The Livable Communities Advisory Committee cannot evaluate the financial readiness of a project without complete information.

Sources	\$ Amount	Status	Approval Anticipated by:
TOTAL:			

Uses	\$ Amount	\$ Portion from LCDA Source	\$ Other Public Sources	\$ Other Private Sources
Hard Costs:				
Total Hard Costs:				
Eligible Soft Costs (refer to "Eligible Uses of Funds," Item 1.a) of the LCDA criteria.				
Total Soft Costs:				
OVERALL TOTAL				

II.E. Sources and Uses – For Funding Proposal, as described in Sec. I.A (page 1), including Requested Element(s) described in Sources and Uses, II.D.

See sample sources and uses page, attached.

Fill out completely, ensuring that the numbers total. Incomplete sources and uses may be interpreted as a lack of funding readiness. The Livable Communities Advisory Committee cannot evaluate the financial readiness of a project without complete information.

Sources	\$ Amount	Status	Approval Anticipated by:
TOTAL:			

Uses	\$ Amount	\$ Portion from LCDA Source	\$ Other Public Sources	\$ Other Private Sources
Hard Costs:				
Total Hard Costs:				
Eligible Soft Costs (refer to "Eligible Uses of Funds," Item 1.a) of the LCDA criteria.				
Total Soft Costs:				
OVERALL TOTAL				

II.F. Other Resource Documentation

Identify other sources the applicant has considered but will not use to fund this LCDA request.

- a) Describe the local funding sources the applicant has considered but will not use to fund the project component for which the applicant is requesting LCDA funds. Include local taxes, use of local bonding authority, other local sources. Identify why these sources cannot be used within the next two years to fund the requested project component.

(Limit 10 lines)

- b) Describe non-local sources of funding the applicant has pursued to fund this project component within the next two years. Identify why these sources cannot be used. Provide information (e.g. letters, other documentation) to substantiate unsuccessful efforts to secure such funding.

(Limit 10 lines)

II.G. Other Funding Requests

Yes	No	Mark (X) appropriate box
<input type="checkbox"/>	<input type="checkbox"/>	Has the applicant applied this year for the same funds, in whole or in part, as detailed in this request, from another source(s)?
If yes, state source(s):		

(Begin new page)

Section III. Information for Evaluating Your Proposal on the Step One Criteria
(see page 5 of criteria)

III.A. Land Use Criteria

Include information in Sections III.A. through III.F for the "Funding Proposal," as described in Section I.A, page 1. Do not include data and information for any activity or phase(s) beyond two years from the date of the grant award (Dec. 2007).

1. Use Land Efficiently

a) Describe how the proposal will use land more efficiently or increase the intensity of land use on the project site.

Limit 10 lines

--

b)	Current overall housing density (net units per acre)	Planned overall housing density (net units per acre)

2. Develop land uses linked to the local and regional transportation system.

a)

Yes	No	Is the projected located:
		within one-half mile of a transit way in the 2030 Transitway System – NorthStar, Northwest, Cedar Avenue, I-35W, Central, Red Rock, Rush Line, Southwest, I-394, or Hiawatha? If yes, state corridor:
		within one-half mile of a local bus route? If yes, state the route name(s)/number(s):
		within one-half mile of a park-and-ride facility on an express commuter bus or express bus route? If yes, state the route name(s)/number(s):

- b)** Describe how project elements are designed to optimize the relationship of the project to transit, (if applicable) through location and orientation of buildings, location of parking, or other project design.

Limit 10 lines

- c)** Describe how, as applicable, existing and/or new street patterns, sidewalks, trails, paths provide pedestrian access to transit.

Limit 15 lines

- d)** Identify bus routes that serve the project.

Limit 10 lines

e) Describe how residents of the proposed project will have access to transit.

Limit 10 lines

--	--

f) Identify elements included in the project that support or connect to transit, as appropriate to the site.

Mark (X) appropriate box

	Sidewalks (describe):
	Paths/trails (describe):
	Bike racks (describe number, location):
	Transit shelters (describe number, location):
	Pedestrian waiting facilities (describe number, location):
	Other (describe):

g) Is the proposal consistent with access management guidelines?

Mark (X) appropriate box

	Yes
	No – explain:
	NA – explain:

3. Connect housing and centers of employment, education, retail and recreation uses.

a) Mark (x) the types of uses in the proposed project and within ¼ mile of the project.

Type of Use	Within the proposed project	¼ mile of the project
Office		
Retail		
Services (list type):		
Restaurant		
Entertainment		
Government/civic		
Education		
Arts/cultural		
Open space		
Public space		
Residential		

b) Describe how the project will increase or improve connections between jobs and housing.
Limit 10 lines

--

c) Employment Proximity and Access

Estimate how many jobs are within ¼ mile.	
How are these jobs reached by bus or car? (describe bus routes, streets, highways and/or freeways traveled)	
Estimate how many jobs are within 1 mile.	
How are these jobs reached by bus or car? (describe bus routes, streets, highways and/or freeways traveled)	

d) Describe how the project's land uses are arranged or designed to optimize connectivity and access within the project area.
Limit 10 lines

--

- e) Describe how the project's land uses are arranged or designed to connect to adjacent neighborhoods.

Limit 10 lines

4. Develop a range of housing densities, types and costs.

- a) Housing Affordability: List estimated affordability levels for existing and planned housing in the following table: (Area median income - \$78,500)

	Number of Units at or below 50% of Area Median Income	Number of Units at 50-80% of Area Median Income	Number of Units at Market Rate	Current/Proposed Price Ranges of Market Rate Units
Existing housing				
Owner:				
Rental:				
Planned housing				
Owner:				
Rental:				
Yes	No	Mark (X) appropriate box		
Are there mechanisms to ensure long-term affordability? If yes, what type?				
Mark (X) any that apply				
Land trust				
Resale price indexing				
Other (describe):				

b) Describe the mix of housing options that will result when the proposed housing (in Section I.E) is added to the housing in adjacent neighborhoods.

Limit 10 lines

--

c) Describe how the proposed housing will diversify housing choices city-wide.

Limit 10 lines

--

d) Check if the project includes housing that addresses the following strategies of Minnesota Housing.

Mark (X) appropriate box

	New affordable housing (housing that costs no more than 30% of a households' monthly income)
	Emerging market homeownership
	Preservation of existing affordable housing
	Housing for the homeless

e) Check if the project has used or will use any of the following green building systems to build housing.

Mark (X) appropriate box

	Minnesota Green Communities
	Minnesota GreenStar
	Other – specify:

5. Conserve, protect and enhance natural resources.

a) What types of conventional stormwater management techniques for rate and/or volume control and pollutant removal are employed within the project? Mark (X) all that apply.

Yes	No	
		Improved site runoff – If yes, describe:
		Local storm water detention – If yes, describe:
		Regional storm water detention – If yes, describe:
		Other – If yes, describe:

b) What type(s) of innovative and low impact development (LID) methods are employed in the project to achieve storm water control through the integration of natural hydrologic functions into the project's overall design. Mark (X) all that apply.

Yes	No	
		Rain gardens – If yes, describe:
		Infiltration swales – If yes, describe:
		Pervious pavement – If yes, describe:
		Native vegetation – If yes, describe:
		Underground stormwater retention/filtration structures – If yes, describe:
		Green roofs – If yes, describe:
		Other – If yes, describe:

c) Natural resources inventory and assesment

Yes	No	
		Has the municipality in which the project will be located prepared a local natural resources inventory and assesment (NRI/A) in coordination with the regional NRI/A?
		If yes, has the local NRI/A been used to plan this project?
		If yes, how has the local NRI/A benefitted preservation or integration of natural resources in the project?

d) Describe the ways in which the project: Mark (X) all that apply

Yes	No	
		Adds green space – If yes, describe:
		Enhances connections to existing green spaces and other natural areas, within the project or adjacent to it – If yes, describe:
		Uses natural resources and features, where feasible and appropriate, as community assets and amenities – If yes, describe:

III.B. Tools and Processes to Ensure Successful Outcomes

1. **City review/regulatory process:** Describe city review or regulatory processes or procedures used or developed for this project, such as zoning codes, design standards, or development standards.

(limit 6 lines)

--

2.

Yes	No	Mark (X) appropriate box
<input type="checkbox"/>	<input type="checkbox"/>	Is the project consistent with an area, neighborhood, corridor or other similar plan adopted by the municipality in which it is located?
If yes, state type and name of plan:		
If yes, describe how the project implements the plan:		

3. **Planning, Implementation and Funding Partnerships:** List and briefly describe the type and nature of partnerships in the project among government, private, for-profit and non-profit sectors.

Name of Partner(s)	Type of Partnership or Role of Partner

4. **Community's role:** Describe any public participation processes involving residents, businesspersons and others used to develop the proposal. Describe plans for future community involvement in project implementation.

Limit 10 lines

--

5. City's role: How have elected officials, city council initiatives or actions supported the project?
Limit 10 lines

(begin new page)

Section IV. Information for evaluating your proposal on the Step Two Evaluation Criteria -- see page 6 of criteria.

Include information in this section for the Funding Proposal, as described in Section I.A. on page 1, AND for any future development described in Section I.H., page 5.

IV.A. Innovation and Demonstration

- 1.** Describe how the funding proposal and future development (if applicable) will make more efficient use of land on the project site to maximize the potential of the project location, in ways that are innovative and replicable elsewhere in the region.

Limit 10 lines

- 2.** Describe how the funding proposal and future development (if applicable) will link land use to the local or regional transportation system, including any major state transportation investments, in ways that are innovative and replicable elsewhere in the region.

Limit 10 lines

3. Describe how the funding proposal and future development (if applicable) will connect housing and centers of employment, education, retail and recreation uses, in ways that are innovative and replicable elsewhere in the region.

Limit 10 lines

4. Describe how the funding proposal and future development (if applicable) will provide a range of housing densities, types and costs in ways that are innovative and replicable elsewhere in the region.

Limit 10 lines

5. Describe how the funding proposal and future development (if applicable) will conserve, protect and enhance natural resources, through development that is sensitive to the environment, including how the design of the project may implement the Minnesota Sustainable Building Guidelines, in ways that are innovative and replicable elsewhere in the region.

Limit 10 lines

6. Describe ways the funding proposal and its future phases (if applicable) will be innovative and replicable elsewhere in the region, other than those described in Sec. IV.A.1. through A.5.

Limit 10 lines

7. Describe ways the project has evolved, e.g. how the project may have changed due to public involvement, whether local regulations were modified or created to allow project innovation, collaborations with other regulatory levels resulted in “breaking rules” or creating new rules.

Limit 10 lines

IV.B. How LCDA Funding is a Catalyst

How will LCDA funding be a catalyst to implement the project?

Limit 20 lines

(Begin new page)

Section V. Information for Evaluating Your Proposal on the Step Three Selection Criteria – Readiness (see page 6 of criteria)

V.A. The Status of Implementation Tools

1. **Regulatory Status:** Mark (X) whether the following will be needed, is underway or is completed, or if not applicable, place 'NA' in the box. Briefly provide additional information as noted.

Will be Needed	Underway	City has Adopted	
			Comprehensive plan amendment. If needed, please describe:
			Environmental Reviews – EAW, EIS, AUAR. If needed, please describe:
			Zoning changes and variances. If needed, please list and include change to/from:

2. **Indicate the status of design or development standards:**

Will be Needed	Underway	City has Adopted	NA	Mark (X) appropriate box – if not applicable, place NA in box.
				Design standards. Briefly describe:
				Development standards. Briefly describe:

V.B. Other Status and Commitments

1.

Yes	No	Mark (X) appropriate box
		Is the development site as represented currently within a designated development district, or an approved development (i.e. PUD)?

2.

Yes	No	Mark (X) appropriate box
		Does the applicant control the site, or sites represented in the proposal?
If no – are steps being taken to gain control? Explain.		

3. Market and Fesibility Studies: Indicate the status of market and feasibility studies.

Will be Needed	Underway	City has Completed	Mark (X) appropriate box – if not applicable, place NA in box.
			Market studies
			Feasibility studies
If completed, briefly state the conclusions of the studies: (limit 4 lines)			

4. Availability of Market Studies

Yes	No	Mark (X) appropriate box
		Are market studies available for all some or all components of the project?
		If yes, which components (e.g. retail, office, ownership housing, rental housing)?

5. Developer Status

Yes	No	Mark (X) appropriate box
		Has a developer been selected for the proposal?
If no, explain status or next steps for selecting a developer and skip to question #7:		
If yes, provide the requested information about the developer(s) and answer question #6:		
Name of Developer(s)		Type of contract or commitment

6. Site Status

Yes	No	Mark (X) appropriate box
		Is the developer acquiring the development site from the city?
		If yes, is the site being sold at fair-market value?

7. Site Plan

Yes	No	Mark (X) appropriate box
		Is site plan final?
If not final, describe status: (limit 4 lines)		

8. Architect/Engineer Status

Yes	No	Mark (X) appropriate box
		Has an architect/engineer been selected for the project?

9. Commercial: If commercial is proposed (in Funding Proposal, as described in Section I.A), provide as much specificity as possible regarding the type of tenants and projected rents.

Type of Tenant	Projected Rents

Required Attachments

Maps and graphic images are an important part of the evaluation. Ensure that they are readable.

- Use only an 8.5" x 11" or 11" x 17" format
 - *If using 11" x 17" format, pages must be folded to an 8.5" x 11" size*
- Maps and graphic images must be clearly legible
- Identify north-south-east-west on all images

Attach the following to the application, in the order listed:

1. Aerial photo – provided by the Council. Applicant is responsible for marking the project site boundaries on the photo. Contact Metropolitan Council staff person Joanne Barron (651-602-1385 or joanne.barron@metc.state.mn.us) for an aerial photo of the site area.
2. Vicinity map – provided by the Council. Applicant is responsible for marking the project site boundaries on this map. Contact Joanne Barron to obtain a vicinity map showing project location, planned land use, transit locations, and adjacent land uses.
3. A site plan showing:
 - adjacent land uses and connections (roads, sidewalks, or other)
 - the location of existing and planned buildings (marked)
 - existing and planned streets
 - transit stops within or adjacent to the development
 - sidewalk and trail routes
 - open space, public spaces
 - proposed phases, if applicable, clearly distinguishing between existing and proposed phases
 - ¼ mile and ½ mile radius.
4. Up to five (5) one-page images of your choice - elevations, section drawings, perspective drawings or illustrations.
5. The applicant's due diligence financial analysis for the project, if one has been completed. This may be a consultant report, or an internal staff summary or report.
6. Completed Certification of Compliance regarding use of eminent domain (see attachment). ***Must be submitted with application.***
7. Local Resolution of Support (see sample attachment). ***Must be submitted with application.***

LIVABLE COMMUNITIES DEMONSTRATION ACCOUNT

CERTIFICATION OF COMPLIANCE

Regarding Metropolitan Council Policy Restricting LCA Grants
For Projects Using Eminent Domain for Economic Development

Project Name: _____

Applicant's Name: _____

The "Applicant" is a statutory or home rule charter city or town that has negotiated affordable and life-cycle housing goals pursuant to the Metropolitan Livable Communities Act and is participating in the Local Housing Incentives Account program, or is a housing and redevelopment authority, economic development authority, or port authority. On January 25, 2006, the Metropolitan Council adopted a "Policy Restricting Metropolitan Council LCA Grants for Projects Using Eminent Domain for Economic Development." The policy applies to LCA grants awarded after January 25, 2006 and private property that was acquired through eminent domain proceedings after January 25, 2006.

Please check (✓) one of the following as appropriate for the Project. The Project will not be eligible for LCA grant funding unless the appropriate certifications are made by the Applicant:

ON BEHALF OF THE APPLICANT and to the best of my knowledge, I CERTIFY that with regard to the Project for which LCA funding is requested, no eminent domain authority was used after January 25, 2006 to acquire any private property associated with the Project and there are no plans to use eminent domain authority for "economic development" purposes in connection with the Project.

Eminent domain authority was used after January 25, 2006 to acquire private property associated with the Project but, ON BEHALF OF THE APPLICANT and to the best of my knowledge, I CERTIFY that the eminent domain authority was not exercised for "economic development" purposes as defined by the Metropolitan Council's policy because one or more of the following exceptions applies:

Please check (✓) the following exception(s) that applies:

- (a) Private property was acquired for public ownership and public use, such as for a roadway, park, sanitary sewer, hospital, public school, or similar use;
- (b) Private property was acquired to remediate or clean up pollution or contamination that threatens or may threaten public health or safety or the environment;
- (c) Private property acquired through eminent domain will be leased to a private person or entity but the private person or entity only will occupy an incidental part of a public property or public facility, such as a retail establishment on the ground floor of a public building;
- (d) Eminent domain authority was used to acquire abandoned property or acquire "blighted" property as the term "blighted" is defined and used in Minnesota Statutes Chapter 469;
- (e) Private property was acquired to remove a public nuisance; or
- (f) Eminent domain authority was used to clear defective chains of title.

If eminent domain authority was used to acquire private property to remediate or clean up pollution or contamination that threatens or may threaten public health or safety or the environment (see exception (b) above), then ON BEHALF OF THE APPLICANT, and to the best of my knowledge, I FURTHER CERTIFY that:

- (1) The property owner was/is unable or unwilling to pay for appropriate remediation or clean up; and
- (2) Remediation or clean up must occur expeditiously to eliminate or mitigate the threat to public health or safety or the environment; and
- (3) No Responsible Party has been identified or is financially capable of carrying out the remediation or clean up.

**THIS CERTIFICATION MUST BE
SIGNED BY THE APPLICANT'S
AUTHORIZED OFFICIAL:**

Name: _____

Title: _____

Signature: _____

2008 RESOLUTION - SINGLE PROJECT

RESOLUTION NO. _____

CITY OF _____, MINNESOTA

**RESOLUTION IDENTIFYING THE NEED FOR
LIVABLE COMMUNITIES DEMONSTRATION ACCOUNT FUNDING AND
AUTHORIZING AN APPLICATION FOR GRANT FUNDS**

WHEREAS the City of _____ is a participant in the Livable Communities Act's Housing Incentives Program for 2008 as determined by the Metropolitan Council, and is therefore eligible to apply for Livable Communities Demonstration Account funds; and

WHEREAS the City has identified a proposed project within the City that meets the Demonstration Account's purposes and criteria and is consistent with and promotes the purposes of the Metropolitan Livable Communities Act and the policies of the Metropolitan Council's adopted metropolitan development guide; and

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

WHEREAS the City certifies that it will comply with all applicable laws and regulations as stated in the grant agreement; and

WHEREAS the City agrees to act as legal sponsor for the project contained in the grant application submitted on _____, 2008; and

WHEREAS the City acknowledges Livable Communities Demonstration Account grants are intended to fund projects or project components that can serve as models, examples or prototypes for development or redevelopment projects elsewhere in the region, and therefore represents that the proposed project or key components of the proposed project can be replicated in other metropolitan-area communities; and

WHEREAS only a limited amount of grant funding is available through the Metropolitan Council's Livable Communities Demonstration Account during each funding cycle and the Metropolitan Council has determined it is appropriate to allocate those scarce grant funds only to eligible projects that would not occur without the availability of Demonstration Account grant funding.

NOW THEREFORE BE IT RESOLVED that, after appropriate examination and due consideration, the governing body of the City:

1. Finds that it is in the best interests of the City's development goals and priorities for the proposed project to occur at this particular site and at this particular time.
2. Finds that the project component(s) for which Livable Communities Demonstration Account

funding is sought:

- (a) will not occur solely through private or other public investment within the reasonably foreseeable future; and
 - (b) will not occur within two years after a grant award unless Livable Communities Demonstration Account funding is made available for this project at this time.
3. Represents that the City has undertaken reasonable and good faith efforts to procure funding for the project component for which Livable Communities Demonstration Account funding is sought but was not able to find or secure from other sources funding that is necessary for project component completion within two years and states that this representation is based on the following reasons and supporting facts:
4. Authorizes its _____ to submit on behalf of the City an application for Metropolitan Council Livable Communities Demonstration Account grant funds for the project component(s) identified in the application, and to execute such agreements as may be necessary to implement the project on behalf of the City.

Adopted this ___ day of _____, 2008.

Mayor

Clerk

2008 RESOLUTION - MULTIPLE PROJECTS

RESOLUTION NO. _____

CITY OF _____, MINNESOTA

**RESOLUTION IDENTIFYING THE NEED FOR
LIVABLE COMMUNITIES DEMONSTRATION ACCOUNT FUNDING AND
AUTHORIZING APPLICATIONS FOR GRANT FUNDS**

WHEREAS the City of _____ is a participant in the Livable Communities Act's Housing Incentives Program for 2008 as determined by the Metropolitan Council, and is therefore eligible to apply for Livable Communities Demonstration Account funds; and

WHEREAS the City has identified proposed projects within the City that meet the Demonstration Account's purposes and criteria and are consistent with and promote the purposes of the Metropolitan Livable Communities Act and the policies of the Metropolitan Council's adopted metropolitan development guide; and

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

WHEREAS the City certifies that it will comply with all applicable laws and regulations as stated in the grant agreement; and

WHEREAS the City agrees to act as legal sponsor for the projects contained in the grant applications submitted on _____, 2008;

WHEREAS the City acknowledges Livable Communities Demonstration Account grants are intended to fund projects or project components that can serve as models, examples or prototypes for development or redevelopment projects elsewhere in the region, and therefore represents that the proposed projects or key components of the proposed projects can be replicated in other metropolitan-area communities; and

WHEREAS only a limited amount of grant funding is available through the Metropolitan Council's Livable Communities Demonstration Account during each funding cycle and the Metropolitan Council has determined it is appropriate to allocate those scarce grant funds only to eligible projects that would not occur without the availability of Demonstration Account grant funding; and

WHEREAS cities may submit grant applications for up to five projects during each funding cycle but, using the cities' own internal ranking processes, must rank their projects by priority so the Metropolitan Council may consider those priority rankings as it reviews applications and makes grant awards.

NOW THEREFORE BE IT RESOLVED that, after appropriate examination and

consideration, the governing body of the City:

Finds that it is in the best interests of the City's development goals and priorities for the proposed projects to occur at these particular sites at this particular time.

1. Finds that the project components for which Livable Communities Demonstration Account funding is sought:

(a) will not occur solely through private or other public investment within the reasonably foreseeable future; and

(b) will not occur within two years after the grant award unless Livable Communities Demonstration Account funding is made available for these projects at this time.

2. Ranks the project funding applications, according to the City's own internal priorities, in the following order:

Priority Ranking	Project Name	Grant Amount Requested
------------------	--------------	------------------------

- (1)
- (2)
- (3)
- (4)
- (5)

3. Represents that the City has undertaken reasonable and good faith efforts to procure funding for the project component for which Livable Communities Demonstration Account funding is sought but was not able to find or secure from other sources funding that is necessary for project component completion within two years and states that this representation is based on the following reasons and supporting facts:

4. Authorizes its _____ to submit on behalf of the City applications for Metropolitan Council Livable Communities Demonstration Account grant funds for the project components identified in the applications, and to execute such agreements as may be necessary to implement the projects on behalf of the City.

Adopted this ___ day of _____, 2008.

Mayor

Clerk

LOCACITYRES08

05/10/08

SAMPLE

II.D. Sources and Uses – For Requested Elements(s) – As described in Section I.B, page 2.

Sources	\$ Amount	Status	Approval Anticipated by:
CDBG	800,000	Decision pending	December 2007
TIF	900,000	Committed	
Assessments	150,000	Funded	
Private contribution	500,000	Committed	
Developer equity	500,000	Committed	
LCDA Grant	1,500,000	Pending	
TOTAL:	\$4,350,000		

Uses	\$ Amount	\$ Portion from LCDA Source	\$ Other Public Sources	\$ Other Private Sources
Hard Costs:				
Site assembly:				
Land acquisition	1,000,000	1,000,000		
Public Infrastructure:				
New street construction	2,000,000		1,500,000	500,000
Street lighting and signs	350,000		350,000	
Storm water management improvements	500,000	500,000		
Total Hard Costs:	\$3,850,000			
Soft Costs: (refer to "Eligible Uses of Funds," Item 1.a. of the LCDA criteria)				
Design costs	500,000			500,000
Total Soft Costs:	\$500,000			
OVERALL TOTAL	\$4,350,000	\$1,500,000	\$1,850,000	\$1,000,000

SAMPLE

Include these costs if applicable to your project, and others, as applicable.

II.E Sources and Uses – For Entire Funding Proposal – As described in Section I.A on page 1, including Requested Element(s) described in Section II.D.

Sources	\$ Amount	Status	Approval Anticipated by:
County	2,000,000	Committed	
MHFA	2,000,000	Applied 3-07	October 2007
HOME	1,000,000	Committed	
CDBG	800,000	Decision pending	December 2007
County HRA	500,000	Applied 2-07	June 2007
TIF	900,000	Committed	
Assessments	150,000	Funded	
Private contribution	2,000,000	Committed	
Developer equity	500,000	Committed	
Sales Proceeds	20,000,000	Collected as units close	
LCDA Grant	1,500,000	Pending	
TOTAL:	\$31,350,000		

Uses	\$ Amount	\$ Portion from LCDA Source	\$ Other Public Sources	\$ Other Private Sources
Hard Costs:				
Land acquisition	1,000,000	1,000,000		
Demolition	800,000		\$800,000	
Building construction	20,000,000			\$20,000,000
Stormwater improvements	500,000	500,000		
Street construction	2,000,000		1,500,000	500,000
Street lighting and signs	350,000		350,000	
Public parking structure	2,000,000		2,000,000	
Total Hard Costs:	\$26,650,000	\$1,500,000	\$4,650,000	\$20,500,000
Soft Costs:				
(refer to "Eligible Uses of Funds," Item 1.a. of the LCDA criteria)				
Developer's fee	500,000			500,000
Design costs	500,000			500,000
Engineering costs	800,000		800,000	
Legal	500,000			500,000
Financing Fees	200,000		200,000	
Marketing	1,000,000			1,000,000
Project administration	500,000		500,000	
Appraisal	200,000		200,000	
Inspection fees	500,000		500,000	
Total Soft Costs:	\$4,700,000		\$2,200,000	\$2,500,000
OVERALL TOTAL	\$31,350,000	\$1,500,000	\$6,850,000	\$23,000,000