

**C** Community Development Committee  
For the Metropolitan Council meeting of October 14,  
2009

Item: 2009-352

**ADVISORY INFORMATION**

Date October 7, 2009  
Prepared:  
Subject: City of St. Louis Park Request for a Second Extension to LCDA Grant SG006-169 for Hoigaard Village

**Proposed Action:**

That the Metropolitan Council approve the request by the City of St. Louis Park to extend the term of the Livable Communities Demonstration Account (LCDA) grant for the Hoigaard Village project to December 31, 2010.

**Summary of Committee Discussion / Questions:**

Livable Communities Manager, Paul Burns, presented an overview of this one-year, second extension LCDA grant request, which would extend the grant period to December 31, 2010.

There was no Committee discussion. Motion to approve the request by Hilker, seconded by Broecker, passed unanimously.

**C** **Community Development Committee**  
**Meeting date: October 5, 2009**

<b>ADVISORY INFORMATION</b>	
<b>Date:</b>	<b>September 30, 2009</b>
<b>Subject:</b>	<b>City of St. Louis Park Request for a Second Extension to LCDA Grant SG006-169 for Hoigaard Village</b>
<b>District(s), Member(s):</b>	<b>District 6, St. Louis Park, Peggy Leppik</b>
<b>Policy/Legal Reference:</b>	<b>473.253 Livable Communities Demonstration Account</b>
<b>Staff Prepared/Presented:</b>	<b>Guy Peterson, Director, Community Development Division (651-602-1418)</b> <b>Beth Reetz, Housing and Livable Communities Director (651-602-1060)</b> <b>Paul Burns, Manager, Livable Communities Program (651-602-1106)</b> <b>Deb Jensen, LCA Grants Administrator (651-602-1554)</b>
<b>Division/Department:</b>	<b>Housing and Livable Communities/Community Development</b>

**Proposed Action**

That the Community Development Committee approve the request by the City of St. Louis Park to extend the term of the Livable Communities Demonstration Account (LCDA) grant for the Hoigaard Village project to December 31, 2010.

**Background**

On December 13, 2006, the Metropolitan Council awarded the City of St. Louis Park \$1,505,184 to construct a stormwater pond, demolish pedestrian elements currently found on West 36<sup>th</sup> Street and construct permanent pedestrian improvements, including street lighting, benches, and permanent bike racks. On September 30, 2008, Livable Communities staff processed an administrative extension to extend the grant to December 31, 2009.

There has been significant progress on the Project and some, but not all, of the grant-funded activities have been completed. Two hundred and ninety-four housing units and 25,000 square feet of the expected commercial space in the Hoigaard Village development (the Project) were completed in 2008. Of the grant-funded activities, the stormwater pond has been completed, and demolition and construction of most of the new pedestrian improvements are underway and expected to be completed this fall.

The remaining pedestrian improvements on 36<sup>th</sup> Street, which will border an adjacent new development (not directly part of the Project associated with the grant) to be known as Wooddale Pointe, were delayed. City engineers determined that construction of the remaining grant-funded new pedestrian improvements should not proceed until the work on the adjacent Wooddale Pointe progressed to a point where they were confident the pedestrian improvements would not be damaged and be required to be rebuilt. Work on Wooddale Pointe now appears to be imminent. This delay will result in the remaining grant-funded pedestrian improvements to take until spring 2010 to complete.

**Rationale**

Existing grant agreements may be extended administratively only once and for a period not to exceed one year. Requests for additional extensions are decided by the full Council at the recommendation of the Community Development Committee.

The St. Louis Park City Council resolution number 09-122 in support of the grant extension and project work is attached to this business item. The resolution contains a schedule for completion of all grant-funded activities.

**Funding**

There is no impact on funding already awarded. The Grantee has drawn \$612,325 of the \$1,505,184 grant.

**Known Support / Opposition**

There is no known opposition.

RESOLUTION NO. 09-122

RESOLUTION SUPPORTING A REQUEST FOR LIVABLE COMMUNITIES  
DEMONSTRATION ACCOUNT (LCDA) GRANT EXTENSION FROM  
METROPOLITAN COUNCIL

WHEREAS, Metropolitan Council granted City of St. Louis Park a Livable Communities Act (LCA) Grant for Hoigaard Village;

WHEREAS, the grant included funding for a regional pond and pedestrian improvements to West 36<sup>th</sup> Street;

WHEREAS, the regional pond construction is complete;

WHEREAS, the majority of the pedestrian improvements to West 36<sup>th</sup> Street are underway and expected to be complete by December 1, 2009;

WHEREAS, the City successfully worked with neighboring property owners on West 36<sup>th</sup> Street to secure construction and maintenance easements and to create a Special Services District to ensure proper maintenance of the streetscape improvements for the next 10 years;

WHEREAS, the City has expended funds for design and engineering of the improvements;

WHEREAS, the remaining pedestrian improvements proposed for West 36<sup>th</sup> Street are within existing public right-of-way;

WHEREAS; additional pedestrian improvements would not be complete by the end of the grant term, December 31, 2009;

WHEREAS, any additional pedestrian improvements would be consistent with the scope and description of work provided in the original LCDA application;

WHEREAS; an estimated schedule to completing the remaining improvements, upon approval of an extension by Metropolitan Council, is:

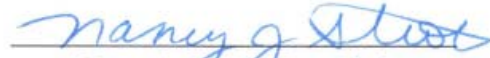
Design & Engineering	4 weeks
Bid Process	6 weeks
Contract Award/Execution	2 weeks
Permitting	3 weeks
Materials	8 weeks
<u>Construction/Installation</u>	<u>2 weeks</u>
Total Estimated	25 weeks

THEREFORE, BE IT RESOLVED, that the St. Louis Park City Council supports the request for extension to Metropolitan Council for the LCDA grant.

STATE OF MINNESOTA )  
COUNTY OF HENNEPIN ) ss  
CITY OF ST. LOUIS PARK )

The undersigned, being the duly qualified City Clerk of the City of St. Louis Park, Minnesota, certifies that the foregoing resolution is a full, true and correct copy of the original Resolution No. 09-122 adopted at the St. Louis Park City Council meeting held on September 21, 2009.

WITNESS my hand and the Seal of the City of St. Louis Park this 22nd day of September, 2009.

  
Nancy J. Stroth, City Clerk

