



EDA

# 2017 Work Program

April 4, 2017



## **Five Ongoing Programs**

### **1. Scattered Site Redevelopment**

- Acquiring four lots from Hennepin County
- Anticipate selling six lots for new home construction
- Anticipated net proceeds of \$166,000 to EDA fund in 2017

### **2. Housing Resource Center**

- \$15,000 annual contract (now month-to-month)
- EDA will reevaluate during budget process for 2018

### **3. Home Improvement Incentive Rebates**

- \$199,800 budgeted in 2017 (mostly from TIF #2155)
- 2016 expenditures were \$141,173
- EDA will reevaluate during budget process for 2018



## Five Ongoing Programs

### 4. Community Fix-Up Fund

- Helps homeowners with major projects
- After-rehab value counts towards loan-to-value ratio
- Significantly reduces interest rate (from 5.75 to 3%)
- EDA can use funds from TIF #2155
- State matches our commitment dollar-for-dollar
- Anticipate budgeting for it again in 2018





## Five Ongoing Programs

### 5. Deferred Home Improvement Loans

- Efficiently uses the city's small CDBG allocation, but...
- For 2018 the city may consider giving up its dedicated allocation and become part of the much larger consolidated pool
  - The city could apply for CDBG funds for a public project
  - The deferred home improvement loans would still be available (funded by the consolidated pool)



## Bass Lake Road Streetscape Project

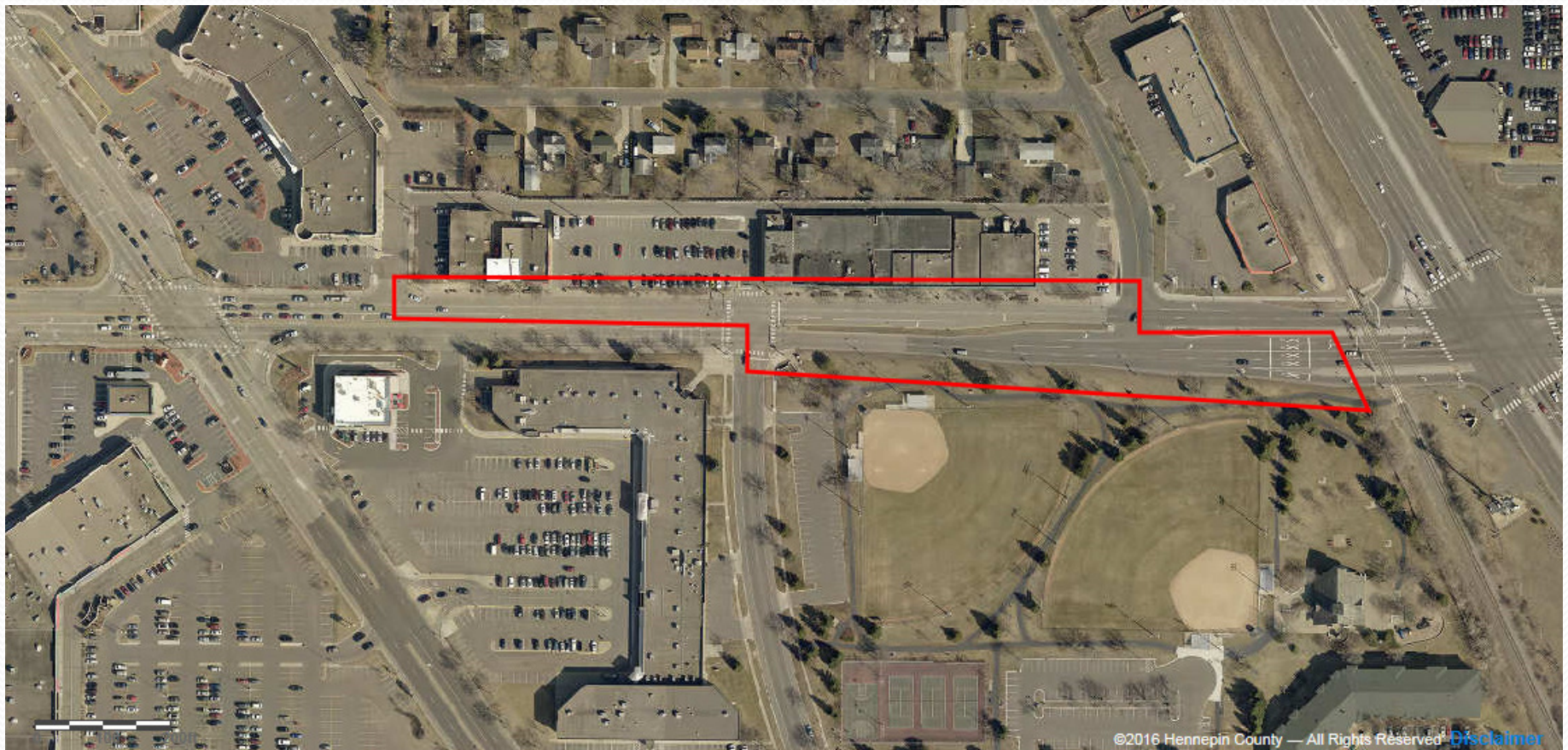
- \$90,000 for engineering (design, bidding, etc.)
  - \$45,000 from Hennepin County
  - \$45,000 from EDA Fund (will use \$32,500 from EDA cash balance)
- \$400,000 for construction
  - \$200,000 from Hennepin County
  - \$200,000 of available increment from TIF District #2151
- Desired schedule:
  - Design and Bidding – spring/summer 2017
  - Construction – fall 2017
  - May be delayed to spring 2018 depending on the bidding environment





# Bass Lake Road Streetscape Project

## Project Area







# Bass Lake Road Streetscape Project

## NORTH SIDE OF BASS LAKE ROAD:

- Remove existing trees, concrete planters, flower beds, sidewalks and paver bricks
- Create a parking lane by shifting the curb approx. 8 feet north
- Create bump-outs with enhanced landscaping at intersections & driveways
- New sidewalk including code compliant curb ramps
- New bicycle parking
- Relocate roadway lighting and other infrastructure as necessary to accommodate new parking lane



# Bass Lake Road Streetscape Project

## SOUTH SIDE OF BASS LAKE ROAD:

- Create a parking lane by shifting the curb approx. 8 feet south
- Create bump-outs with enhanced landscaping at intersections & driveways
- Construct a shared use trail/pedestrian "promenade" along the south side of Bass Lake Road between the rail corridor and Sherburne Avenue
- Relocate roadway lighting and other infrastructure as necessary to accommodate parking lane and promenade.





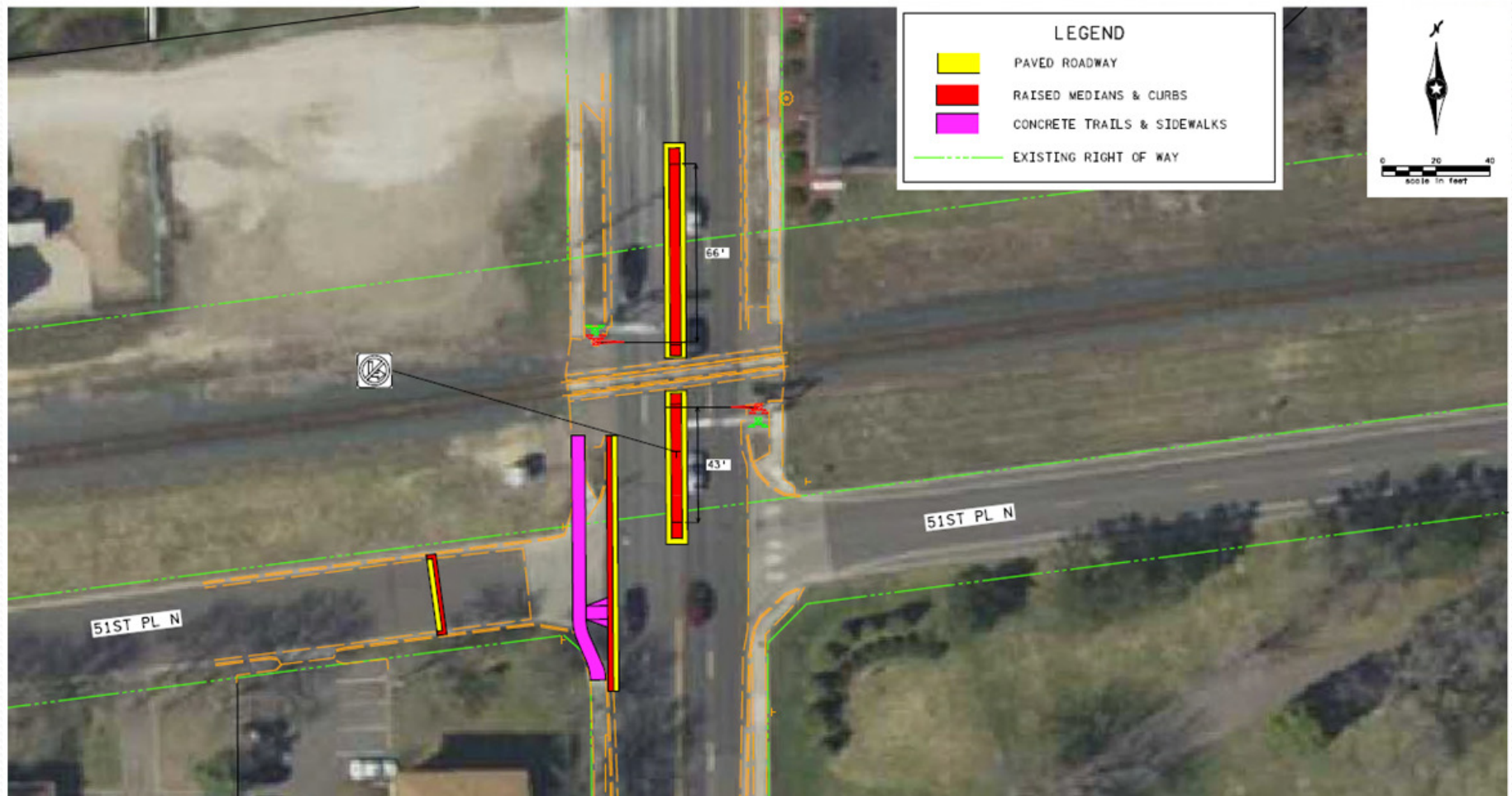
# Canadian Pacific Train Horn Quiet Zone

- Total cost of \$203,400 to be paid out of the EDA cash balance
  - \$40,000 for engineering (design, bidding, etc.)
  - \$163,400 for construction
- Anticipated schedule:
  - Design – spring 2017
  - Bidding and Construction – summer/fall 2017
  - Quiet zone in effect by late 2017



# Canadian Pacific Train Horn Quiet Zone

## QUIET ZONE IMPROVEMENTS AT DOUGLAS DRIVE:

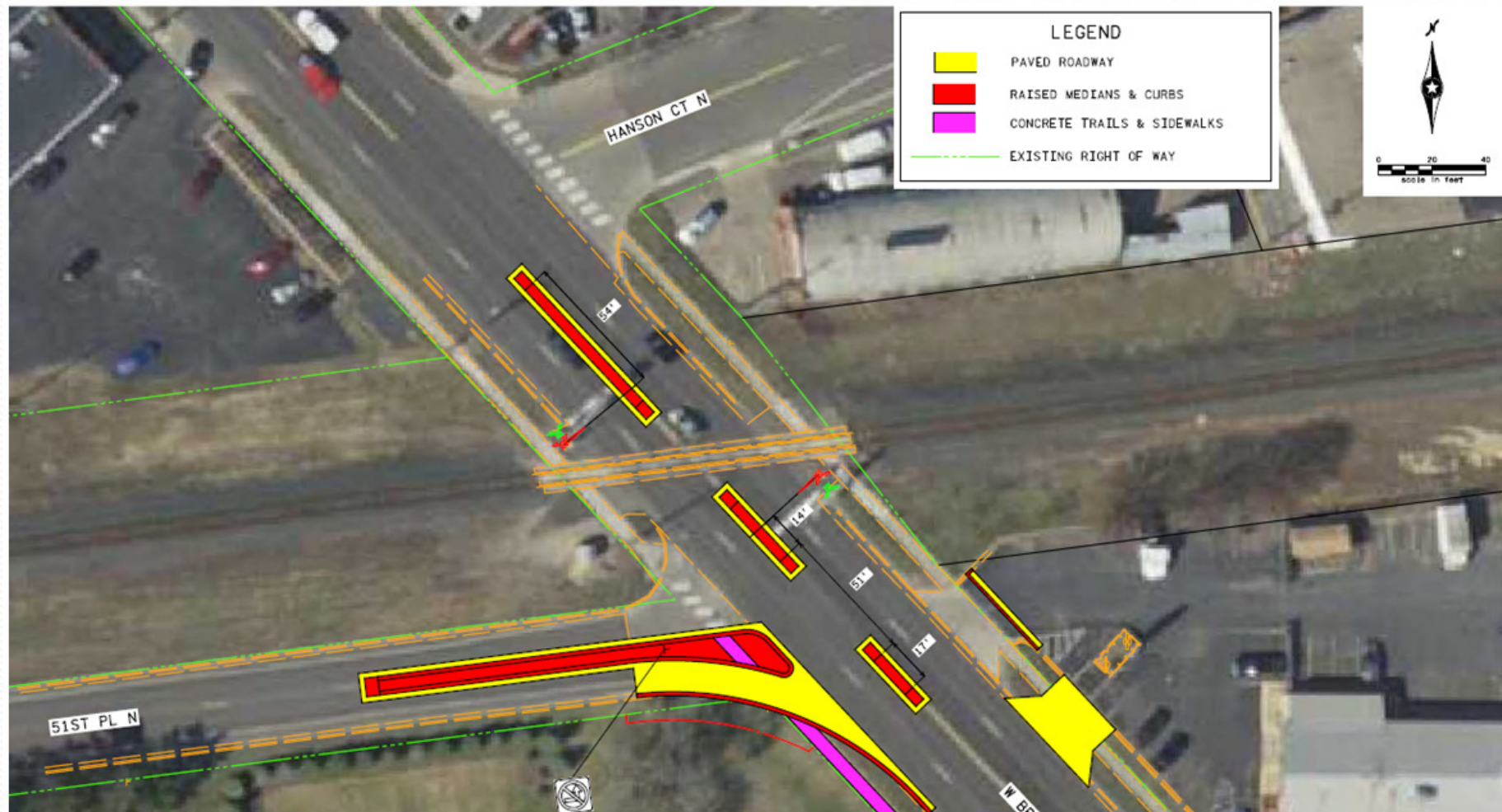






# Canadian Pacific Train Horn Quiet Zone

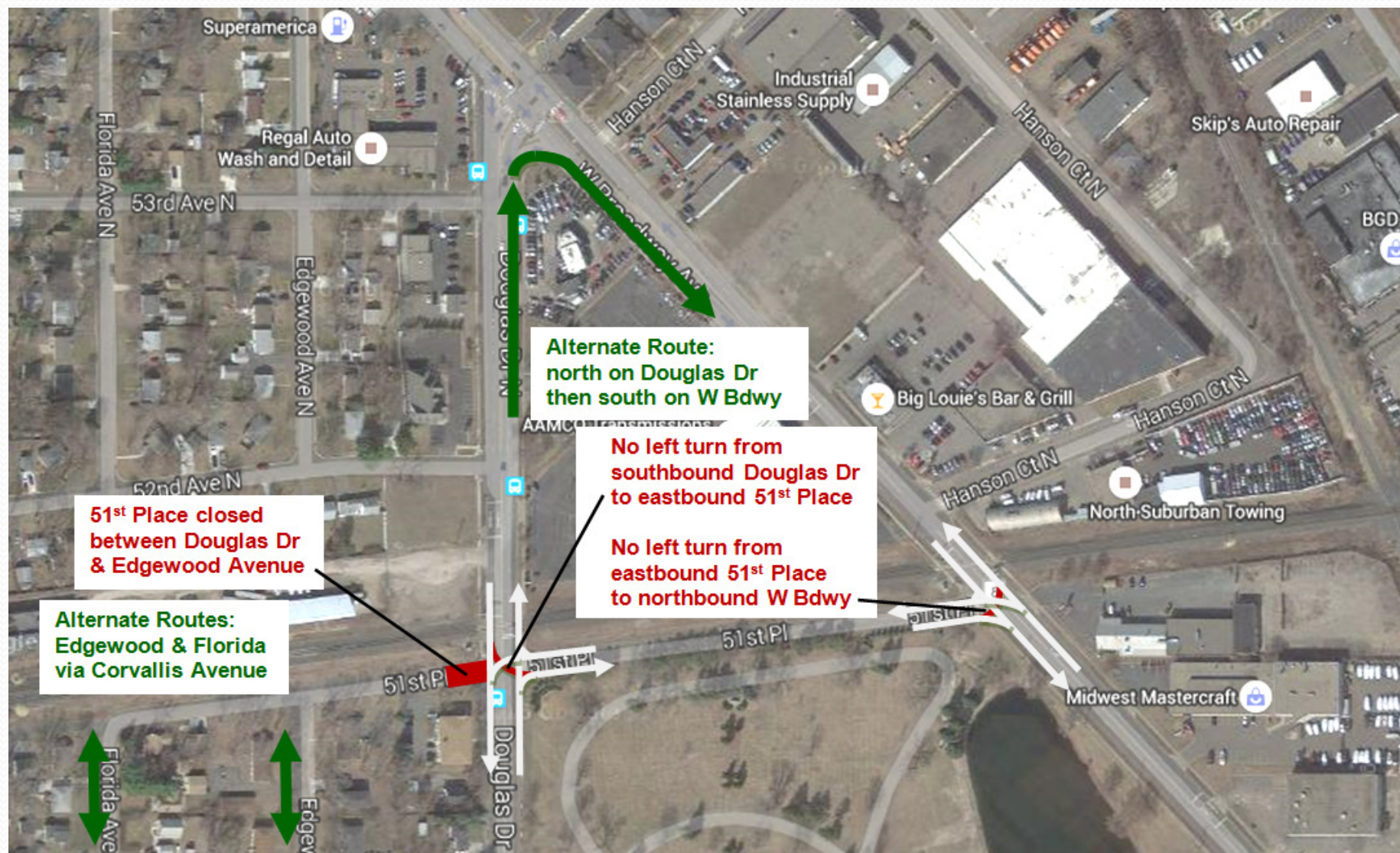
## QUIET ZONE IMPROVEMENTS AT WEST BROADWAY:







## Traffic Changes after Quiet Zone completion







## New Initiatives

### Bass Lake Road Façade Enhancements

- Would reinforce and amplify streetscape investment
- EDA will provide incentives for façade improvements
- \$15,000 is available from the EDA and \$45,000 has been requested from Hennepin County
- Will be based on an existing program in the city of Hopkins
  - Grant for 50% of the cost
  - Would include an escrow requirement, city review & approval, repayment provisions and other safeguards
  - Detailed program outline and guidelines to be presented to EDA for consideration in late spring 2017
- If approved, program would go “live” in summer 2017



# New Initiatives

## Community Image Enhancement

- Standardized entry signs at entry points on major roads
  - Less utilitarian, more decorative
  - Consider offering space for civic groups
- Replace neighborhood signs with something larger/more readable
- In 2017, use Douglas Drive south of 36<sup>th</sup> as a pilot branding/beautification project
  - Use lessons learned at other commercial nodes in future
- \$8,000 would be available from the EDA budget
  - The EDA may consider using some of the cash balance to be able to do all of these items

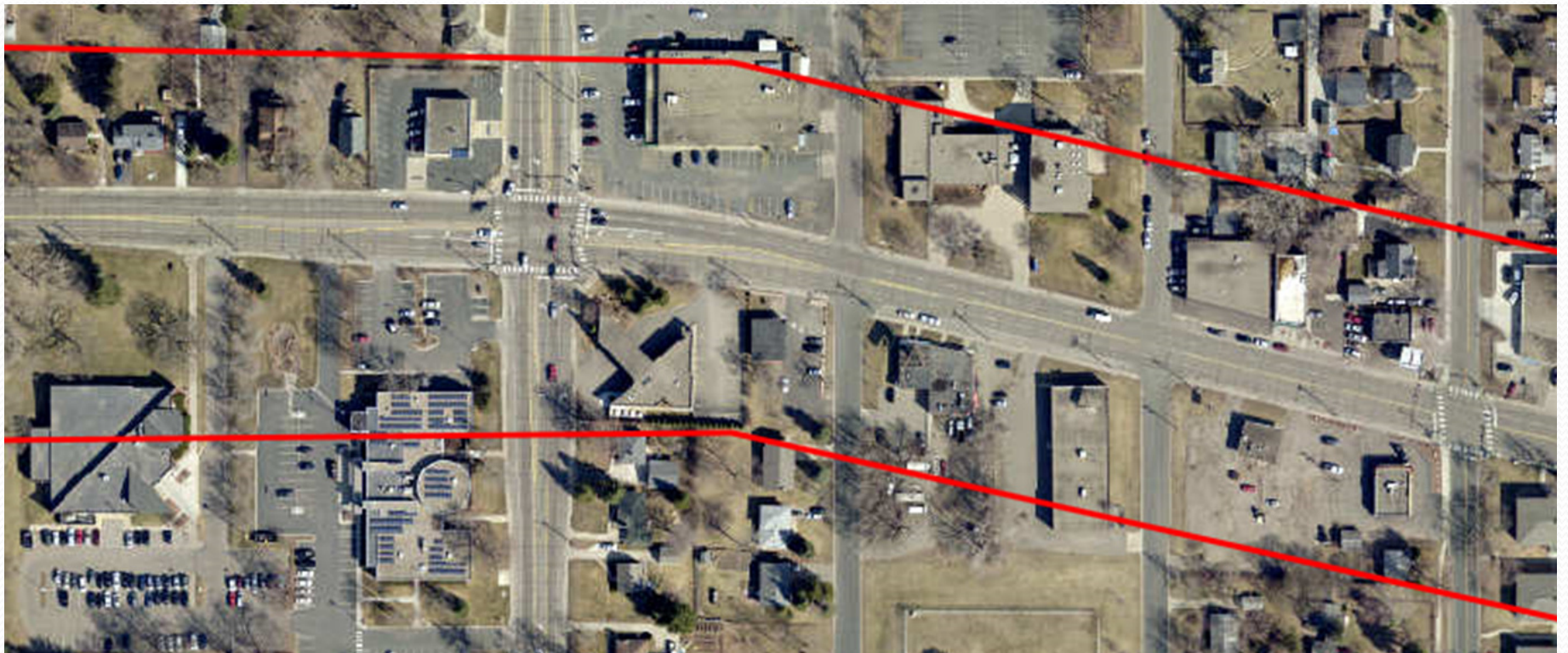




# New Initiatives

## 42<sup>nd</sup> Avenue

- Factors significantly in Crystal's appearance and vitality
- Opportunities for redevelopment to enhance the tax base and the city's image





## New Initiatives

### 42<sup>nd</sup> Avenue

- Improve traffic flow & access (consolidate/improve curb cuts)
- Reach out to existing key businesses and property owners about their plans and desires for improvement
- Work with developers to assess the feasibility of mixed-use redevelopment
- Explore feasibility of undergrounding the overhead utilities and potential for county assistance
- Full reconstruction of 42<sup>nd</sup> is probably 10+ years out unless city initiates a project sooner and can find funds to pay for it

Each of these items affects the others so a recommended scope and sequence of improvements may not take shape until late 2017





## New Initiatives

### 3401-3415 Douglas Drive North

- 0.7 acre site at the northwest corner of 34<sup>th</sup> and Douglas
- Zoned Medium Density Residential but some commercial uses may be appropriate
- Staff will:
  - Discuss the site with developers concurrent with 42<sup>nd</sup> Avenue discussions
  - Present feedback to EDA to determine desired development parameters
  - Seek development proposals





# New Initiatives

## Outreach on Challenging Apartment Buildings

- Many of Crystal's apartment buildings provide naturally-occurring affordable housing
- A small number of buildings have a negative impact on neighborhoods due to some combination of:
  - Disinterested management
  - Inadequate maintenance
  - Lack of resources for building renovations
- Staff will:
  - Reach out to the owners to learn more about what's happening at these properties
  - Explore potential assistance from other agencies for renovations and/or new management strategies





# 2017 Financing

## Crystal EDA 2017 Work Program Financial Summary

ONGOING PROGRAMS										
TITLE	See Note	CITY - EDA (Budgeted)	CITY - EDA (Cash Bal.)	CITY - TIF (Budgeted)	SUBTOTAL - CITY	OTHER - COUNTY	OTHER - STATE	OTHER - FEDERAL	SUBTOTAL - OTHER	TOTAL
Scattered Site Redevelopment	A	\$35,000	(\$201,000)		(\$166,000)				\$0	(\$166,000)
Housing Resource Center	B	\$15,000			\$15,000				\$0	\$15,000
Home Improvement Incentive Rebates	C	\$33,300		\$166,500	\$199,800				\$0	\$199,800
Community Fix-Up Fund	C			\$25,000	\$25,000		\$25,000		\$25,000	\$50,000
Deferred Home Improvement Loans	D				\$0			\$85,951	\$85,951	\$85,951
<b>SUBTOTAL - ONGOING PROGRAMS</b>		<b>\$83,300</b>	<b>(\$201,000)</b>	<b>\$191,500</b>	<b>\$73,800</b>		<b>\$25,000</b>	<b>\$85,951</b>	<b>\$110,951</b>	<b>\$184,751</b>
MAJOR PROJECTS										
TITLE	See Note	CITY - EDA (Budgeted)	CITY - EDA (Cash Bal.)	CITY - TIF (Budgeted)	SUBTOTAL - CITY	OTHER - COUNTY	OTHER - STATE	OTHER - FEDERAL	SUBTOTAL - OTHER	TOTAL
Bass Lake Road Streetscape - Engineering	E	\$12,500	\$32,500		\$45,000	\$45,000			\$45,000	\$90,000
Bass Lake Road streetscape - Construction	F			\$200,000	\$200,000	\$200,000			\$200,000	\$400,000
CPRR Quiet Zone - Engineering	G		\$40,000		\$40,000				\$0	\$40,000
CPRR Quiet Zone - Construction	G		\$163,400		\$163,400				\$0	\$163,400
<b>SUBTOTAL - MAJOR PROJECTS</b>		<b>\$12,500</b>	<b>\$235,900</b>	<b>\$200,000</b>	<b>\$448,400</b>	<b>\$245,000</b>			<b>\$245,000</b>	<b>\$693,400</b>
NEW INITIATIVES										
TITLE	See Note	CITY - EDA (Budgeted)	CITY - EDA (Cash Bal.)	CITY - TIF (Budgeted)	SUBTOTAL - CITY	OTHER - COUNTY	OTHER - STATE	OTHER - FEDERAL	SUBTOTAL - OTHER	TOTAL
Façade Enhancements	H	\$15,000			\$15,000	\$45,000			\$45,000	\$60,000
Community Image Enhancement	I	\$8,000			\$8,000				\$0	\$8,000
<b>SUBTOTAL - NEW INITIATIVES</b>		<b>\$23,000</b>			<b>\$23,000</b>	<b>\$45,000</b>			<b>\$45,000</b>	<b>\$68,000</b>
<b>TOTALS:</b>		<b>\$118,800</b>	<b>\$34,900</b>	<b>\$391,500</b>	<b>\$545,200</b>	<b>\$290,000</b>	<b>\$25,000</b>	<b>\$85,951</b>	<b>\$400,951</b>	<b>\$946,151</b>
		<b>CITY - EDA (Budgeted)</b>	<b>CITY - EDA (Cash Bal.)</b>	<b>CITY - TIF (Budgeted)</b>	<b>SUBTOTAL - CITY</b>	<b>OTHER - COUNTY</b>	<b>OTHER - STATE</b>	<b>OTHER - FEDERAL</b>	<b>SUBTOTAL - OTHER</b>	<b>TOTAL</b>
			See Note J							