

**CITY OF FALCON HEIGHTS  
COUNCIL RESOLUTION**

July 13, 2011

No. 11-09

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

WHEREAS, the City of Falcon Heights is a participant in the Livable Communities Act's Housing Incentives Program for 2011 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 to be submitted on July 15, 2011; 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 occur within two years after a grant award only if Livable Communities Demonstration Account funding is made available for this project at this time.

3. Represents that the City is undertaking reasonable and good faith efforts to procure funding for the project component for which Livable Communities Demonstration Account funding is sought but has not yet been 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:

List reasons and supporting facts here:

- (a) The project site, Hermes Floral Company, was identified in the City's 2030 Comprehensive Plan (approved 2008) as a candidate for multi-family residential/mixed use redevelopment in order to meet the City's housing goals.
- (b) The Hermes property was one of four rezoned in August 2010 to allow mixed use multi-family residential use at densities up to 40 units per acre in Falcon Heights, implementing the comprehensive plan. The property was not then for sale.
- (c) The City first learned on June 22, 2011, that the Hermes property would become available for sale. The cooperation of the owner was enlisted on June 29, 2011, in investigating the feasibility of redevelopment options for the Hermes property.
- (d) Redevelopment of the Hermes site to provide significant new housing not only fits the types of projects supported by the Livable Communities Demonstration Account but is key to the vision articulated in the Falcon Heights Comprehensive Plan.
- (e) The imminence of the deadline for Livable Communities Demonstration Account funding and the importance of this development opportunity prompted initiation of this grant application before other sources of funding could be found or secured.

4. Authorizes its City Administrator 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.

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Moved by: Mercer-Taylor

Approved by: Peter Lindstrom  
Peter Lindstrom, Mayor  
July 13, 2011

LINDSTROM	<u>5</u>	In Favor
GOSLINE		
HARRIS	<u>0</u>	Against
LONG		
MERCER-TAYLOR		

Attested by: Justin Miller  
Justin Miller  
City Administrator  
July 13, 2011