

1995 PROJECT ABSTRACT

For the period Ending June 30, 1997

This project was supported by MN Future Reserves Fund

TITLE: Grain Belt Mississippi Riverfront Development

Project Manager: Robert Mattson

Organization: Minneapolis Park and Recreation Board

Address: 200 Grain Exchange

400 S. 4th Street

Minneapolis, MN 55415-1400

Legal Citation: ML 1996 Chap. 407 Sec 50 - amended laws 1995 Chap 220, Sec. 19,
Subdn. 4(K)

Appropriation Amount: \$500,000

Statement of Objectives: Acquire land on the Mississippi River in conjunction with the redevelopment of the historic Grain Belt Brewery Complex.

Overall Project Results: Acquired 2.32 acres of land thereby making public 1,000 feet of shoreline on the Mississippi River.

Project Results Use and Dissemination:

Initial groundbreaking occurred with the demolition of the building in June 1997 as a media event.

Future groundbreaking and ribbon cutting will occur as improvements take place on the site.

DATE OF REPORT: ~~January~~ July 1, 1997 Revised

Date of Work Program Approval: 4/24/96

LCMR-WORK PROGRAM 1996 FINAL WORK PROGRAM UPDATE REPORT

I. PROJECT TITLE:
Grain Belt Mississippi Riverfront Development

Project Manager: ~~Albert D. Wittman~~ Robert Mattson
Affiliation: Minneapolis Park and Recreation Board
Mailing Address: 200 Grain Exchange
400 South 4th Street
Minneapolis, Minnesota 55415-1400

Telephone Number: (612) 661-4800 E Mail _____
Fax Number: (612) 661-4777

Total Biennial Project Budget

LCMR	\$500,000	
Balance	\$500,000	0.00
Match	N.A.	
Match Balance	N.A.	

A. Legal Citation: ML 1996, Chap. 407, Sec. 50 amended Laws 1995 Chap. 220,
Section 19, Subdivision 4 to read:

(K)
(k) GRAIN BELT MISSISSIPPI RIVERFRONT DEVELOPMENT \$500,000

This appropriation is from the future resources fund to the Commissioner of Natural Resources for a contract with the Metropolitan Council for a subgrant to the Minneapolis Park and Recreation Board, which shall cooperate with the Minneapolis Community Development Agency to create riverfront recreational park and marina facilities through acquisition and development of Mississippi riverfront property. This appropriation is contingent on this facility being designated part of the Metropolitan Regional Park and Open Space system. ~~This appropriation is also contingent on the Guthrie Theater's occupancy of the Grain Belt Brewery.~~

B. Status of Match Requirement: N.A.

II. PROJECT SUMMARY AND RESULTS

~~Acquire~~ Acquired two private parcels adjoining the Mississippi at the Grain Belt site located on the east bank of the Mississippi. These parcels will be combined with a parcel owned by the MCDA to form a continuous parcel approximately 100' wide along the river to provide future recreational opportunities along the river including riverfront trails.

This acquisition is part of the redevelopment of the Grain Belt site by the Minneapolis Community Development Agency. The Riverfront property which contains an existing building ~~is to be~~ was acquired by purchase ~~or~~ and eminent domain Quick Take from the present owners.

After acquisition, the buildings on the property ~~will be~~ were raised and the site cleared for future recreation development including a riverfront trail.

III. SIX MONTH WORK PROGRAM UPDATE SUMMARY

The Metropolitan Council ~~will draft~~ drafted a sub-agreement with the Minneapolis Park and Recreation Board to accomplish this project ~~once~~ after the Metropolitan Council has received a contract from the Department of Natural Resources.

An independent appraisal and environmental audit has been made. The property could not be acquired by negotiation, therefore, the Park and Recreation Board has initiated the use of eminent domain for a 90-day quick take.

IV. OUTLINE OF PROJECT RESULTS

1. Acquisition of land, approximately two acres \$~~365,000~~ \$422,064.64
Balance \$~~365,000~~ 0.00
Estimated Completion: March 30, 1997
2. Development of site, demolition of building, clearance of site and restoration of the site to an environmentally acceptable condition: \$~~135,000~~ \$77,935.36
Balance: \$~~135,000~~ 0.00
Estimated Completion: June 30, 1997
3. Future plans call for the improvement of the site as a riverfront amenity with trails in conjunction with the Grain Belt redevelopment by the Minneapolis Community Development Agency.

V. CONTEXT:

A. Significance:

This project is in keeping with the city's long-term objective of establishing "windows" to the river. Other "windows" are Marshall Terrace Park, recently

improved with City funds; Gluek Park, acquired with city money and improved with LAWCON funds and the Riverplace site acquired with LCMR money. This project is also a major amenity component of the adaptive re-use of the historic Grain Belt Brewery and the redevelopment of its site. It is essential to have public access to the river in order to attract quality developers for the site. The acquisition would provide open space and river access to a densely populated urban area, while stabilizing property values and improving the quality of life of the adjacent neighborhood.

B. Time:

The time frame is short, but it is anticipated that the project can be accomplished within the timeframe indicated.

C. Budget Context:

	July 1995 - June 1997	July 97 - June 99	July 99 - June 2001
	Prior expenditures on this project.		Future expenditures on this project.
1. LCMR			
2. Other state			
3. Non-state			
4. Cash match			

- (1)
 - a) MCDA incurred cost of acquisition of Grain Belt Site and Buildings \$ 4,800,000
 - b) MCDA incurred cost of restoration work on Brewhouse exterior 1,000,000
 - c) MCDA incurred cost of rehabilitative work on historic warehouses 500,000
\$6,300,000
- (2) This represents State Historic Grant investment for the historic buildings.
- (3) This represents MCDA estimate to fully develop Grain Belt site as mixed use development.

LCMR BUDGET

Personnel	NA	
Equipment	NA	
Acquisition	\$365,000	\$422,064.64
Development	\$135,000	77,935.36
Other	NA	
TOTAL	\$500,000	

VI. COOPERATION

Minneapolis Community Development Agency

VII. LOCATION:

Mississippi River East Bank immediately upstream of Broadway Avenue, Minneapolis, Minnesota. This is in the St. Croix Moraine and Outwash plain.

VIII. REPORTING REQUIREMENTS

Semi-annual six month work program update reports, and a final six month work program update and final report will be submitted by June 30, on July 1, 1997.

IX. NA

List of Parcels to be acquired for Riverfront Site

A.	Minneapolis Commodities	
	By purchase:	.41 acres
B.	Firefighters Museum	
	By purchase:	.86 acres
C.	M.C.D.A.	
	By exchange for excess portions of parcels A & B	<u>1.05 acres</u> 2.32 acres