

JOINT RESOLUTION NO. \_\_\_\_\_

**AMENDMENT TO THE COMMUNITY REDEVELOPMENT PLAN FOR THE UPTOWN AREA TO INCLUDE RESTORATION OF FUNDING FOR SECOND STREET PARKWAY IMPROVEMENTS, EXISTING STRUCTURE REHABILITATION PART II, UPTOWN WEST/WOLF RIVER/GAYOSO BAYOU REDEVELOPMENT PART II, AREA-WIDE ACQUISITION ACTIVITIES, AREA-WIDE INFRASTRUCTURE ACTIVITIES, GREENLAW COMMUNITY CENTER IMPROVEMENTS, AFFORDABLE HOUSING DEVELOPMENT INCENTIVE PROGRAM, NORTH OF CHELSEA REDEVELOPMENT, PROPERTY MAINTENANCE, PROPERTY MANAGEMENT FEE, USE OF TIF FOR IMPROVEMENTS TO MLB UPTOWN LLC-OWNED PROPERTIES, USE OF TIF FOR IMPROVEMENTS TO CITY/PUBLICLY-OWNED PROPERTIES, RAISING MAXIMUM GRANT AND/OR LOAN AMOUNT FOR UPTOWN COMMERCIAL REHABILITATION PROGRAM FROM \$50,000 TO UP TO \$500,000 FOR EXCEPTION IN CASE OF ESSENTIAL NEIGHBORHOOD SERVICE, DEVELOPMENT AND DISPOSITION SUCCESS FEES; AND UPDATED MAPS AND FINANCIAL SPREADSHEET; AND CLARIFICATION OF OTHER PROVISIONS WITHIN THE COMMUNITY REDEVELOPMENT PLAN FOR THE UPTOWN AREA.**

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WHEREAS, pursuant to the Community Redevelopment Act of 1998 (the "Act") the City of Memphis, Tennessee (the "City"), and Shelby County, Tennessee (the "County"), established a joint Community Redevelopment Agency ("CRA") to ameliorate the slum and blight conditions within the City and the unincorporated areas of the County; and

WHEREAS, the Board of County Commissioners of the County, the City Council and the Board of Commissioners of the CRA approved the establishment of the Uptown Community Redevelopment Area, and, in 2001, adopted the Community Redevelopment Plan for the Uptown Area pursuant to the requirements of Section 12 of the Act; and

WHEREAS, the Board of County Commissioners of the County, the City Council and the Board of Commissioners of the CRA approved and adopted an amendment to the Community Redevelopment Plan for the Uptown Area in March, 2009; and

WHEREAS, the Memphis Housing Authority ("MHA") and its development partners, are now focusing on sustainability initiatives outlined in the March 2009 amended Community Redevelopment Plan for the Uptown Area; and

**WHEREAS**, pursuant to the requirements of Section 13 of the Act it has become both necessary and desirable to again amend, modify and update the Community Redevelopment Plan for the Uptown Area, so as to complete the scope of the redevelopment plan and to continue in the prevention and elimination of slum and blighted conditions in the Uptown Redevelopment Area; and

**WHEREAS**, this proposed amendment include text changes, map changes, and budget provisions for: restoration of funding for Second Street Parkway Improvements; additional funding for existing structure rehabilitation programs (Part II); additional funding for Uptown West/Wolf River/Gayoso Bayou redevelopment (Part II); text and map amendments and additional funding to permit area-wide land acquisition; additional funding for and allowance of area-wide infrastructure activities; text addition and funding to allow improvements to City-owned facility, Greenlaw Community Center; text addition and funding for an affordable housing development incentive program; text addition and funding for North of Chelsea Redevelopment Area (Uptown North) to work with non-profits to develop commercial and residential projects; text addition and funding for property maintenance and property management fee; text addition to allow improvements to MLB Uptown LLC-owned properties and City-owned properties on a case-by-case basis; text and map change to expand the area for multi-family rehabilitation; text change to raise the maximum grant/loan for Uptown Commercial Rehabilitation Program from \$50,000 to up to \$500,000 in the case of essential neighborhood services; and development and disposition success fees.

**NOW, BE IT RESOLVED**, by the City Council of the City of Memphis, Tennessee, and the Board of County Commissioners of Shelby County, Tennessee, that the Community Redevelopment Plan for the Uptown Area be further amended as follows:

**SECTION 1.** That page 39 of the Community Redevelopment Plan for the Uptown Area under the heading Planned Initiatives & Demonstration Areas, subheading REHABILITATION OF EXISTING STRUCTURES – MULTI-FAMILY is hereby amended to remove the following text:

1. Any eligible structures shall be located within one of the multi-family rehabilitation zones delineated on the Rehabilitation Zone map.

and replace with the following:

1. Any eligible structures shall be located within the multi-family rehabilitation zone delineated on the Rehabilitation Zone map.

**SECTION 2.** That page 39 of the Community Redevelopment Plan for the Uptown Area under the heading Planned Initiatives & Demonstration Areas, subheading REHABILITATION OF EXISTING STRUCTURES – COMMERCIAL is hereby amended to remove the following text:

5. Loans or Grants under an approved commercial rehabilitation plan may not exceed \$50,000 per structure, adjusted annually according to the Consumer Price Index (CPI) for U. S. Housing.

and replace with the following:

5. Loans or Grants under an approved commercial rehabilitation plan may not exceed \$50,000 per structure, adjusted annually according to the Consumer Price Index (CPI) for U. S. Housing; except the maximum grant and/or loan under an approved commercial rehabilitation program may be raised to up to \$500,000 for projects which provide significant economic benefit to the Uptown neighborhood including the provision of essential services such as groceries, medical services and other essential neighborhood services; and which provide jobs for low and moderate income residents of the Uptown area. All grants and/ or loans over \$50,000 must be reviewed and approved by the CRA Board.

**SECTION 3.** That page 39 of the Community Redevelopment Plan for the Uptown Area under the heading Planned Initiatives & Demonstration Areas, subheading Planned Initiatives is hereby amended to add the following text:

Greenlaw Community Center - The Board of Commissioners of the Memphis and Shelby County Community Redevelopment Agency reviewed information from the Applicant, correspondence from Memphis Parks Services and a lease agreement between Memphis Parks Services and Memphis Athletic Ministries regarding the Greenlaw Community Center, and after reviewing said documentation determined that the Greenlaw Community Center is a city-owned facility intended to be operated by a non-profit corporation, and that the inclusion and redevelopment of such a facility in the Community Redevelopment Plan for the Uptown Area is an integral part and necessary part of carrying out the

Community Redevelopment Plan for the Uptown Area and has not been part of a previously approved public capital improvement or project schedule of the City within the last three years, as required by Section 17(b)(2) of the Act.

The Greenlaw Community Center Improvements are to be primarily exterior renovations and site improvements; including the exterior of the building, the surrounding outdoor recreational spaces, pedestrian pathways and parking area. These upgrades will ensure that the facility will become a more significant asset for the surrounding Uptown neighborhood both in terms of providing high quality programmed recreational activities and services and also providing an improved physical environment to be more compatible with the new housing and other investments which have been made in the neighborhood as part of the Community Redevelopment Plan for the Uptown Area.

**SECTION 4.** That page 39 of the Community Redevelopment Plan for the Uptown Area under the heading Planned Initiatives & Demonstration Areas, subheading Planned Initiatives is hereby amended to add the following text:

Affordable Housing Development Incentive Program – In order to encourage private home builders to develop new affordable housing in Uptown, a strategic program is to be developed to subsidize the development of new housing.

**SECTION 5.** That page 39 of the Community Redevelopment Plan for the Uptown Area under the heading Planned Initiatives & Demonstration Areas, subheading Planned Initiatives is hereby amended to add the following text:

North of Chelsea Redevelopment Area (Uptown North) – The initiative would be the first phase of redevelopment activity north of Chelsea. Working with non-profits, such as the North Memphis CDC, developer will coordinate the acquisition of a limited number of priority parcels in the area. Developer will then solicit and coordinate the disposition of these parcels to redevelopment entities including local non-profits for the development of commercial and residential projects.

**SECTION 6.** That page 43 of the Community Redevelopment Plan for the Uptown Area under the heading Real Estate Acquisition and Disposition is hereby amended to remove the following text:

Acquisition and Disposition of 500 properties will occur within the overall Uptown area. The proposed acquisitions are depicted on maps at the end of this section. The maps identify vacant lots (red) vacant dilapidated buildings (orange)

and vacant buildings (yellow). It is from these three categories that the 500 acquisitions are planned.

and replace with the following:

Acquisition and Disposition of properties will occur within the overall Uptown area. The proposed acquisitions are depicted on a map at the end of this section. The map identifies vacant lots, vacant dilapidated buildings, vacant buildings, and other properties deemed eligible for acquisition if their acquisition furthers the goals of the Community Redevelopment Plan for the Uptown Area.

**SECTION 7.** That page 45 of the Community Redevelopment Plan for the Uptown Area shall include a new heading and section following the subheading and section, Eminent Domain. The new heading and section is as follows:

#### **Property Maintenance**

Properties acquired as part of this community redevelopment plan shall be maintained so as to not contribute to blight in the area; therefore, property maintenance is necessary for the effective implementation of this community redevelopment plan. Maintenance costs may be paid from the redevelopment trust fund, but these maintenance costs shall be limited to the following conditions:

1. Maintenance costs shall be limited to the actual cost of maintaining the property; only those costs incurred by the vendor to maintain the property and CRA specified and agreed upon property management fees associated with the maintenance costs shall be paid from the redevelopment trust fund. Property taxes shall not be paid from the redevelopment trust fund.
2. Only those lots that are vacant or those lots occupied with buildings where the buildings have not yet been razed and/or rehabilitated shall be eligible for maintenance costs. Monies from the redevelopment trust fund shall not pay the maintenance costs of properties occupied with buildings that were rehabilitated, reconstructed or newly constructed as part of this Community Redevelopment Plan.
3. Only those properties owned by the land bank, MHA or any other entity identified to acquire and dispose of properties using monies from the redevelopment trust fund shall be eligible for property maintenance costs.
4. Property maintenance costs are limited to a one-year period for each parcel. If, at the end of that one-year period, the lot remains vacant, a one-year extension may be granted upon approval of the

Land Acquisition Committee, which shall be composed of one individual from each of the following: CRA Staff, CRA Board, MHA, Lauderdale-Greenlaw, LLC, MLB-Uptown, LLC, City Attorney's Office and/or City Real Estate Office, Program Legal, and Third-Party Acquisition Consultant Agent. There shall be no limitation on the number of one-year extensions granted by the Land Acquisition Committee. Buildings shall be razed or rehabilitated within one year of a lot's acquisition unless the Land Acquisition Committee makes the following findings:

- a. The building is of some historical, architectural or cultural significance to its surrounding neighborhood; and
- b. Funds are unavailable for the immediate rehabilitation of the building.

**SECTION 8.** That page 45 of the Community Redevelopment Plan for the Uptown Area shall include a new heading and section following the subheading and section, Property Maintenance. The new heading and section is as follows:

**Improvements on MLB Uptown LLC-Owned Properties**

The rehabilitation of certain sites throughout the community is integral to the removal of slum and blight and to the continuing sustainability of the neighborhood. The Board of Commissioners of the Memphis and Shelby County Community Redevelopment Agency, the City Council of the City of Memphis, Tennessee, and the Board of County Commissioners of Shelby County, Tennessee, are hereby making a finding that the rehabilitation of sites throughout the redevelopment area ineligible for the single-family residential, multi-family residential, historic and commercial rehabilitation programs is consistent with the Community Redevelopment Act of 1998. On a case-by-case basis, the CRA Board may approve the use of Tax Increment Financing (TIF) to fund, in whole or in part, the construction of the following improvements on MLB Uptown LLC-owned properties: surface parking facilities, driveways, landscaped areas and recreational facilities, pedestrian and bicycle facilities, community centers, public transportation facilities and other related infrastructure and the applicable structures necessary to support these facilities. When making its determination on such funding, the CRA Board shall make an individual finding that the funded improvements are an integral and necessary part of carrying out the Community Redevelopment Plan for the Uptown Area.

**SECTION 9.** That page 45 of the Community Redevelopment Plan for the Uptown Area shall include a new heading and section following the subheading and section, Improvements on MLB Uptown LLC-Owned Properties. The new heading and section is as follows:

**Improvements to City/Publicly-Owned Properties**

The rehabilitation of certain City/Publicly-owned sites throughout the community is integral to the removal of slum and blight and to the continuing sustainability of the neighborhood. The Memphis and Shelby County Community Redevelopment Agency Board of Directors, the Memphis City Council and the Shelby County Board of Commissioners are hereby making a finding that the rehabilitation of City/Publicly-owned sites throughout the

redevelopment area is consistent with the Community Redevelopment Act of 1998 (the Act). On a case-by-case basis the CRA Board may approve the use of Tax Increment Financing (TIF) to fund, in whole or in part, the construction of certain public improvements to City/Publicly-owned properties: including roadway improvements, surface parking facilities, driveways, landscaped areas and recreational facilities, pedestrian and bicycle facilities, community centers, public transportation facilities and other related infrastructure and the applicable structures necessary to support these facilities. When making its determination on such funding, the CRA Board shall make an individual finding that the funded improvements are an integral and necessary part of carrying out the Community Redevelopment Plan for the Uptown Area and is consistent with requirements of Section 17(b)(2) and other applicable Sections of the Act.

**SECTION 10.** That page 45 of the Community Redevelopment Plan for the Uptown Area under the heading Publicly Funded Projects is hereby amended to delete the following bolded text:

In addition to these projects there have been discussions during planning meetings that CIP funds designated for **Greenlaw Community Center improvements include some landscaping and be timed to coincide with redevelopment of the Uptown Area, maintenance...**

**SECTION 11.** That page 48 of the Community Redevelopment Plan for the Uptown Area under the heading Time Certain for Completion of Redevelopment is hereby amended to delete the following text:

It is estimated that the time schedule for implementing and completing the Uptown Community Redevelopment Plan will be from the time period of 2001 to 2031.

and replace with the following:

It is estimated that the time schedule for implementing and completing the Uptown Community Redevelopment Plan will be from the time period of June 4, 2001 to December 31, 2031.

**SECTION 12.** That the Acquisition Plan Map located between pages 45 and 46 of the Community Redevelopment Plan for the Uptown Area is hereby amended to reflect the additional properties depicted on the Uptown Redevelopment Proposed Acquisition map in Attachment A to this Resolution.

**SECTION 13.** That the Rehabilitation Zones Map located after page 40 and the Planned Initiatives Map of the Community Redevelopment Plan for the Uptown Area is hereby amended

to reflect that there is no longer three separate Multi-Family Rehabilitation Zones, but one expanded Multi-Family Rehabilitation Zone, which is the same boundary as the Single-Family and Historic Structures Rehabilitation Zone. The amended Rehabilitation Zones Map is shown in Attachment B to this Resolution.

**SECTION 14.** That the Phasing Complementary Initiatives financial spreadsheet located in Appendix B of the Community Redevelopment Plan for the Uptown Area are hereby replaced with the Phasing Complementary Initiatives financial spreadsheet in Attachment C to this Resolution.

**BE IT FURTHER RESOLVED,** That the expiration date for the Uptown Community Redevelopment Area shall be December 31, 2031.

**BE IT FURTHER RESOLVED,** that the Memphis City Council and Shelby County Board of Commissioners hereby approve the final budget amount exhibited in Attachment C to this resolution as the funding cap, not be exceeded unless the Community Redevelopment Plan for the Uptown Area is further amended. The final budget amount exhibited does not create any enforceable contractual rights.

I hereby certify that the foregoing is a true copy  
and document was adopted, approved by the  
Council of the City of Memphis in regular  
session on

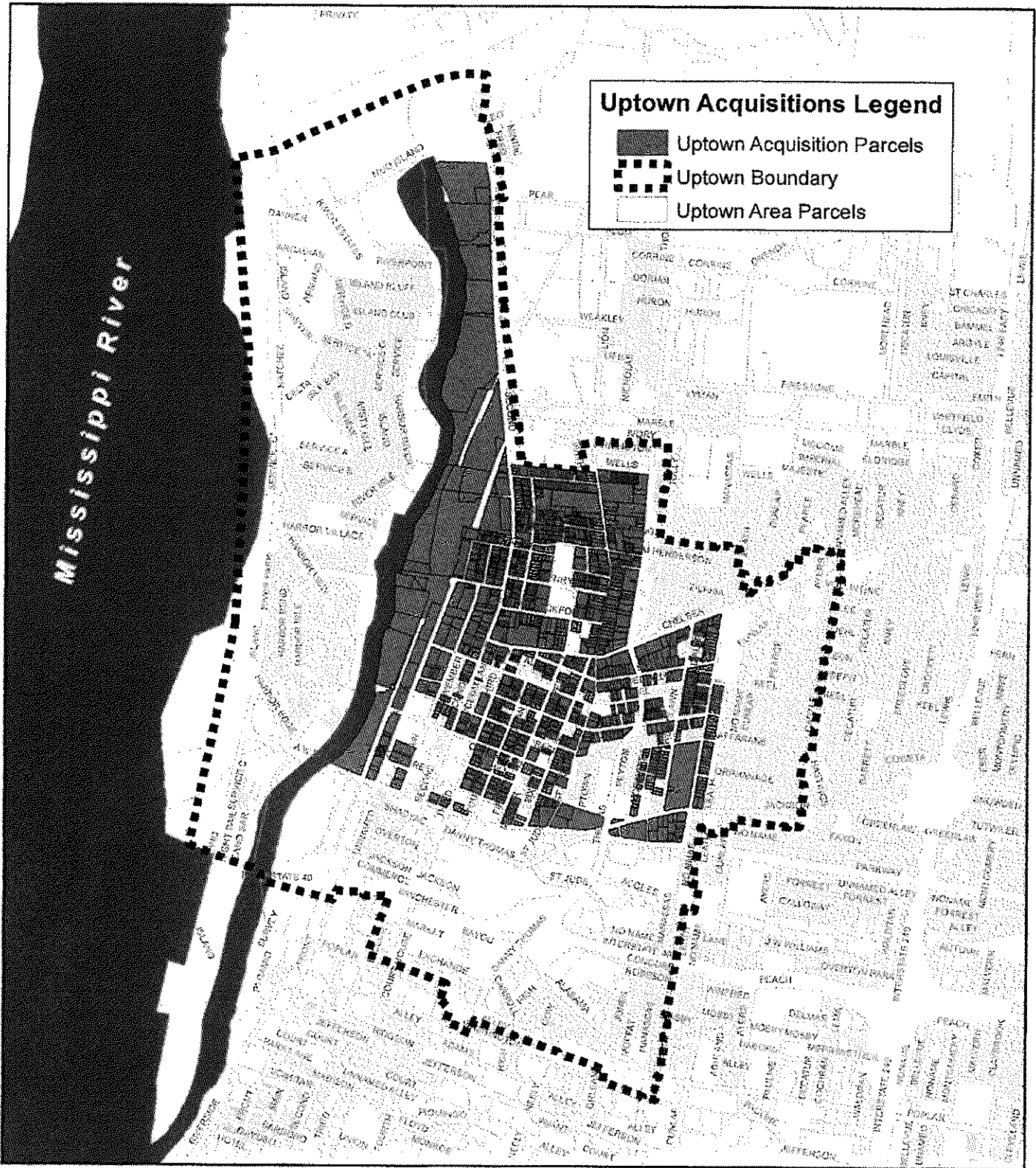
**AUG 02 2011**

Date \_\_\_\_\_

Valerie C. Sripes  
Deputy Comptroller-Council Records



# Uptown Acquisitions



0 0.1 0.2 0.4 0.6 0.8 Miles

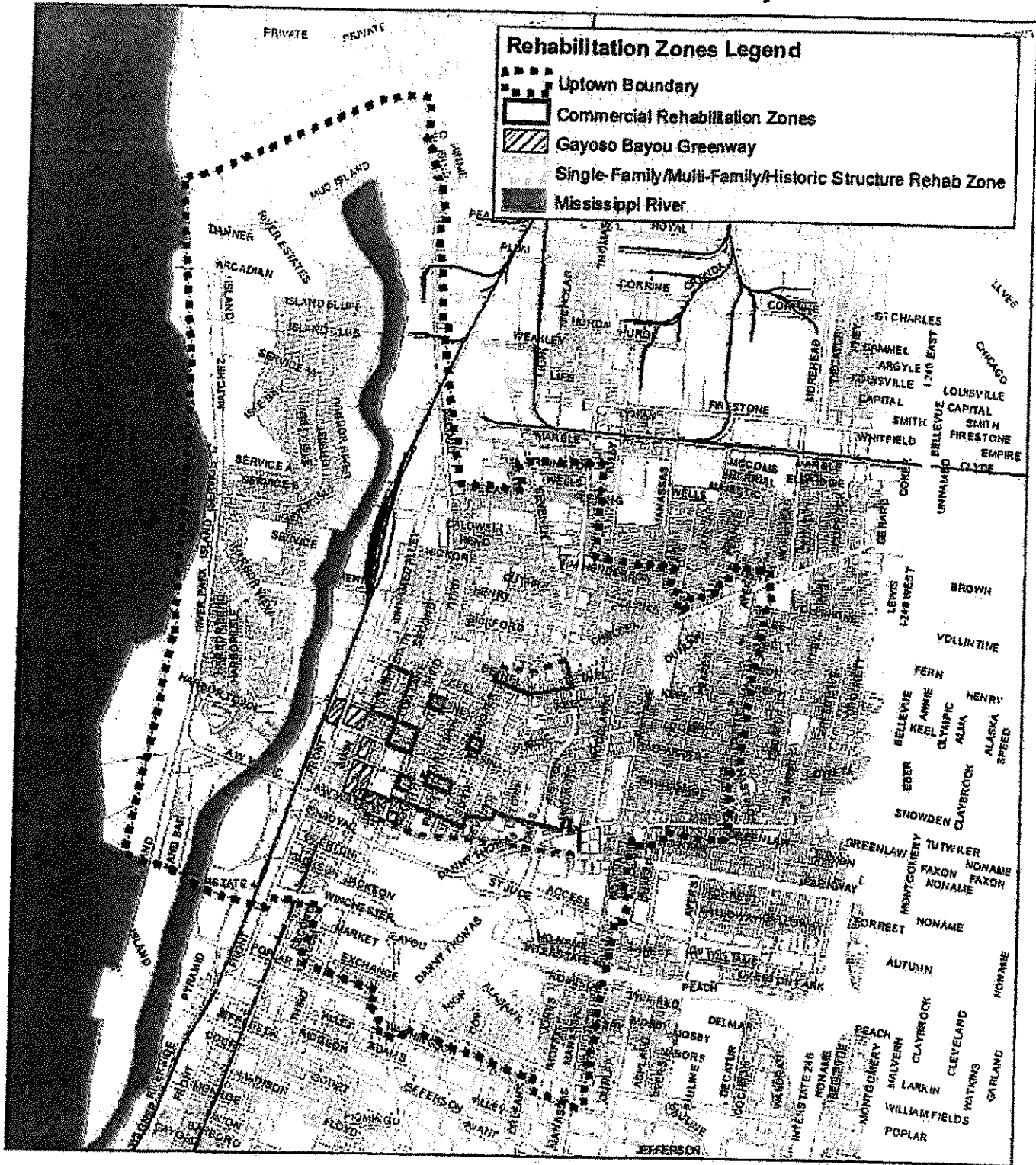
Scaled: 1:25,000



July, 2011  
 Memphis and Shelby County Division of Planning and Development  
 125 N Main St, Su 468, Mem, TN, 38103  
 This is a representation and should not be used  
 as a legal document in any form or fashion.

ATTACHMENT B

# Rehabilitation Zones Map



**Rehabilitation Zones Legend**

- Uptown Boundary
- Commercial Rehabilitation Zones
- Gayoso Bayou Greenway
- Single-Family/Multi-Family/Historic Structure Rehab Zone
- Mississippi River

0 0.1 0.2 0.4 0.6 0.8 Miles

Scaled: 1:25,000



April 13, 2011  
 Memphis and Shelby County Division of Planning and Development  
 125 N Main St, Suite 408, Memphis, TN, 38103  
 This is a representation and should not be used  
 as a legal document in any form or fashion.

**ATTACHMENT C**  
Phasing Complementary Initiatives

2001-2002 UPTOWN		Phase I - Complementary Initiatives																																															
Scattered Site Phase I Acquisition & Redevelopment Greenlaw Renaissance Apartments Phase I (A&B) Lauderdale Courts	Scattered site Phase I infrastructure + streetscape (18 blocks) Greenlaw Renaissance Apartment 1 Infrastructure + streetscape (A&B) Greenlaw Renaissance Parks (Glynnco Bayou ponds) Greenlaw Community Center Landscaping Sycamore Ave. & alleys closure for Bridges site N. Parkway close; interim reconfg. Auction, D. Thomas, Jackson, Parkway Lauderdale Courts 1-40 sound attenuation Lauderdale Street median	<table border="1"> <thead> <tr> <th>USES</th> <th>\$</th> </tr> </thead> <tbody> <tr> <td>Typ. Infrastructure + streetscape</td> <td>1,072,000</td> </tr> <tr> <td>Typ. Infrastructure + streetscape</td> <td>134,000</td> </tr> <tr> <td>Park</td> <td>900,000</td> </tr> <tr> <td>Park</td> <td>25,000</td> </tr> <tr> <td>Street (bridges funded)</td> <td>-</td> </tr> <tr> <td>Street</td> <td>350,000</td> </tr> <tr> <td>Street (TDOT funded)</td> <td>59,000</td> </tr> <tr> <td>Street</td> <td>59,000</td> </tr> <tr> <td><b>TOTAL USES</b></td> <td><b>\$ 2,571,000</b></td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th>SOURCES</th> <th>\$</th> </tr> </thead> <tbody> <tr> <td>CIP</td> <td>775,000</td> </tr> <tr> <td>CIP, THPs</td> <td>300,000</td> </tr> <tr> <td>CIP</td> <td>242,000</td> </tr> <tr> <td>TIF</td> <td>1,250,000</td> </tr> <tr> <td><b>TOTAL SOURCES</b></td> <td><b>\$ 2,567,000</b></td> </tr> </tbody> </table>	USES	\$	Typ. Infrastructure + streetscape	1,072,000	Typ. Infrastructure + streetscape	134,000	Park	900,000	Park	25,000	Street (bridges funded)	-	Street	350,000	Street (TDOT funded)	59,000	Street	59,000	<b>TOTAL USES</b>	<b>\$ 2,571,000</b>	SOURCES	\$	CIP	775,000	CIP, THPs	300,000	CIP	242,000	TIF	1,250,000	<b>TOTAL SOURCES</b>	<b>\$ 2,567,000</b>	<p>2001 A&amp;D Budget allocated to Complementary Initiatives CIP allocated to N. parkway interim reconfg. 2001 A&amp;D Budget for typical infrastructure per lot Assumed for gap</p>														
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Hurt Village Greenlaw Renaissance Apartments Phase II Scattered Site Phase II Acquisition & Redevelopment	Scattered site Phase II infrastructure + streetscape (32 blocks) Greenlaw Renaissance Apartment II Infrastructure + streetscape (C) Hurt Village streets & typical infrastructure Hurt Village park Meadow Acre, reconfigure Parkway, Auction, Jackson, Mill	<table border="1"> <thead> <tr> <th>USES</th> <th>\$</th> </tr> </thead> <tbody> <tr> <td>Typ. Infrastructure + streetscape</td> <td>2,144,000</td> </tr> <tr> <td>Typ. Infrastructure + streetscape</td> <td>87,000</td> </tr> <tr> <td>Street + Infrastructure + streetscape</td> <td>4,082,500</td> </tr> <tr> <td>Street</td> <td>580,000</td> </tr> <tr> <td>Park</td> <td>800,000</td> </tr> <tr> <td>Street</td> <td>6,232,850</td> </tr> <tr> <td><b>TOTAL USES</b></td> <td><b>\$ 13,988,450</b></td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th>SOURCES</th> <th>\$</th> </tr> </thead> <tbody> <tr> <td>TIF (amount assumed in HOPE VI)</td> <td>7,700,000</td> </tr> <tr> <td>State, County, City, THPs</td> <td>6,232,850</td> </tr> <tr> <td><b>TOTAL SOURCES</b></td> <td><b>\$ 13,932,850</b></td> </tr> </tbody> </table>	USES	\$	Typ. Infrastructure + streetscape	2,144,000	Typ. Infrastructure + streetscape	87,000	Street + Infrastructure + streetscape	4,082,500	Street	580,000	Park	800,000	Street	6,232,850	<b>TOTAL USES</b>	<b>\$ 13,988,450</b>	SOURCES	\$	TIF (amount assumed in HOPE VI)	7,700,000	State, County, City, THPs	6,232,850	<b>TOTAL SOURCES</b>	<b>\$ 13,932,850</b>																							
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2006-2021 UPTOWN		Phase III - Complementary Initiatives																																															
Scattered Site Phase III Acquisition & Redevelopment Sustainability Part 1 - Direct Draw Funds 2007 Sustainability Part 2 - Direct Draw Funds 2007 Sustainability Part 3 - Direct Draw Funds 2008 Sustainability Part 4 - Direct Draw Funds 2009	Scattered site Phase III infrastructure + streetscape (52 blocks) Phase 3 construction completion; street lighting; alleys and sidewalks; acquisition & lot prep; streetscape installation Acquisition & lot prep; demolitions; infrastructure/site prep; Uptown Center mixed-use infrastructure/site prep Disposition and development; MLD parcels; acquisition, development & disposition of future targeted parcels; Uptown Center mixed-use interior infrastructure/additional acquisitions Existing Structure Rehabilitation (multi-family, single-family, commercial and/or historic); Chelsea Ave. redevelopment Acquisition Planning - Multi-Family (preparation of acquisition strategy) Rehabilitation Planning - Multi-Family (preparation of rehabilitation strategy; cost estimates; tenant relations) Legal Planning - Multi-Family (preparation of agreements with Non-Fac-Profit owners and Private Management Companies) Acquisition - Multi-Family (acquire in-kind properties) Construction Oversight - Multi-Family (bid and construction of rehabilitative activities) Rehabilitation Implementation - Multi-Family (actual rehabilitation activities) Program Development - Single-Family, Commercial, Historic (preparation of plan; coordination with partners) Neighborhood Coordination - All Categories (tenant relations, communications with current owners, non-profit etc.) Chelsea Avenue Redevelopment Developer Fee - Multi-Family, Commercial, Historic (10%) Developer Fee - Single-Family (assumes 40 units @ \$1,500 per unit) Grant Funds - Chelsea Avenue redevelopment (10%) Grant Funds - Single-Family to match partner in-kind contributions) Grant/ Loan Funds - Historic Properties Acquisition and Disposition Fees - Multi-Family, Historic, Commercial	<table border="1"> <thead> <tr> <th>USES</th> <th>\$</th> </tr> </thead> <tbody> <tr> <td>Typ. Infr.</td> <td>3,250,000</td> </tr> <tr> <td>Typ. Infr.</td> <td>1,792,875</td> </tr> <tr> <td>Typ. Infr.</td> <td>2,000,000</td> </tr> <tr> <td>Typ. Infr.</td> <td>1,912,883</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th>SOURCES</th> <th>\$</th> </tr> </thead> <tbody> <tr> <td>26,000</td> <td></td> </tr> <tr> <td>150,000</td> <td></td> </tr> <tr> <td>46,750</td> <td></td> </tr> <tr> <td>850,000</td> <td></td> </tr> <tr> <td>100,000</td> <td></td> </tr> <tr> <td>1,400,000</td> <td></td> </tr> <tr> <td>50,000</td> <td></td> </tr> <tr> <td>60,000</td> <td></td> </tr> <tr> <td>250,000</td> <td></td> </tr> <tr> <td>298,275</td> <td></td> </tr> <tr> <td>60,000</td> <td></td> </tr> <tr> <td>206,000</td> <td></td> </tr> <tr> <td>25,000</td> <td></td> </tr> <tr> <td>150,000</td> <td></td> </tr> <tr> <td>150,000</td> <td></td> </tr> <tr> <td>84,000</td> <td></td> </tr> <tr> <td><b>TOTAL Rehab +</b></td> <td><b>\$ 3,900,028</b></td> </tr> </tbody> </table>	USES	\$	Typ. Infr.	3,250,000	Typ. Infr.	1,792,875	Typ. Infr.	2,000,000	Typ. Infr.	1,912,883	SOURCES	\$	26,000		150,000		46,750		850,000		100,000		1,400,000		50,000		60,000		250,000		298,275		60,000		206,000		25,000		150,000		150,000		84,000		<b>TOTAL Rehab +</b>	<b>\$ 3,900,028</b>	
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UPTOWN

Flashing Complementary Initiatives

Ex D1 p69

Sustainability Part 5 - Bonds / City Loans 2009

Uptown West / West River Acquisition & Redevelopment:

- Development Planning (preparation of preliminary development plan) \$ 120,000
- Acquisition Planning (preparation of acquisition strategy) \$ 24,000
- Engineering / Flood Control (conduct flood control studies and develop alternate flood control plan) \$ 240,000
- Development Planning (develop strategy for working with the railroad on abandoned properties and lines) \$ 24,000
- Acquisition (acquire priority properties) \$ 1,290,000
- Infrastructure Planning (prepare an infrastructure plan for design and installation of necessary Phase 1 infrastructure) \$ 150,000
- Infrastructure Implementation (design and prepare bid package for Phase 1 infrastructure) \$ 50,000
- Infrastructure Construction (retain Construction Manager to oversee infrastructure construction) \$ 1,564,750
- Developer Fee (10%) \$ 89,000
- Engineering / Planning / Acquisition and Disposition Fees \$ 347,275

TOTAL Typ. Inv. \$ 3,829,025

Sustainability Part 6 - Bonds / City Loans 2010-2011

Second Street Parkway Improvement

2009 March  
2010 March

- Relocation from Original Second Street March \$ 1,000,000
- Acquisition \$ 1,000,000
- Infrastructure / Environmental / Demolition Activities \$ 2,000,000
- Historic Rehab Program Grant Funds
- Historic Rehab Program Development Funds
- Commercial Rehab Program Grant Funds
- Commercial Rehab Program Development Funds
- Uptown Rehab Program Legal Expenses
- Uptown Rehab Program Construction Oversight Developer Fee (10%) \$ 176,366
- Contingency \$ 80,000

TOTAL Typ. Inv. \$ 2,000,000

Sustainability Part 7 - Direct Draw Funds 2010-2011 / Bonds / City Loans 2010-2011

Existing Structure Rehabilitation

- Grant Funds - Single-Family (to match partner-in-kind contributions) \$ 400,000
- Grant / Loan Funds - Historic Properties \$ 150,000
- Grant / Loan Funds - Commercial Properties \$ 150,000
- Legal Planning - Single-Family (development of agreements and contracts) \$ 12,000
- Program Development - Historic / Commercial (development of agreements and contracts) \$ 10,000
- Neighborhood Coordination - Single-Family, Commercial, Historic (preparation of plan, coordination with partners) \$ 60,000
- Developer Fee - Single-Family (assumes 80 units @ \$1,500 per unit) \$ 60,000
- Developer Fee - Multi-Family, Commercial, Historic (10%) \$ 120,000

TOTAL Typ. Inv. \$ 1,006,200

Sustainability Part 8 - Direct Draw Funds 2011-2014

Uptown West / West River Acquisition & Redevelopment

- Acquisition Activities \$ 2,000,000
- Infrastructure Activities \$ 1,000,000
- Environmental / Demolition Activities \$ 625,000
- Disposition Activities including Success Fees \$ 270,000
- Developer Fee (10%) \$ 362,500

TOTAL Typ. Inv. \$ 4,257,500

Sustainability Part 9 - Direct Draw Funds 2011-2014 Bonds / City Loans 2011-2014

Area-Wide Acquisition

- Acquisition Activities \$ 1,800,000
- Disposition Activities including Success Fees \$ 150,000
- Developer Fee (10%) \$ 180,000

TOTAL Typ. Inv. \$ 2,130,000

Sustainability Part 10 - Direct Draw Funds 2011-2014 Bonds / City Loans 2011-2014

UPTOWN

Phasing Complementary Initiatives

Ex D) p619

Sustainability Part 11 - Direct Draw Funds 2011-2014  
Bonds / City Loans 2011-2014

Area-Wide Infrastructure  
Infrastructure Activities  
Developer Fee (10%)

TOTAL Typ. Inv. \$ 2,000,000  
\$ 200,000  
2,200,000

Sustainability Part 12 - Direct Draw Funds 2011-2014  
Bonds / City Loans 2011-2014

Greenleaf Community Center  
Redevelopment and Rehabilitation Activities  
Developer Fee (10%)

TOTAL Typ. Inv. \$ 500,000  
\$ 50,000  
\$50,000

Sustainability Part 13 - Direct Draw Funds 2011-2014  
Bonds / City Loans 2011-2014

Marketable Housing Development Incentives  
Incentives  
Developer Fee (10%)

TOTAL Typ. Inv. \$ 1,250,000  
\$ 125,000  
1,375,000

Sustainability Part 14 - Direct Draw Funds 2011-2014  
Bonds / City Loans 2011-2014

North of Chelsea Redevelopment Area  
Redevelopment Activities  
Disposition Activities including Success Fees  
Developer Fee (10%)

TOTAL Typ. Inv. \$ 900,000  
\$ 12,000  
\$ 90,000  
1,002,000

Sustainability Part 15 - Direct Draw Funds 2011-2014  
Bonds / City Loans 2011-2014

MLB-Held Lot Maintenance and Carry Costs (2011-2014)  
Lot Maintenance and Other Expenses  
Disposition Activities including Success Fees  
Developer Fee (10%)

TOTAL Typ. Inv. \$ 150,000  
\$ 200,000  
\$ 23,000  
373,000

Sustainability Part 16 - Direct Draw Funds 2011-2014  
Bonds / City Loans 2011-2014

Property Management Fees (2011 - 2014)  
2011-2014

TOTAL Typ. Inv. \$ 27,000  
27,000

TOTAL USES \$ 3,359,000

SOURCES		
TIF	Sustainability 2007-2008	\$ 3,260,000
TIF	Sustainability 2009	\$ 5,705,768
TIF	Sustainability 2009-2010	\$ 7,720,050
TIF	Sustainability 2011-2014	\$ 2,000,000
TOTAL SOURCES		\$ 14,925,708

UPTOWN Infrastructure 2001-2011 TIF	\$ 12,200,000
Lauderdale Court (5)/@S 1,520,000/yr TIF	\$ 7,610,000
UPTOWN Sustainability 2007-2008 TIF	\$ 5,705,768
UPTOWN Sustainability 2009 TIF	\$ 7,720,050
UPTOWN Sustainability 2009-2010 TIF	\$ 2,000,000
UPTOWN Sustainability 2011-2014 TIF	\$ 14,920,700
UPTOWN TIF 0991, 2001-2014	\$ 50,158,518