



Jema River (SG-17681) Grant Amendment Project Budget Expansion & Term Extension

2022 LCA Pre-Development



Jema River

Project Details

- Researches reconstruction of Lake Street property for affordable commercial/retail space and affordable housing
- Potential Community Benefits
 - Restore spaces that were majority BIPOC businesses displaced by unrest
 - Add local jobs to a once vibrant commercial hub of the racially diverse Lake St. corridor
 - Expand affordable housing offerings



Amendment

Grantee Request

- 1) Amend the grant budget to shift \$50,000 of funds from the Site Plans & Public Realm Plans, and Financial Feasibility budget line-items to architectural design services for affordable housing.
- 2) Extend the grant by one year from June 30, 2024 to June 30, 2025.

Significance Findings

- The request shifts 33% of funds between eligible activities.
- The change is considered a scope expansion because the grantee still plans to complete planning and feasibility work using other funds.

LCA Pre-Development Activities

Updated Grant Eligible Activities

- Developer Mentoring - \$100,000
- Site Plans & public realm plan - ~~\$25,000~~ **\$0**
- Financial Feasibility - ~~\$25,000~~ **\$0**
- Affordable housing – architectural design - **\$50,000**



Recommendation

Proposed Action

That the Community Development Committee approve amending the Jema River (SG-17681) LCA Pre-Development grant agreement to:

- 1) Shift funds from the site plans & public realm plan, and financial feasibility study budget line-items to new affordable housing architectural design budget-line item;
- 2) Extend the grant one year from June 30, 2024 to June 30, 2025.





Thank You

Sam Johnson

Principal Grants Administrator

CD/ MTS Finance & Administration

Samuel.Johnson@metc.state.mn.us

