

Midtown Landlord & Neighborhood Association

3rd Precinct Workshop
For
Rental Property Owners

The Phillips Neighborhood

It's not the same old Phillips
Neighborhood anymore !

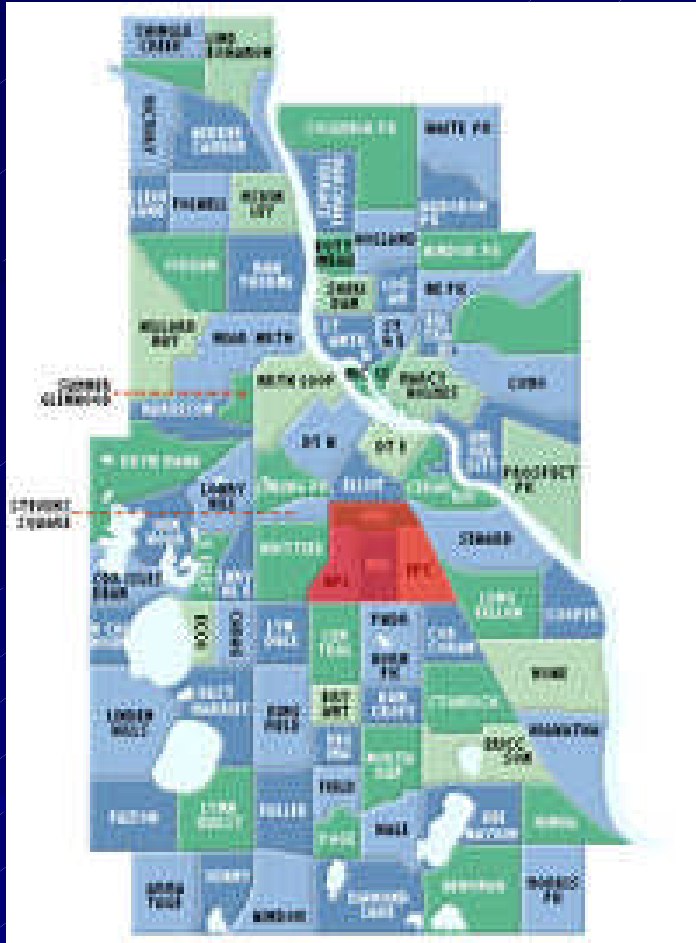
Things are Changing

Midtown Phillips

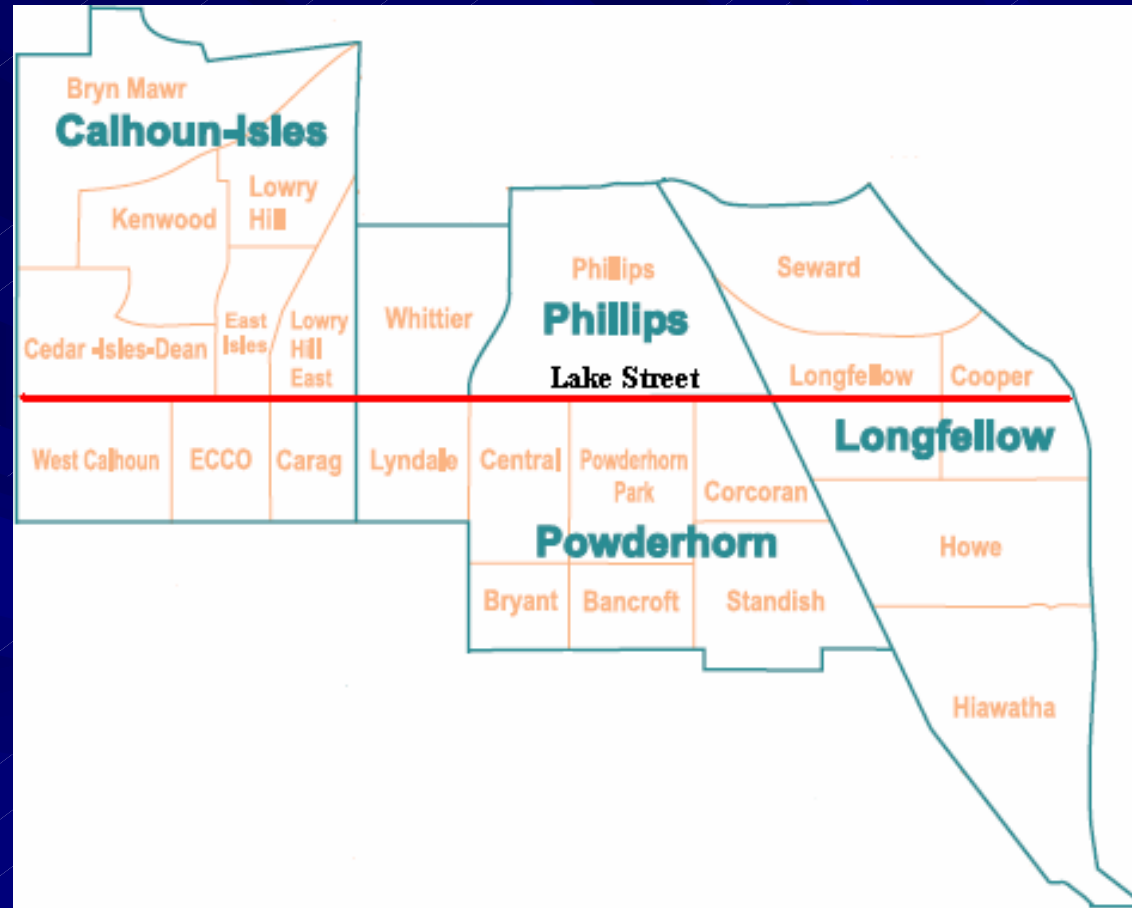


- What is Midtown Phillips ?
- Where is it located ?
- What are its boundaries ?
- What's happening in that area?

Communities of Minneapolis

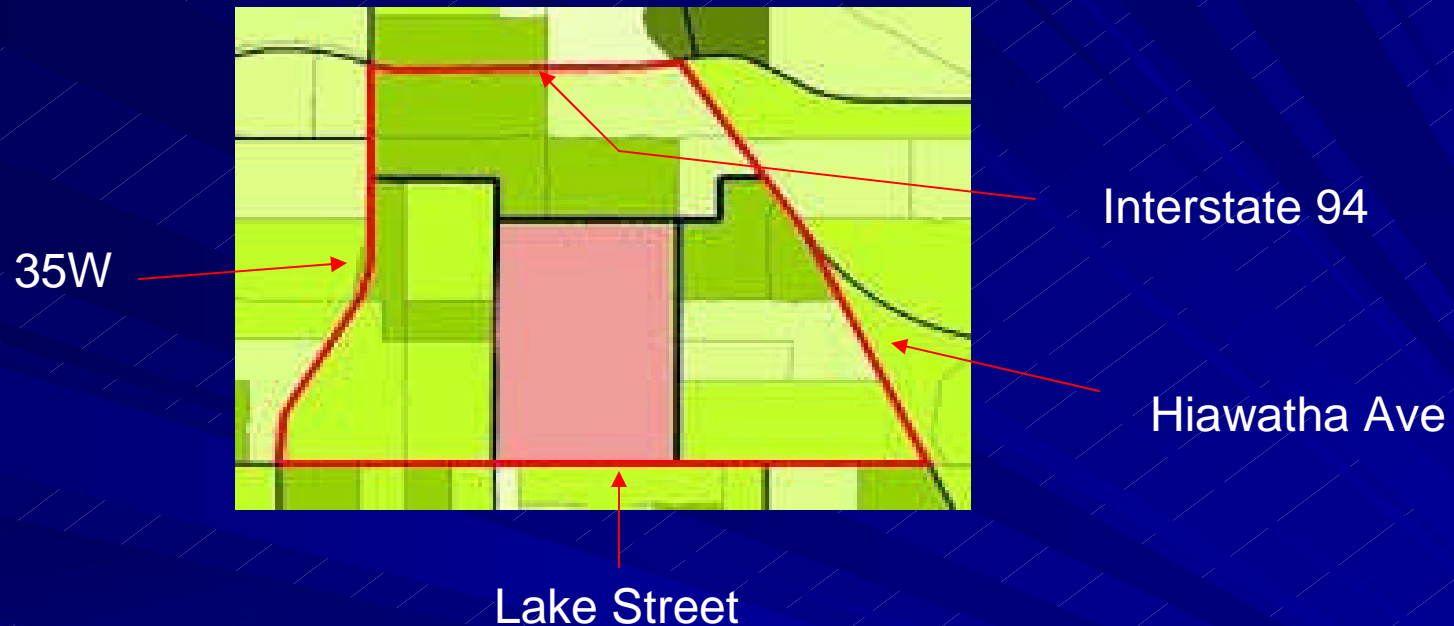


- Midtown is now 1 of 4 Neighborhoods of the Phillips Community
- Phillips Community is the red area on this map, located in South Minneapolis
- Phillips was 1 entire Community and Neighborhood
- There are 11 Communities in Minneapolis.
- Most of the Communities have sub-divided neighborhoods



- Example of surrounding Communities that also have sub-divided neighborhoods

The Old Phillips Neighborhood/Community



- Old Phillips Neighborhood boundaries:
35W (west), I-94 (north), Hiawatha Ave (east)
& Lake Street (south)

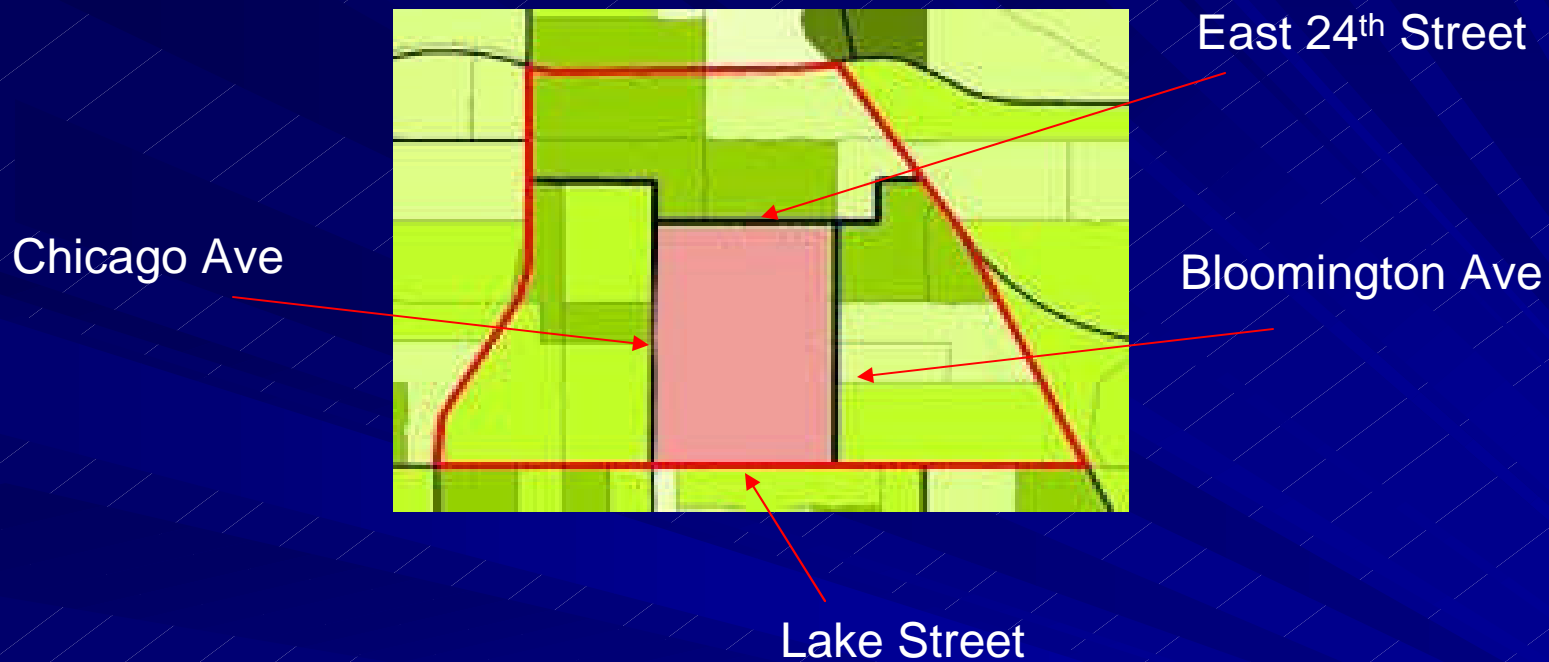
We Now Have 4 New Neighborhoods



Phillips West
Phillips East

Ventura Village
Midtown Phillips

New Midtown Phillips



- Midtown Phillips is bordered by:
Lake Street (south) , Chicago Ave (west),
East 24th Street (north) & Bloomington Ave (east).

Midtown Statistics

- Individuals: 4,118
- Households: 1,062
- Families: 706
- Children under 18: 1,501
(36.4% of population)
- Median Household Income: \$27,841
- Unemployment: 12.5%
- Families living below Poverty Level: 25.8%

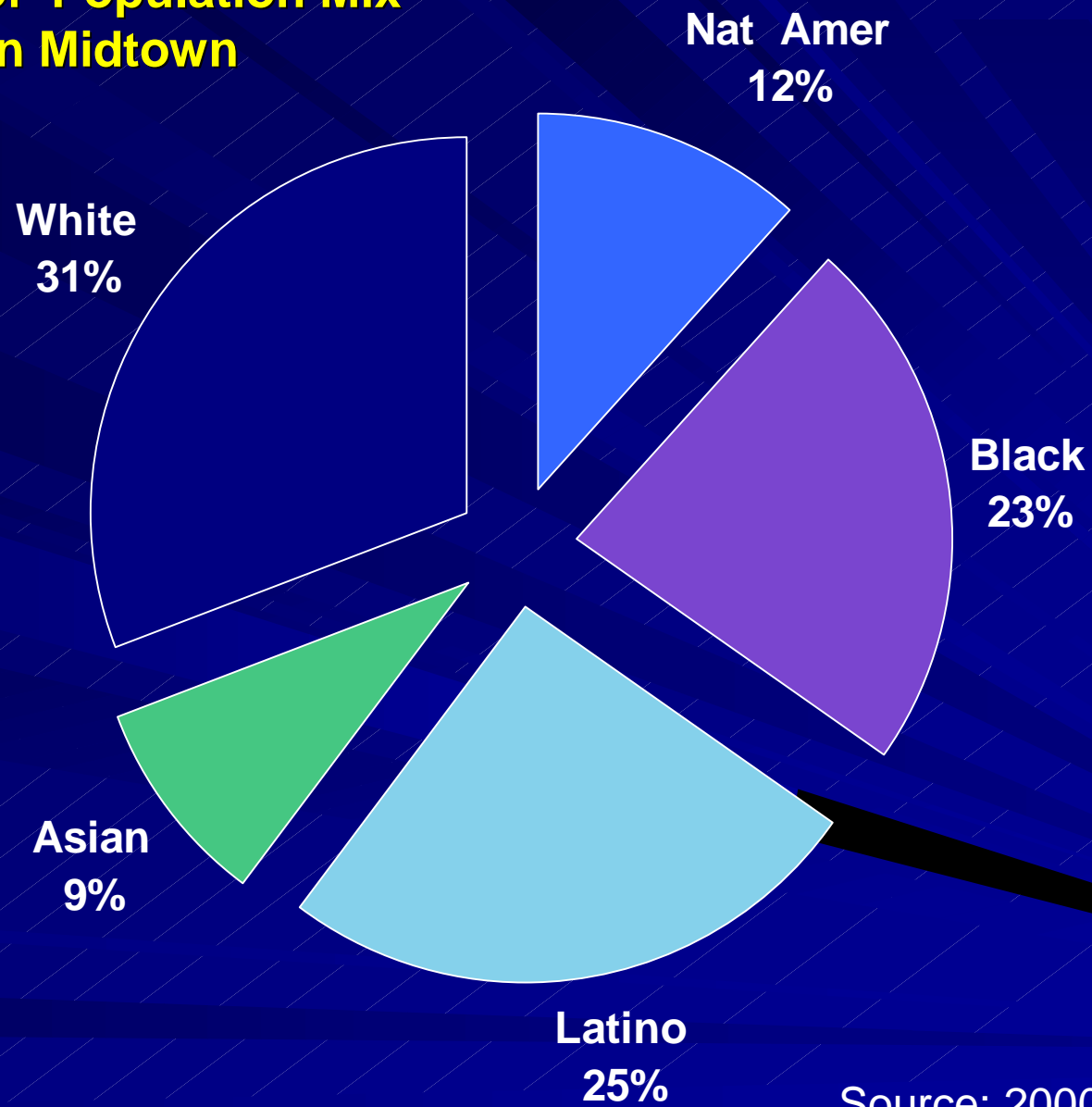
Source: 2000 Census

Population Mix of Midtown

- Total Population is 4,118 – 100%
- Native American: 491 - 11.9%
- Black: 965 - 23.4%
- Latino: 1,065 - 25.9%
- Asian: 369 - 9.0%
- White: 1,290 - 31.3%

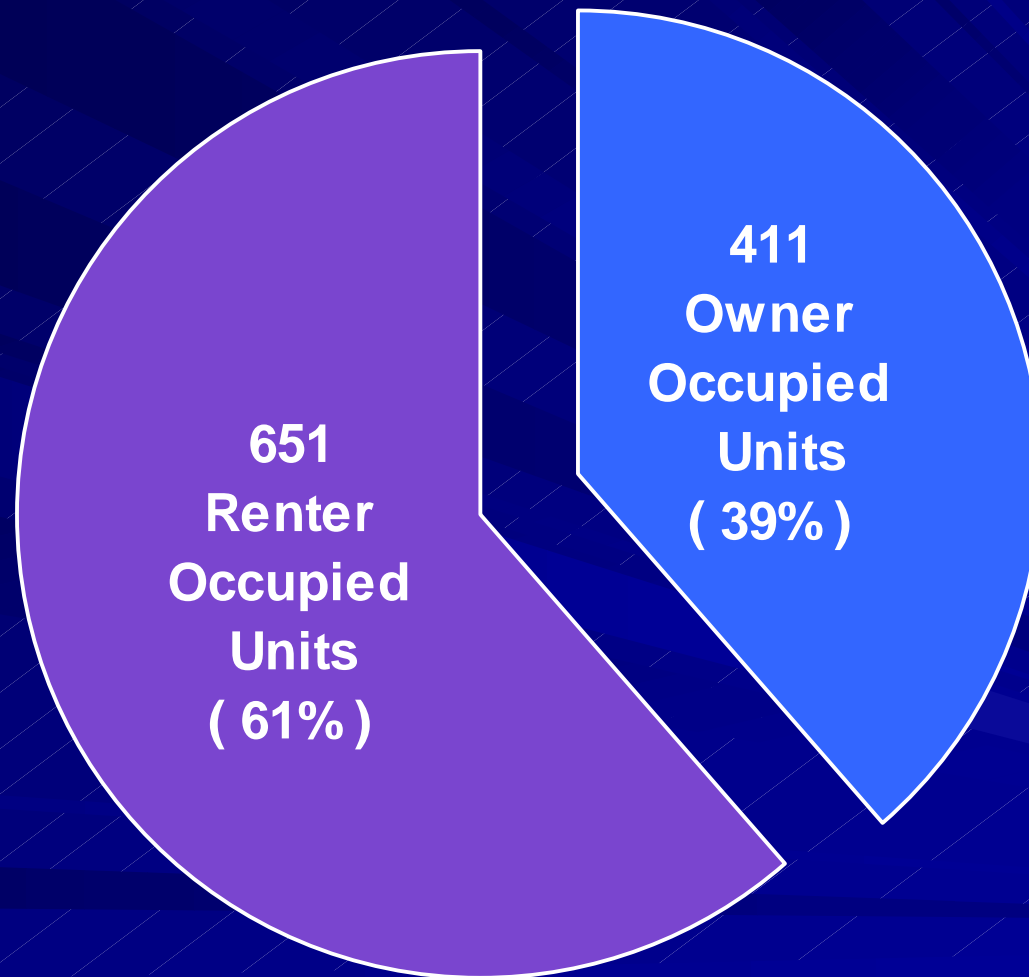
Source: 2000 Census

Graph of Population Mix in Midtown



Source: 2000 Census

1062 Housing Units in Midtown



New Changes in Midtown



- The Midtown Exchange Building :
88 Condos & 219 Rental Units
- Allina Headquarters located in Allina Commons
- Old Sears Building - \$200 Million Rehab

Midtown Global Market



- Many Ethnic Foods
- Many Ethnic Shops
- Family Entertainment & Social Events

Midtown Exchange Condos



- 57 New Town homes
- Between the Greenway & Lake Street
- Adjacent to the Parking Ramp on 10th Avenue & 29th Street.

Minneapolis Grand



- 81 Rental Units
- 32,000 SF Commercial Space
- Located at 2401 – Chicago Avenue South
- Purchased for \$13 Million by Tria Properties

Abbott Northwestern Hospital



- Expansion of Hospital Campus
- Addition of New Heart Hospital Facility
- Skyway to Midtown Exchange Building
- Skyway to Midtown Sheraton Hotel
- Partnership with the neighborhood.

Midtown Sheraton Hotel



- 136 rooms
- Skyway access to Abbott Northwestern Hospital

Children's Hospital



- Expansion of Hospital Campus
- New Construction on entire 2500 Block of Chicago Avenue
- A long term commitment to the neighborhood

Other Changes in Old Phillips



Franklin Station Town Homes



- 28 Town Home Units (2004)
- Located near 24th & Bloomington
- East Phillips Improvement Coalition (EPIC)

East Phillips Commons



- 34 Rental Units (2004)
- Located near 29th & Bloomington
- East Phillips Improvement Coalition (EPIC)

Somali Village Market



- Near 24th & 11th Avenue South
- Former Emrich Bakery
- 80,000 sq ft Commercial Building
- Over 100 Shops

Hope Community - Gateway



- 300 units of rental and home ownership
- Corner of Franklin & Portland Avenues

Lutheran Social Services



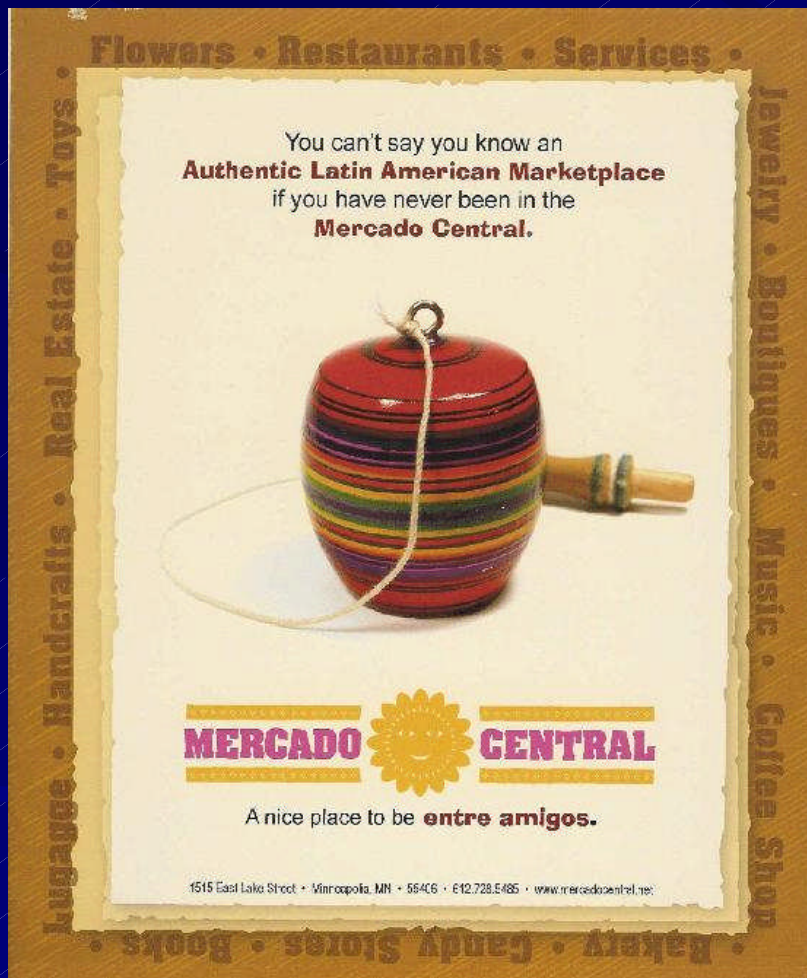
- 48 Units of Affordable Housing New Construction at 24th & Park
- Center for Changing Lives
- Social Services, Worship Services & more

Lake Street Renovation



- Phase from 5th to 21th Avenues
- Cost of this Phase over \$10 Million
- MTC Bus turnabout
- Special Lighting
- Plaza sidewalks with decorative planters

Mercado Central



- Located at Lake & Bloomington
- Many Shops & Services
- Grocery & Bakery
- Meetings & Community Entertainment
- Other Latino Shops & Restaurants nearby

Franklin Avenue Renovation



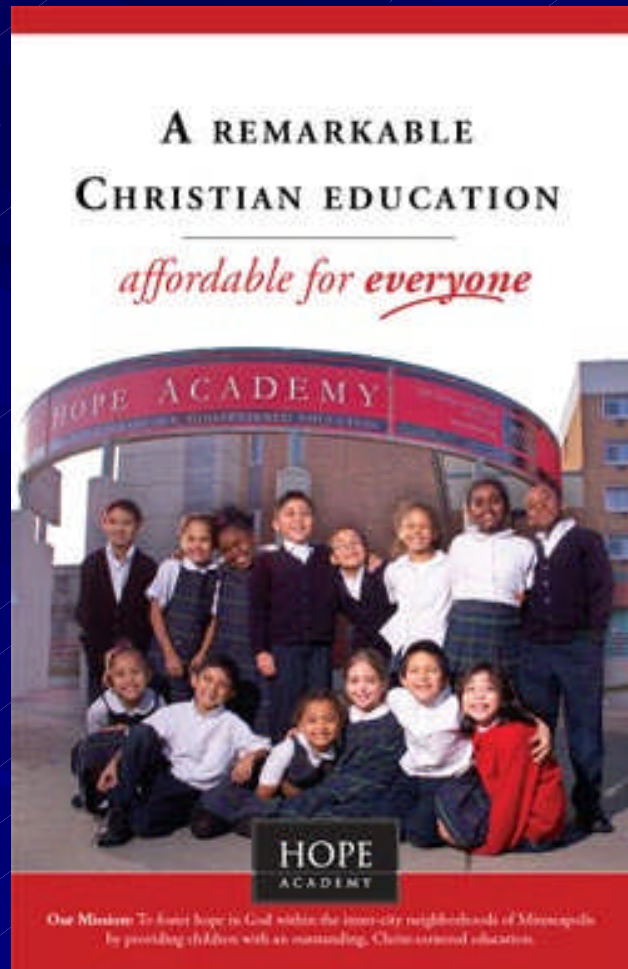
- Similar to the Lake Street Renovation Project
- Plaza area near Ancient Trader's Market
- Franklin Library Restoration

Miracle on 29th Street



- Cristo Rey Jesuit High School
- Colin Powell Leadership Center
- Teach kids to reach and develop their full potential

Hope Academy



- 2300 Chicago Ave
- Faith Based School
- Kindergarten thru 8th Grade levels
- Taking kids from below academic standards and achieving success

The Green Institute



- Located at 28th Street & 21st Ave So
- 64,000 sq ft Facility
- Created over 140 new Jobs

Midtown Greenway



- Bike & Pedestrian paths along old railroad tracks
- Currently from the Mississippi River to Chaska
- More activities, festivals and social involvement
- New Hiawatha Bridge expansion

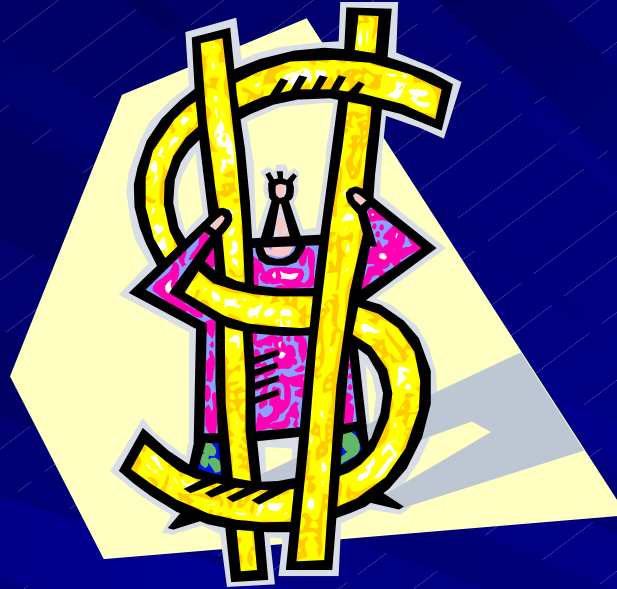


- Hiawatha Light Rail System
- \$715 Million Cost (Federal, State, County & etc)
- 12 miles of track – 17 stations
- Connecting Downtown Mpls, Mall of America and the Airport

Other Recognized Names

- Wells Fargo Headquarters – Minneapolis (former Honeywell Site)
- American Indian Neighborhood - AINDC
- American Swedish Institute
- Ebenezer Society & Campus
- Robert's Shoe Store (1937)
- Welna Hardware (1954)
- Maria's Café (2000)
- Franklin Street Bakery

Public & Private Investment



- Improves infrastructure for public use
- Improves economic base for social and business development of a community
- Provides opportunity for continued growth

Every Little Bit Counts



- Big or Small - it all adds up
- Private & Public Partnerships work together
- Volunteer Organizations help (MAD DADS)



- Here is one small example of Business and our Block Club working together for our community
- 5 Businesses made donations for a new Picnic Table for the Peaceful Patch Community Garden



The Phillips Neighborhood

It's not the same old Phillips
Neighborhood anymore !

Things are changing

Thank You

For more information
please contact

William E. Bryant, CPA CVA
web@bryant-cpa.com