

REPORT TO THE CITY COUNCIL FROM
THE COMMUNITY DEVELOPMENT AND REGULATORY SERVICES COMMITTEE
STANDING COMMITTEE OF THE MINNEAPOLIS CITY COUNCIL
August 11, 2015

A regular meeting of the committee was convened at 1:30 p.m. on this date.

Members Present: Council Members Lisa Goodman (chair), Jacob Frey, Kevin Reich, Abdi Warsame, Alondra Cano and John Quincy

Matters listed below are hereby submitted with the following recommendations; to-wit:

1. City's 2014 Consolidated Annual Performance and Evaluation Report (CAPER) to the U.S. Department of Housing and Urban Development (HUD) (15-00819)
 - a. Receiving public comments on the report of the City's performance on 2014 funding for the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS program (HOPWA).
 - b. Authorizing submittal of the 2014 CAPER, including public comments, to the U.S. Department of Housing & Urban Development by August 28, 2015.

Staff presentation by Matt Bower, Intergovernmental Relations Department/Office of Grants & Special Projects.

The public hearing was opened.

The following person spoke:

- a. Flo Castner, resident of Art Love Manor, 800 5th Ave N, Minneapolis.

The public hearing was closed.

On motion by Quincy, carried on voice vote, the matter was approved.

2. Encaustic LLC property assessment: 1401 Marshall St NE (15-00966)

Passage of Resolution approving a special property assessment for Encaustic LLC, 1401 Marshall St NE, Minneapolis, in the amount of \$114,695, PID 15-029-24-14-0094 and 15-029-24-14-0046, using Property Assessed Clean Energy (PACE) program financing for energy improvements.

Staff presentation by Becky Shaw, Department of Community Planning & Economic Development (CPED).

The public hearing was opened. There being no persons wishing to speak, the public hearing was closed.

On motion by Reich, carried on voice vote, the matter was approved.

3. Improvisational Investments property assessment: 824 Hennepin Ave (15-00967)

Passage of Resolution approving a special property assessment for Improvisational Investments, 824 Hennepin Ave, Minneapolis, in the amount of \$172,225, PID 27-029-24-12-0056, using Property Assessed Clean Energy (PACE) program financing for energy improvements.

Staff presentation by Becky Shaw, CPED.

The public hearing was opened. There being no persons wishing to speak, the public hearing was closed.

On motion by Goodman, carried on voice vote, the matter was approved.

4. Improvisational Investments property assessment: 727 Hennepin Ave (15-00968)

Passage of Resolution approving a special property assessment for Improvisational Investments, 727 Hennepin Ave, Minneapolis, in the amount of \$175,737, PID 22-029-24-43-0082, using Property Assessed Clean Energy (PACE) program financing for energy improvements.

Staff presentation by Becky Shaw, CPED.

The public hearing was opened. There being no persons wishing to speak, the public hearing was closed.

On motion by Goodman, carried on voice vote, the matter was approved.

5. Land sale: 5207 Girard Ave N, to MSP Enterprises, LLC (15-00969)

Passage of Resolution approving the sale of the property at 5207 Girard Ave N, Minneapolis (Disposition Parcel No. TF-791), to MSP Enterprises, LLC for \$5,000, subject to conditions.

Staff presentation by Earl Pettiford, CPED.

The public hearing was opened. There being no persons wishing to speak, the public hearing was closed.

On motion by Quincy, carried on voice vote, the matter was approved.

6. Land sale: 2424 16th Ave S, to PRG, Inc. (15-00970)

Passage of Resolution approving the sale of the property at 2424 16th Ave S, Minneapolis (Disposition Parcel No. TF-204), to PRG, Inc. for \$10,100, subject to conditions.

Staff presentation by Earl Pettiford, CPED.

The public hearing was opened. There being no persons wishing to speak, the public hearing was closed.

On motion by Cano, carried on voice vote, the matter was approved.

7. Land sale: 3712 28th Ave S, to Accent Homes, Inc. (15-00971)

Passage of Resolution approving the sale of the property at 3712 28th Ave S, (Disposition Parcel No. TF-802) Minneapolis, to Accent Homes, Inc. for \$26,100, subject conditions.

Staff presentation by Earl Pettiford, CPED.

The public hearing was opened. There being no persons wishing to speak, the public hearing was closed.

On motion by Quincy, carried on voice vote, the matter was approved.

8. Land sale: 3708 28th Ave S, to Reuben Moore (15-00972)

Passage of Resolution approving the sale of the property at 3708 28th Ave S, (Disposition Parcel No. VH-116) Minneapolis, to Reuben Moore for \$22,900, subject conditions. If Reuben Moore fails to close, approving the sale of 3708 28th Ave S to Accent Homes, Inc. for \$22,900, subject to conditions.

Staff presentation by Earl Pettiford, CPED.

The public hearing was opened. There being no persons wishing to speak, the public hearing was closed.

On motion by Quincy, carried on voice vote, the matter was approved.

9. Corcoran Triangle redevelopment project: 3120 24th Ave S (15-00973)

a. Passage of Resolution approving creation of the Corcoran Triangle Tax Increment Financing (TIF) plan, Modification No. 2 to the Hiawatha and Lake Redevelopment Plan and Modification No. 24 to the Model City Urban Renewal Plan to facilitate development of 135 units of affordable workforce housing in a new four-story building on a vacant site.

b. Passage of Resolution authorizing the issuance of a limited revenue "Pay-As-You-Go" TIF note to Corcoran Triangle Limited Partnership (LP) in a principal amount not to exceed \$1,500,000.

c. Passage of Resolution giving preliminary and final approval to issue up to \$15,000,000 in Tax Exempt Multifamily Housing Entitlement Revenue Bonds to finance the acquisition of land and the construction of a 135-unit multifamily rental housing development and facilities functionally related and subordinate thereto.

d. Authorizing staff to execute a redevelopment contract, and other necessary documents related to the recommended actions with Corcoran Triangle LP or affiliated entity (Refer to W&M).

Staff presentation by Shalaunda Holmes, CPED.

The public hearing was opened.

The following person spoke:

a. Deanna Olson, 3341 23rd Ave S, Minneapolis.

The public hearing was closed.

On motion by Goodman, carried on voice vote, the matter was approved.

10. Gasthof Zur Gemutlichkeit Sidewalk Café License: 2300 University Ave NE (15-00974)

Considering application for Sidewalk Café License (new license and new proprietor).

Staff presentation by Grant Wilson, CPED/Licenses & Consumer Services Division.

The public hearing was opened.

The following persons spoke in support:

a. Laura Boyd, with Alcohol Compliance Services, representing Matthew Lokowich, one of the owners of Gasthof's.

b. Matthew Lokowich, one of the owners of Gasthof's.

c. James Zondlo, 457 23rd Ave NE, Minneapolis.

The following person spoke in opposition:

a. Igor Alexandar Luvosovic, resident neighboring the Gasthof location.

The public hearing was closed.

On motion by Frey, carried on voice vote, the matter was approved.

11. Lakes and Legend Brewing On Sale Liquor, Taproom Class C-1 and Off Sale Malt Liquor, Growler Licenses: 1368 LaSalle Ave (15-00974)

Considering application for On Sale Liquor, Taproom Class C-1 and Off Sale Malt Liquor, Growler Licenses (new business).

Staff presentation by Grant Wilson, CPED/Licenses & Consumer Services Division.

The public hearing was opened. There being no persons wishing to speak, the public hearing was closed.

On motion by Goodman, carried on voice vote, the matter was approved.

12. Solcana Fitness Extended Hours License: 1915 E 22nd St (15-00974)

Considering application for Extended Hours License (new license).

Staff presentation by Grant Wilson, CPED/Licenses & Consumer Services Division.

The public hearing was opened. There being no persons wishing to speak, the public hearing was closed.

On motion by Warsame, carried on voice vote, the matter was approved.

13. Top Dog Extended Hours License: 424 Hennepin Ave S (15-00974)

Considering application for Extended Hours License (new license).

Staff presentation by Grant Wilson, CPED/Licenses & Consumer Services Division.

The public hearing was opened.

The following person spoke in support:

a. Leah Holliday, one of the owners of Top Dog.

The public hearing was closed.

On motion by Frey, carried on voice vote, the extended hours license application was approved for an extension to 1:30 a.m.

On motion by Frey, carried on voice vote, staff was directed to, in the next two to three months, analyze how well the extended hours of 1:30 a.m. is functioning as far as crowd control, safety, and the que, and to work with the Minneapolis Police Department to determine if extending operating hours beyond 1:30 a.m. is warranted.

14. Top Dog Extended Hours License: 730 Hennepin Ave S (15-00974)

Considering application for Extended Hours License (new license).

Staff presentation by Grant Wilson, CPED/Licenses & Consumer Services Division.

The public hearing was opened.

The following person spoke in support:

- a. Leah Holliday, one of the owners of Top Dog.

The public hearing was closed.

On motion by Frey, carried on voice vote, the extended hours license application was approved for an extension to 1:30 a.m.

On motion by Frey, carried on voice vote, staff was directed to, in the next two to three months, analyze how well the extended hours of 1:30 a.m. is functioning as far as crowd control, safety, and the que, and to work with the Minneapolis Police Department to determine if extending operating hours beyond 1:30 a.m. is warranted.

15. Lead contamination standards ordinance (15-00853)

Passage of Ordinance amending Title 12, Chapter 244 of the Minneapolis Code of Ordinances relating to Housing: Maintenance Code, adding a new subdivision (24) relating to lead poisoning.

Staff presentation by Daniel Huff, Director of Environmental Services.

The public hearing was opened. There being no persons wishing to speak, the public hearing was closed.

On motion by Reich, carried on voice vote, the matter was approved.

Vice Chair Frey assumed the Chair and read a statement of procedure and rules for the quasi-judicial hearing, item 16.

16. Kim Yi's Massage and Bodywork License: 507 E Lake St (15-00975)

Considering the hearing officer's findings and conclusions recommending denial of the license application for Kim Yi's Massage and Bodywork, 507 E Lake St.

Staff presentation by Grant Wilson, CPED/Licenses & Consumer Services Division.

Joel Fussy, Assistant City Attorney, spoke to the objections received by Randall Tigie, attorney representing Kim Yi's Massage and Bodywork.

The hearing was opened for comment by the licensee or their representative.
No one stepped forward.

On motion by Frey, carried on voice vote, the staff recommendation on item 16 was approved.

Goodman resumed the Chair.

17. Licenses and Consumer Services agenda for August 11, 2015 (15-00974)

Granting business licenses recommended for approval in the Licenses & Consumer Services Agenda (see Licenses & Consumer Services Agenda link)

New liquor, wine and beer establishment owners or licenses, and permanent expansions or upgrades to existing licenses detailed as follows:

- a. The Crooked Pint, 501 Washington Ave S (new shareholder).

- b. Dangerous Man Brewing Company, 1300 2nd St NE (expansion of premises).
- c. Domo Gastro, 1032 3rd Ave NE (new proprietor).
- d. El Miramar, 331 E Lake St (new proprietor).
- e. Sanctuary Restaurant, 903 Washington Ave S #150 (internal transfer of shares and new shareholder).
- f. The Sheridan Room 337 13th Ave NE (new proprietor).
- g. Hotel Ivy, 201 11th St S (reduction of premises).
- h. The Nicollet, 1931 Nicollet Ave (new proprietor).

On motion by Goodman, carried on voice vote, the matter was approved.

18. Hennepin County Housing and Redevelopment Authority (HRA) financial assistance from the 2015 Affordable Housing Incentive Fund (AHIF) (15-00976)

Passage of Resolution granting approval for the Hennepin County Housing and Redevelopment Authority (HRA) to provide financial assistance from the 2015 Affordable Housing Incentive Fund (AHIF) to eight projects located in Minneapolis.

On motion by Goodman, carried on voice vote, the matter was approved.

19. 4041 Hiawatha Ave request for support for Hennepin County Housing and Redevelopment Authority Issuance of Entitlement Bonds (15-00977)

Passage of Resolution approving the City of Minneapolis support and approving and authorizing Hennepin County Housing and Redevelopment Authority to issue up to \$30 million of Housing Revenue Entitlement Bonds for 4041 Hiawatha Ave S, Minneapolis.

On motion by Goodman, carried on voice vote, the matter was approved.

20. Environmental remediation grant awards (15-00978)

a. Accepting and/or approving grants from the Minnesota Department of Employment and Economic Development (DEED) for the following projects: 700 Central, \$644,411; AC Hotel by Marriot, \$252,939; Encore, The, \$225,000; Huron Hotel, \$270,678; North Loop Commons, \$130,977; Superior Plating, \$714,273.

b. Accepting and/or approving grants from the Metropolitan Tax Base Revitalization Account (TBRA) for the following projects: 4041 Hiawatha, \$130,100; Huron Hotel, \$180,400; PRG Southside Rehabilitation, \$50,000; Seward Towers, \$517,950; Superior Plating, \$798,800.

c. Accepting and/or approving grants from Hennepin County Environmental Response Fund (ERF) for the following projects: 700 Central, \$140,620; 4041 Hiawatha, \$130,135; North Loop Commons, \$61,123; Seward Towers, \$221,250; Superior Plating, \$118,233.

d. Passage of Resolution approving the appropriation of funds to the CPED budget.

e. Authorizing execution of grant, subrecipient and/or disbursement and related agreements for these grants (Refer to W&M).

On motion by Goodman, carried on voice vote, the matter was approved and referred to the Ways & Means Committee.

21. 2014 Annual Tax Increment Report (15-00979)

Receiving the 2014 Annual Tax Increment Report (Refer to W&M).

On motion by Goodman, carried on voice vote, the matter was received and filed and referred to the Ways & Means Committee.

22. University Avenue Innovation District redevelopment (15-00954)

Passage of Resolution supporting the redevelopment of the University Avenue Innovation District.
Action Taken by Z&P: Sent forward without recommendation to CD&RS and T&PW Committees.

Staff presentation by Kjersti Monson and Haila Maze, CPED.

On motion by Goodman, carried on voice vote, the matter was postponed to Sept. 15, 2015.

On motion by Goodman, carried on voice vote, Finance Department staff was directed to review any of the financial implications suggested in the plan for a bigger and broader analysis of how this would affect the other work the City is currently committed to.

23. Taxicabs and Transportation Network Companies report (15-00981)

Receiving report about the licensing, enforcement, compliance, and recommendations related to taxicabs and transportation network companies.

Staff presentation by Pat Hilden, CPED/Licenses & Consumer Services Division.

On motion by Goodman, carried on voice vote, the matter was received and filed.

With no further business to transact, the meeting adjourned at 3:12 p.m.

Reported by Irene Kasper, Committee Coordinator