

REPORT TO THE CITY COUNCIL FROM
THE COMMUNITY DEVELOPMENT AND REGULATORY SERVICES
COMMITTEE
STANDING COMMITTEE OF THE MINNEAPOLIS CITY COUNCIL
March 24, 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 and John Quincy

Members Absent: Council Member Alondra Cano

1. Presenting resolution honoring Erik Hansen for 12 years of service to the City of Minneapolis. ([15-00347](#))

Presentation of resolution by Council Member Jacob Frey. Erik Hansen stepped forward to accept the resolution and address committee. No formal action taken.

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

2. Land Sale (2933 5th Ave S and 2937 5th Ave S) ([15-00348](#)):

Passage of a resolution authorizing sale of properties to Cedar and Riverside Company for \$36,000 each, subject to conditions: a) land sale closing must occur on or before 90 days from the date of City Council approval; b) payment of holding costs of \$300.00 per month if the land sale closing does not occur on or before the closing deadline. The sale conditions may be waived or amended with approval of the CPED Director.

Staff presentation by Edie Oliveto-Oates, Department of Community Planning & Economic Development (CPED) staff.

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.

3. Land Sale (2600 Irving Ave N) ([15-00349](#)):

Considering a resolution authorizing sale of property 600 Irving Ave N to Andre Duke for \$6,000, subject to conditions: a) land sale closing must occur on or before 90 days from the date the City receives title; and b) payment of holding costs of \$300.00 per month if the land sale closing does not occur on or before the closing deadline. The sale conditions may be waived or amended with approval of the CPED Director.

On motion by Goodman, carried by voice vote, the matter was deleted from the agenda.

4. Corcoran Triangle, LP (3120 24th Ave S) ([15-00350](#)):

Passage of a resolution giving preliminary approval to the issuance of up to \$13,000,000 in Tax-Exempt Multifamily Housing Revenue Entitlement Bonds to assist in the acquisition land and the construction of a 135-unit multifamily rental housing development and of facilities functionally related.

Staff presentation by Shalaunda Holmes, CPED staff.

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

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

Items #5, #6 and #7 were presented together by CPED staff.

5. Ecumen Mill City Quarter, LLC – Abiitan (428 2nd St S) ([15-00351](#)):

Passage of a resolution granting preliminary and final approval to the issuance of up to \$32,000,000 in Tax Exempt Senior Housing and Healthcare Revenue Bonds to assist in the acquisition, construction, and equipping of a 151-unit multifamily rental apartment development, and facilities functionally related and subordinate thereto, comprised of approximately 48 memory-care units and approximately 103 apartment homes with home-care services that will be provided to residents as a separate charge on an as-needed basis.

Staff presentation by Carrie Flack, CPED staff.

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.

6. Mill City Quarter (300 2nd St S) ([15-00352](#)):

Passage of a resolution granting preliminary and final approval to the issuance of up to \$22,000,000 in Tax Exempt Multifamily Housing Revenue Entitlement Bonds to assist in the acquisition, construction, and equipping of a 150-unit multifamily rental apartment development.

Staff presentation by Carrie Flack, CPED staff.

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.

7. Land Sale (Mill City Quarter and Abiitan) ([15-00353](#)):

a) Passage of a resolution authorizing sale of 300 2nd St S and 428 2nd St S to Eagle Iron Partners, LLC or Assigned Developers (322 Second Street Apartments, LLP and Ecumen Mill City Quarter, LLC) for a collective price of \$3,161,000;

b) Passage of a resolution authorizing a waiver of the Park Land Dedication requirement contingent on execution and filing of a Parkland Development and Easement Agreement as described herein between the City, the Minneapolis Park and Recreation Board, 322 Second Street Apartments, LLP, Ecumen Mill City Quarter, LLC and Mill Place, Inc.;

c) Approving a \$350,000.00 loan in accordance with term sheet;

d) Authorizing a Redevelopment Contract(s) and execute any other necessary documents consistent with the term sheet;

e) Authorizing staff to execute a Parkland Development and Easement Agreement;

f) Terminating the Parking Lease between Canal Street Limited Partnership and the City upon closing if requested by the development entities; and

g) Authorizing execution of one or more agreements with Ecumen Mill City Quarter, LLC and Eagle Iron Partners directing a portion of the brownfield grant funds awarded to Eagle Iron Partners to be provided to the Ecumen Mill City Quarter, LLC project instead.

Staff presentation by Carrie Flack, CPED staff.

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 and referred to the Ways & Means Committee.

8. Ambiente Gallerie (505 1st Ave NE) ([15-00354](#)):

Considering application for a Rental Hall license (New Business).

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

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

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

9. La Ceiba Bistro (3500 Bloomington Ave S) ([15-00354](#)):

Considering application for an On Sale Wine with Strong Beer Class C-2 license (New Business).

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

The public hearing was opened.

The following persons spoke:

Ms. Shawn Fitzgerald, 1508 E 37th St. The neighborhood organization did not have a meeting on this application. Concern raised over late closing hours as well as lack of parking and where the loading zone was located.

Bonnie Rae, 3535 15th Ave S. Raised concern over parking and exiting from alley between Bloomington Ave and 15th in that cars park close to the alley and turning out is difficult. Was not against the business operating per se.

The following persons spoke in support:

Laura Boyd, Boyd & Associates, on behalf of owner. A meeting with Powderhorn Park Neighborhood Association took place in October, 2014, and at that time there was neighborhood support. Parking requirements are grandfathered-in. Regarding hours of operation, the business owner is unsure of his customer base and would like customers to have options.

Hector Ruiz, owner. Regarding the loading zone, he will be working there and tracking operations. He is owner of three other successful restaurants in other Minneapolis neighborhoods and wanted to bring restaurants into the Powderhorn neighborhood.

The public hearing was closed.

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

10. Sal's on Fifth (10 N 5th St) ([15-00354](#)):

Requesting an Extended Hours license with Passage of a resolution approving Operating Conditions (New License).

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

The public hearing was opened.

The following persons spoke in support: Amanda Salam Elazab, co-owner of Sal's on Fifth.

The public hearing was closed.

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

11. The Bad Waitress (2 E 26th St) ([15-00354](#)):

Requesting an On Sale Wine with Strong Beer license (License Upgrade).

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

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.

12. License Applications ([15-00354](#)):

Granting licenses recommended for approval.

New liquor, wine & beer establishment owners, licenses, permanent expansions, upgrades and added conditions to existing licenses detailed as follows: Doubletree Suites by Hilton Hotel Minneapolis, 1101 LaSalle Ave (New Proprietor); Prairie Dogs, 610 W Lake St (New Proprietor); Spearmint Rhino Gentlemen's Club, 725 Hennepin Ave (Permanent Expansion); Westin Minneapolis, 88 S 6th St (New Proprietor).

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

13. Housing Replacement District III – Removal and Subsequent Reinstatement of 3712 28th Ave S) ([15-00355](#)):

Passage of a resolution removing 3712 28th Ave S from Housing Replacement District III and placing it back in the district once a new Property Identification Number has been assigned.

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

14. Lifetrack Resources Master Contract ([15-00356](#)):

Authorizing increase in the maximum amount of eligible employment and training services expenditures for Master Contract C-28857 with Lifetrack Resources by \$250,000, for a new maximum amount of \$500,000.

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

15. Conurbation LLC Contract Extension ([15-00357](#)):

Authorizing execution of an amendment for \$50,000 to an existing contract for continued project management services (**Refer to W&M**).

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

16. Nicollet Hotel Block Development Rights Designation (30 S 3rd St) ([15-00358](#)):

Awarding exclusive negotiating rights to United Properties as the developer of the City-owned property (Nicollet Hotel block) for a period of 12 months and authorizing a redevelopment contract terms and, upon successful negotiation, return for further City Council review and approvals.

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

17. Interim Parking Rental Agreement for 205 Park Ave ([15-00359](#)):

Authorizing an interim parking rental agreement with Ecumen Mill City, LLC for parking vehicles on the City-owned 205 Park Ave lot during the construction of the Mill City Quarter senior housing development at 300 2nd St S consistent with the terms of report.

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

18. 2015-2019 Consolidated Plan ([15-00360](#)):

Setting a public hearing for April 7, 2015, at 1:30 p.m., to receive public input on the 2015-2019 Consolidated Plan which is the City's application to U.S. Department of Housing and Urban Development for the entitlement programs of Community Development Block Grant (CDBG), Home Investment Partnerships (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA).

On motion by Goodman, carried on voice vote, the public hearing was scheduled as set forth on the printed agenda.

19. License Fees for Tiered Rental Licenses and Condos Ordinance ([15-00180](#)):

Setting a public hearing for April 7, 2015, at 1:30 p.m., to received public input on an ordinance amending Title 12, Chapter 244 of the Minneapolis Code of Ordinances relating to Housing: Maintenance Code, amending provisions related to license fees for tiered rental licenses and condominiums (by B. Johnson).

On motion by Goodman, carried on voice vote, the public hearing was scheduled as set forth on the printed agenda.

20. Director's Fee Schedule Ordinance ([15-00307](#)):

Referring to staff the subject matter of an ordinance amending Title 5, Chapter 91 of the Minneapolis Code of Ordinances relating to Building Code: Permit Fees, amending the fee schedule and fee refunds relating to the Director's Fee Schedule (by Quincy) (**Also in W&M**).

On motion by Goodman, carried on voice vote, the matter was referred to staff.

21. Target Center Renovation Project ([15-00361](#)):

Authorizing execution of a Renovation Agreement, with terms modified from previously approved Term Sheet (**Refer to W&M**).

Staff presentation by Kevin Carpenter, CFO for Minneapolis.

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

With no further business to transact, the meeting adjourned at 2:38 p.m.

Reported by Irene Kasper, Committee Coordinator