

REPORT TO THE CITY COUNCIL FROM
THE COMMUNITY DEVELOPMENT AND REGULATORY SERVICES COMMITTEE
STANDING COMMITTEE OF THE MINNEAPOLIS CITY COUNCIL
February 16, 2016

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. Land sale: 3115 Knox Ave N, to Homes Minnesota LLC ([16-00219](#))

Passage of Resolution approving the sale of the property at 3115 Knox Ave N (Disposition Parcel No. TF-792) to Homes Minnesota LLC for \$1, subject to conditions.

If Homes Minnesota LLC fails to close, approving the sale of the property to Tai Hon, L.L.C. for \$1, subject to conditions.

Staff presentation by Roxanne Young Kimball, 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 Quincy, carried on voice vote, the matter was approved.

2. Land sale: 2102 25th Ave N, to Homes Minnesota LLC ([16-00220](#))

Passage of Resolution approving the sale of the property at 2102 25th Ave N (Disposition Parcel No. VH-561) to Homes Minnesota LLC for \$5,000, subject to conditions.

Staff presentation by Roxanne Young Kimball, 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.

3. Land sale: 2934 Queen Ave N, to Dwayne Etheridge ([16-00221](#))

Passage of Resolution approving the sale of the property at 2934 Queen Ave N (Disposition Parcel No. VH-653) to Dwayne Etheridge for \$1, subject to conditions.

If Dwayne Etheridge fails to close, approving the sale of the property to CJC Minneapolis-Atlanta LLC for \$1, subject to conditions.

Staff presentation by Roxanne Young Kimball, 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 recommendation was approved for the sale of the property at 2934 Queen Ave N (Disposition Parcel No. VH-653) to Dwayne Etheridge for \$1, subject to conditions, and the recommendation to approve the sale of the property to CJC Minneapolis-Atlanta LLC for \$1 if sale to Dwayne Etheridge fails to close was denied.

4. Land sale: 800 Washington Ave S to Mortenson Development, Inc. or an affiliated entity ([16-00222](#))
 1. Passage of Resolution approving the sale of 800 Washington Ave S to Mortenson Development, Inc. or an affiliated entity (the "Developer") for \$3,784,945 (\$155 psf).
 2. Approving the proposed redevelopment contract terms.
 3. Authorizing the execution of a redevelopment contract with the Developer and all other necessary documents related to the recommended actions with the Developer and/or the hotel operator, including without limitation an amended and restated declaration of easements related to the service alley, a declaration of restrictive covenants to the mined underground space, an easement agreement allowing physical connections to the parking ramp, and a parking agreement.

Staff presentation by Bob Lind, CPED.

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.

5. Land sale: Green Homes North Round 5 ([16-00223](#))
 1. Passage of Resolutions approving the sale of the properties to the developers or affiliated entities, subject to conditions, as follows:
 1. Approving sale of property at 4131 James Ave N (Disposition Parcel No. VH-647) to AA Contracting Inc. for \$5,300.
 2. Approving sale of property at 3242 Washburn Ave N (Disposition Parcel No. VH-627) to AQDuke, LLC for \$5,000.
 3. Approving sale of property at 1205 Irving Ave N (Disposition Parcel No. VH-565) to Build Wealth MN for \$2,500.
 4. Approving sale of property at 1505 Russell Ave N (Disposition Parcel No. VH-404) to City of Lakes Community Land Trust for \$5,100.
 5. Approving sale of properties at 2700 Morgan Ave N, 2819 Knox Ave N, 2946 Oliver Ave N, and 2950 Oliver Ave N (Disposition Parcel No. VH-630, VH-639, TF-746, and TF-634) to Twin Cities Habitat for Humanity, Inc. for \$10,000.
 6. Approving sale of properties at 3927 Vincent Ave N, 5113 Dupont Ave N, 4746 Dupont Ave N, 4718 Emerson Ave N, 4634 Aldrich Ave N, and 4626 Aldrich Ave N (Disposition Parcel No. VH-577, VH-364, VH-640, VH637, VH-641, and VH-635) to Ibiza, LLC for \$45,100.
 7. Approving sale of properties at 4311 Girard Ave N, 1511 Queen Ave N, 4155 Irving Ave N, 4241 Dupont Ave N, 4847 6th St N, and 706 Newton Ave N (Disposition Parcel No. VH-634, VH-652, VH-638, VH-622, VH-608, and VH-247) to Kayak Properties, Inc. for \$28,000.

8. Approving sale of properties at 2412 Plymouth Ave N, 1514 Thomas Ave N, and 1352 Thomas Ave N (Disposition Parcel No. TF-429, VH-650, and VH-241) to Prestige Contractors, Inc. for \$15,000.
2. Acceptance of a \$416,670 grant from the Minnesota Housing Finance Agency for the Green Homes North Program and authorizing an agreement for the grant.
3. Passage of Resolution approving appropriation to the Department of Community Planning & Economic Development.
4. Approving the award of up to \$1,314,363 for development gap funding for the construction of 23 green homes on City-owned vacant lots in North Minneapolis, as submitted by selected qualified developers in response to the City's Request for Proposals.
5. Authorizing related agreements with the selected qualified developers or affiliated entities **(Refer to WM)**.

Staff presentation by Cherie Shoquist, 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 and referred to the Ways & Means Committee, with the exception of the following:

Denied sale of properties at 4131 James Ave N, 4311 Girard Ave N, 4155 Irving Ave N, and 4241 Dupont Ave N.

6. Housing Board of Appeals membership and process ordinance ([16-00001](#))

Passage of Ordinance amending Title 12, Chapter 242 of the Minneapolis Code of Ordinances relating to Housing: Appeals, amending the membership and processes of the Housing Board of Appeals.

Staff presentation by Nick Magrino, Associate Legal Coordinator with the Department of Regulatory Services.

The public hearing was opened.

The following person spoke in opposition.

1. Sandy Loescher, 1835 Irving Ave N, Minneapolis

The public hearing was closed.

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

7. Licenses & Consumer Services agenda for Feb. 16, 2016 ([16-00224](#))

Granting business licenses recommended for approval in the Licenses & Consumer Services Agenda for Feb. 16, 2016.

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

1. City Works Restaurant and Pour House, 600 Hennepin Ave (new proprietor).
2. The Hi-Lo Diner, 4020 E Lake St (new business).

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

8. License Settlement Conference recommendations: Renew Massage & Bodyworks, 3962 Minnehaha Ave ([16-00035](#))

Adopting the business license operating conditions negotiated between the City of Minneapolis Renew Massage & Bodyworks, 3962 Minnehaha Ave, allowing the licensee to obtain the Massage & Bodywork Establishment License, subject to adherence with the conditions contained therein.

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

9. Application for a U.S. Department of Labor TechHire Partnership Grant ([16-00225](#))

Authorizing submittal of an application to the U.S. Department of Labor TechHire Partnership Grant opportunity.

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

10. Minnesota Investment Fund loan application related to the Link Snacks, Inc. (dba Jack Link's Beef Jerky) expansion project at Mayo Clinic Square in downtown Minneapolis ([16-00227](#))

1. Passage of Resolution of support for a Minnesota Investment Fund loan application related to the Link Snacks, Inc. (dba Jack Link's Beef Jerky) expansion project in downtown Minneapolis.

2. Authorizing submittal of an application to the Minnesota Department of Employment and Economic Development (DEED) Minnesota Investment Fund (MIF) for an \$850,000 forgivable loan related to the Link Snacks, Inc. expansion project, including authorizing execution of Project Compliance with State Laws, Statutes and Rules document as part of the MIF application to DEED.

3. Accepting a grant from the Minnesota Investment Fund in the amount of up to \$850,000, subject to DEED approval of the City's MIF application.

4. Authorizing a Business Subsidy Agreement with Link Snacks, Inc.

5. Authorizing a Minnesota Investment Fund loan to Link Snacks, Inc. for an amount not to exceed \$850,000.00 subject to loan terms under the Minnesota Investment Fund guidelines.

6. Passage of Resolution approving appropriation to CPED (**Refer to WM for a public hearing on Feb. 22, 2016**).

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

11. Appointment of Director of Regulatory Services ([16-00228](#))

Setting a public hearing for March 1, 2016, for approving the appointment by the Executive Committee of Noah Schuchman to the appointed position of Director of Regulatory Services for a two-year term beginning Jan. 4, 2016.

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

12. Plaza Verde Loan Restructure ([16-00226](#))

1. Authorizing restructure of the CEDF (CDBG) Loan with a new borrower and terms, and contingent upon first and second mortgage banks' due diligence, borrower evaluation, and approval, and execute appropriate documents.
2. Authorizing the assumption of the Neighborhood Revitalization Program Forgivable Loan by a new borrower, and contingent upon first and second mortgage banks' due diligence, borrower evaluation, and approval, and execute appropriate documents.

Staff presentation by Rebecca Parrell, CPED.

The Chair afforded the courtesy of the floor to Mr. Khadar Adan, owner of Plaza Verde.

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

With no further business to transact, the meeting adjourned at 1:59 p.m.

Reported by Irene Kasper, Committee Coordinator