

REPORT TO THE CITY COUNCIL FROM
THE COMMUNITY DEVELOPMENT AND REGULATORY SERVICES COMMITTEE
STANDING COMMITTEE OF THE MINNEAPOLIS CITY COUNCIL
April 19, 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: 701 Newton Ave N, to Auspicious Living LLP ([16-00522](#))

Passage of Resolution approving the sale of the property at 701 Newton Ave N, (Disposition Parcel No. TF-894) to Auspicious Living LLP for \$8,000, 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: 916 Newton Ave N to DBH Homes, LLC ([16-00523](#))

Passage of Resolution approving the sale of the property at 916 Newton Ave N (Disposition Parcel No. TF-895) to DBH Homes, LLC for \$38,000, 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: 1419 Upton Ave N to Pamela D. Taylor-Berry or to alternate purchaser Jenny Investments LLC ([16-00524](#))

Passage of Resolution approving the sale of the property at 1419 Upton Ave N (Disposition Parcel No. TF-893) to Pamela D. Taylor-Berry for \$15,000, subject to conditions. If Pamela D. Taylor-Berry fails to close, approving sale of property to Jenny Investments LLC for \$15,000, subject to conditions.

Staff presentation by Roxanne Young Kimball, CPED.

The public hearing was opened.

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.

4. Land sale: 1426 Penn Ave N to Ryan McMonigal or to alternate purchaser Asha Morgan McGlory ([16-00525](#))

Passage of Resolution approving the sale of the property at 1426 Penn Ave N (Disposition Parcel No. TF-901) to Ryan McMonigal for \$28,000, subject to conditions. If Ryan McMonigal fails to close, approving sale of property to Asha Morgan McGlory for \$28,000, subject to conditions.

Staff presentation by Roxanne Young Kimball, CPED.

The public hearing was opened.

The following person spoke:

1. Ryan McMonigal, potential purchaser of property at 1426 Penn Ave N

The public hearing was closed.

On motion by Frey, carried on voice vote, the matter was sent forward without recommendation.

5. Land sale: 1715 Oliver Ave N to DBH Homes, LLC ([16-00526](#))

Passage of Resolution approving the sale of the property at 1715 Oliver Ave N (Disposition Parcel No. TF-899) to DBH Homes, LLC for \$29,000, 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.

6. Land sale: 2800 18th Ave N to New Image Construction & Remodeling LLC ([16-00527](#))

Passage of Resolution approving the sale of the property at 2800 18th Ave N (Disposition Parcel No. TF-892) to New Image Construction & Remodeling LLC for \$18,000, 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.

7. Land sale: 3014 Logan Ave N to Twin Cities Habitat for Humanity, Inc, or to alternate purchaser Homes Minnesota LLC ([16-00528](#))

Passage of Resolution approving the sale of the property at 3014 Logan Ave N (Disposition Parcel No. TF-900) to Twin Cities Habitat for Humanity, Inc, for \$12,000, subject to conditions. If Twin Cities Habitat for Humanity, Inc fails to close, approving sale of property to Homes Minnesota LLC for \$12,000, 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.

8. Saguario: 5309 Lyndale Ave S ([16-00529](#))

Approving application of Saguario for an On Sale Liquor with Sunday Sales, Class D License (license upgrade).

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 Quincy, carried on voice vote, the matter was approved.

9. The Country Bar: 3006 Lyndale Ave S ([16-00529](#))

Approving application of The Country Bar for an On Sale Liquor with Sunday Sales, Class B and a Sidewalk Café License (license upgrade and permanent expansion of premises).

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

The public hearing was opened.

The following persons spoke:

1. Brian Jones, owner of Latham Properties, landlord of the building directly to the south of The Country Bar
2. Tom Smith, owner of property at 3006 Lyndale Ave S

The public hearing was closed.

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

10. The Nicollet Diner and Muffin Top Café: 1424/1428 Nicollet Ave ([16-00530](#))

1. Approving application of The Nicollet Diner and Muffin Top Café for an On Sale Liquor with Sunday Sales, Class C License (license upgrade).
2. Adopting the Business License Operating Conditions Agreement negotiated between the City of Minneapolis and Muffin Top Café, LLC, 1424/1428 Nicollet Ave, allowing the licensee to obtain the On-Sale Liquor with Sunday Sales, Class C License and the Special Late Hours Food License, subject to adherence with the conditions contained therein.

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.

11. Young Joni: 165 13th Ave NE ([16-00529](#))

Approving application of Young Joni for an On Sale Liquor with Sunday Sale Class E 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 Frey, carried on voice vote, the matter was approved.

12. Parking lots forms of payment ordinance ([15-00450](#))

Passage of Ordinance amending Title 13, Chapter 319 of the Minneapolis Code of Ordinances relating to Licenses and Business Regulations: Open Air Motor Vehicle Parking Lots, amending provisions related to forms of payment.

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

The public hearing was opened.

The following person spoke:

1. Wesley Graves, with Class A Valet, 121 N 4th St, Minneapolis

The public hearing was closed.

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

13. Business Made Simple Initiative: Tobacco Dealers Licenses in the C-1 Zoning District ordinance ([16-00270](#))

Passage of Ordinance amending Title 13, Chapter 281 of the Minneapolis Code of Ordinances relating to Licenses and Business Regulations: Tobacco Dealers, amending provisions related to Tobacco Dealers Licenses in the C-1 Zoning District.

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

The public hearing was opened.

The following persons spoke:

1. Blong Lee, owner of Kyle's Market, 826 W 36th St, Minneapolis
2. Kevin Aldwalk, owner of Camden Foods

The public hearing was closed.

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

14. Licenses & Consumer Services agenda for April 19, 2016 ([16-00529](#))

Granting business licenses recommended for approval in the Licenses & Consumer Services Agenda for April 19, 2016.

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

1. Spitz, 518 Hennepin Ave E (new proprietor)
2. Muse Event Center, 107 3rd Ave N (new proprietor)

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

15. Cecil Newman Apartments loan: 701-729 Emerson N ([16-00531](#))

Authorizing accommodation of Cecil Newman Apartments 1st mortgage refinance with re-subordination of existing City debt and loan modification to include 10-year term extension, 1% interest rate recast effective retroactive to April 11, 2005 resulting in interest forgiveness of \$327,000, and minimum \$15,000 annual loan payments (subject to available surplus cash) by Cecil Newman Apartments Limited Partnership (owner).

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

16. Upper Harbor Terminal title clearance: 3360 1st St N, 3800 1st St N, 3639 Washington Ave N, 3648 Washington Ave N, 3700 Washington Ave N, 3701 Washington Ave N, 51 34th Ave N, 2 36th Ave N, 51 36th Ave N ([16-00532](#))

Passage of Resolution authorizing the City to file an application to register title to portions of the Upper Harbor Terminal site and take related title clearance actions.

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

17. Plymouth Stevens House bond issuance: 1500 Plymouth Ave S and 2625 Stevens Ave S ([16-00533](#))

Passage of Resolution giving final approval to issue up to \$17,500,000 in Tax Exempt Multifamily Housing Revenue Entitlement Bonds and extending loan terms of assumed debt in the amount of \$228,000 and Affordable Housing Trust Fund award of \$2.3 million to run congruent with Department of Housing & Urban Development (HUD) 1st mortgage (**Refer to WM**).

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

18. City debt modification for the Opportunity Housing Partnership (OHP) Preservation Project ([16-00534](#))

Authorizing Opportunity Housing Partnership's request to forgive outstanding interest, approving interest rate reduction and extension of maturity dates for 38 years.

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

19. Grant contracts for Great Streets Business District support ([16-00540](#))

Authorizing negotiation and entering into contracts with the Corcoran Neighborhood Organization for \$12,000 and \$30,000, Dinkytown Business Alliance for \$32,000, Hennepin Theatre Trust for \$34,000, Lake Street Council for \$50,000, Latino Economic Development Center for \$7,000, Mercado Central for \$50,000, Midtown Greenway Coalition for \$8,000, Native American Community Development Institute for \$14,000, Northeast Minneapolis Chamber of Commerce for \$25,500, Powderhorn Park Neighborhood Association for \$30,000, Project for Pride in Living for \$36,000 and \$27,500, Prospect Park 2020, Inc. for \$10,000, Seward Civic and Commerce Association for \$5,000, Seward Redesign for \$38,000, West Bank Business Association for \$37,000, West Broadway Business and Area Coalition for \$50,000, and West of the Rail Business Association for \$4,000, to fund business district revitalization activities including marketing and branding tactics, education and engagement work, events, business recruitment efforts, and placemaking strategies in one year grant contracts.

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

20. Housing Opportunities for Persons with AIDS (HOPWA) grant funding priorities report ([16-00541](#))

1. Receiving report on funding priorities for HOPWA.

2. Directing staff to incorporate funding priorities into 2016 and future funding Requests for Proposals (RFP).
3. Authorizing issuance of a RFP for 2016 HOPWA funds (**Refer to WM**).

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

21. Contract with SMG for traffic control services at US Bank Stadium ([16-00542](#))

Authorizing a contract with SMG for traffic control services for the new US Bank Stadium to cover Vikings games and other large events at the facility in an amount not to exceed \$100,000, for the duration of one year (**Refer to WM**).

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

22. City debt modification for the PRG Portfolio I Project by CommonBond Communities, Inc: Scattered locations in south Minneapolis ([16-00543](#))

Authorizing debt assignment and consolidation, principal and interest forgiveness, approving interest rate reduction and extension of maturity dates for 30 years to be co-terminus with new, approved Affordable Housing Trust Fund debt.

Staff presentation by Dowlie Crowther, CPED.

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

23. City debt modification for the PRG Portfolio 2 Project by CommonBond Communities, Inc: Scattered site locations in south Minneapolis ([16-00544](#))

Authorizing CommonBond Communities, Inc. request to forgive principal and accrued interest, approving interest rate reduction and extension of maturity dates for 30 years to be co-terminus with new, approved Affordable Housing Trust Fund debt.

Staff presentation by Dowlie Crowther, CPED.

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

24. Environmental grant funding applications for the Spring 2016 Brownfield Grant Round ([16-00545](#))

1. Passage of Resolution authorizing submittal of application to the Minnesota Department of Employment and Economic Development [DEED] Contamination Cleanup and Investigation Grant Program for environmental investigation and/or remediation funding for the following projects: 117 27th, 333 E Hennepin, and Superior Plating.
2. Passage of Resolution authorizing submittal of application to the Metropolitan Council's Tax Base Revitalization Account [TBRA] Grant Program for environmental investigation and/or remediation funding for the following projects: 8th & 9th, 333 E Hennepin, 800 W Broadway, 1215 2nd Ave N [Pilot program], California Street Apartments, Living Greens Farm, PRG I Portfolio, and Superior Plating.
3. Passage of Resolution authorizing submittal of application to the Hennepin County Environmental Response Fund [ERF] for environmental investigation and/or remediation funding for the following projects: 8th & 9th, MPRB – Bossen Field, and PRG I Portfolio (**Refer to WM**).

Staff presentation by Kevin Carroll, CPED.

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

25. 2016 Hennepin County Transit Oriented Development grant program applications ([16-00546](#))

Passage of Resolution authorizing submission of 2016 Hennepin County Transit Oriented Development Grant applications to the Hennepin County Transit-Oriented Development (TOD) Program and authorizing execution of cooperative agreements for the recommended County funded projects as follows: Olson Towne Homes Redevelopment, Aeon Prospect Park, Great River Landing, House of Charity, American Indian Cultural Corridor Acquisition, Franklin Gateway, CLCLT Pre-Development Site Acquisition, L&H Station – Phase 2, THOR Companies HQ and Redevelopment, Satori on Broadway, Green 4th Street, 38th Street Station, The Siwek Development, and 700 Central.

Staff presentation by Arlene Robinson and David Frank, CPED.

On motion by Goodman, carried on voice vote, the matter was sent forward without recommendation.

26. 2016 Metropolitan Council Livable Communities Demonstration Account (LCDA) and Livable Communities Demonstration Account Transit Oriented grant programs applications ([16-00547](#))

1. Passage of Resolution authorizing submission and priority ranking of 2016 grant applications to the Metropolitan Council Livable Communities Demonstration Account (LCDA) for Commons at Penn Phase II, West Broadway Phase II and Sabathani Senior Housing.
2. Passage of Resolution authorizing submission and priority ranking of 2016 grant applications to the Metropolitan Council Transit Oriented Development (TOD) grant programs for L&H Station Phase I, Olson Towne Homes and Great River Landing (**Refer to WM**).

Staff presentation by Shalaunda Holmes, CPED.

On motion by Reich, carried on voice vote, the resolutions were amended to rank the LCDA and LCDA-TOD recommendations as follows:

LCDA Ranking Recommendations:

1. West Broadway Curve Phase II
2. The Siwek Development
3. Sabathani Senior Housing

LCDA-TOD Ranking Recommendations:

1. L&H Station Phase I
2. Great River Landing
3. Olson Towne Homes

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

With no further business to transact, the meeting adjourned at 2:46 p.m.

Reported by Irene Kasper, Committee Coordinator